

**CITY OF TUSTIN**  
**HISTORICAL SURVEY**

**JUNE 1990**

**Prepared in Coordination with the  
Tustin Community Development Department  
by**

**thirtieth street architects, inc.**

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
450 1ST ST (W.)  
DATE:  
1922

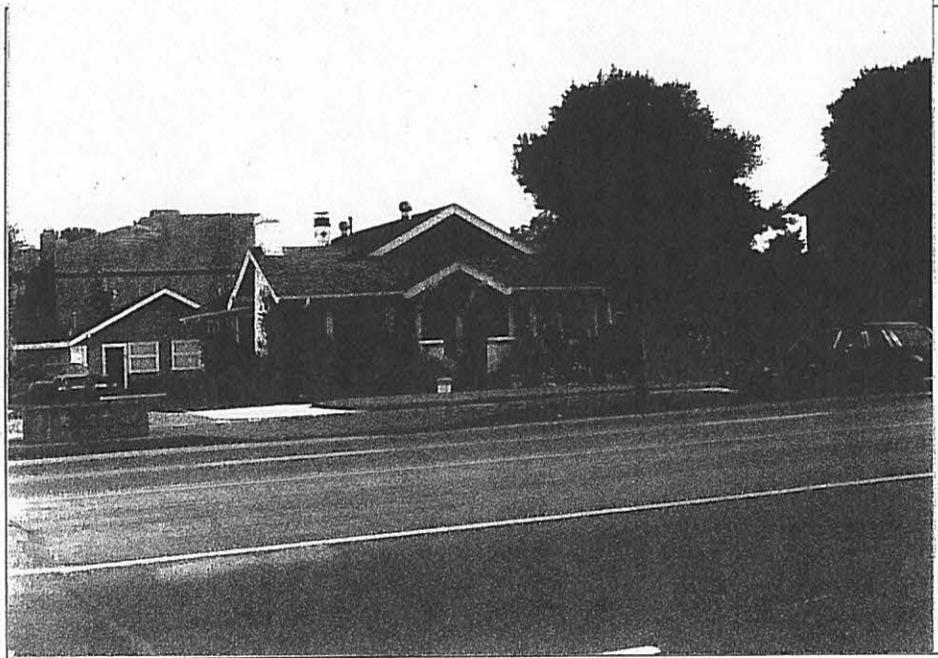
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

A side-facing gabled roof, with a higher front-facing gabled roof extending into its center from the back, crowns this single-storied Craftsman Bungalow. The exterior is clad in narrow clapboard siding. Single exposed beam ends and a tapered stucco-clad chimney accent the gable faces. Large carved triangular braces support the front-facing gabled portico. The ends of all of the bargeboards are curved at the bottom. The Craftsman-style front door, ornamented with three separate beveled glass squares across the top and three tall, narrow beveled glass panels below, is particularly fine. All windows and doors have extended lintels. The concrete porch is open and the entrance is between two large stucco-clad piers and smaller piers on each side of the steps. A large plate glass window is located to the east of the front door while a pair of multi-paned french doors and a double-hung window occupy the space on the west. A round classical column in the northwest corner indicates that there was once a recessed porch on the west side of the front section of the house. The spacing of the french doors, double-hung window, and the row of windows in the west facade are further evidence of that alteration. A variety of windows are used throughout the rest of the house, and there is a second entrance in the middle of the east facade, facing the driveway. A large double garage, topped with a front-facing gabled roof and clad in narrow clapboard siding, is now living quarters.

### SIGNIFICANCE:

William H. Bowman, a prominent local contractor, built this home for his father, William D. Bowman. William D. lived in the Craftsman Bungalow next door (also built by his son). He lived in this house until 1924, when he moved to 123 S. Pacific Street. At that time, Samuel and Nancy Poston moved into this home. Only a few years later they sold the house to Edith and Michael LeMasters, who were local ranchers. Margaret Byrd remembers that Dr. Day, a dentist, operated his practice out of this house during the 1920's and 30's. By 1939 Otto and Irene Becker had purchased the home. Mr. Becker was an auto representative. This house has some particularly fine Craftsman architectural details which cause it to stand out. The portico, open porch, variety of windows, round classical columns on the west side, and heavy Craftsman door add interest to the design. In addition, the house has association with the Bowman family, prominent Tustin pioneers who arrived in Southern California in 1881. William D. was an early fruit grower who did much to help develop the agriculture industry in the Tustin area. William H. Bowman started as a carpenter and went on to become a prominent building contractor who built many of the area's fine homes.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
520 1ST ST (W.)

DATE:  
1916

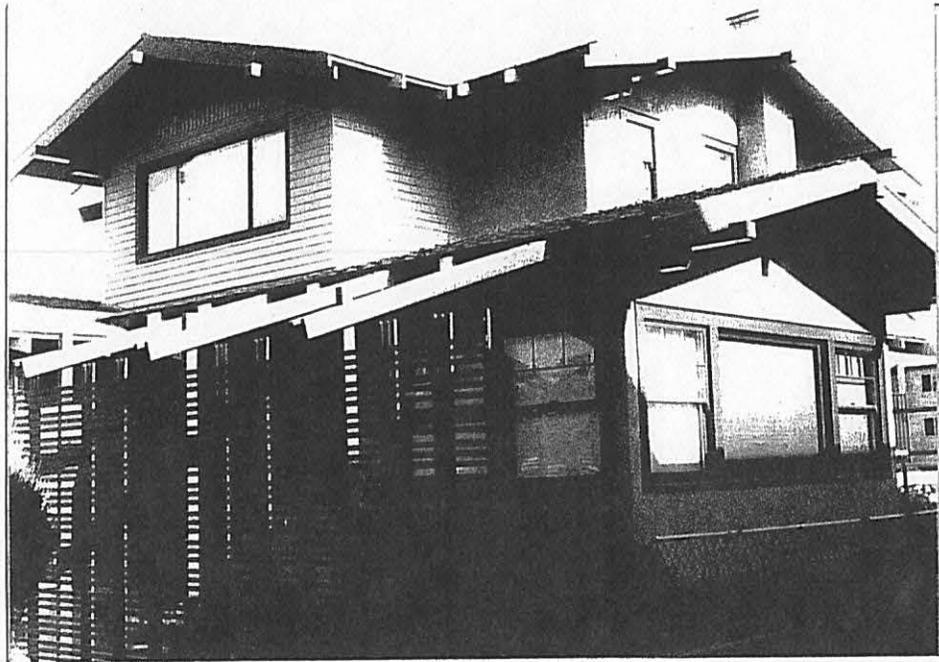
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

A good example of the Airplane Craftsman Bungalow, the two-story building at 520 has been converted into office space. Although there have been some significant recent alterations, much of the original architectural fabric is still there. Low-pitched gabled roofs, accented with double exposed beam ends and single rafter tails, face each direction at the second floor level. Gabled wings on the first floor project to the front (north), west, south and east. The house appears to have been clad in stucco originally, and a new coat has been added. The front porch, with its wide front-facing gabled roof, is now enclosed with narrow shiplap siding. A new pair of plain double doors and a row of modern metal-framed windows occupy the front facade. A matching window and siding are visible in the front-facing gabled wing above. A large plate glass window and two original double-hung windows face front in the western-most wing. The Craftsman window pattern, originally used throughout the house, features a pair of mullions across the the uppermost section. On the west side a large plate glass window, flanked by two double-hung windows in the original pattern, occupies the entire space. A large stucco-clad chimney, accented with a recessed panel in the center, is located on the west side, near the back. A small wing near the back of the east side also features the original patterned windows. A large metal stairway is located in the rear. Three new paneled doors lead to the interior. There is no garage.

### SIGNIFICANCE:

William Bowman built this fine Airplane Craftsman Bungalow for his father, William D. Bowman, in 1916. He had purchased 91 acres from Stella Preble earlier that year. William D. and his wife lived here until they moved to a new house at 450, immediately to the east, in 1922. William and his wife purchased the home at that time. He had previously been in the ranching business on Irvine Blvd. near Newport. When he moved to this address he became part of a fledgling wholesale grocery company named Smart and Final. Serving as Secretary-Treasurer in 1925, Mr. Suddaby advanced to Vice-President and General Manager by 1928. In 1930 he became President of the firm. One of Orange County's success stories, Smart and Final grew to become an active chain of stores which are still in business in Southern California. In 1934 Frank and Edith McGrath purchased the home and continued to live there for several years. At that time, which was during the Depression, he was in the second hand goods business. This house is significant because of its architecture and its associations with the Bowman family. Because of its alterations it does not appear to be eligible for the National Register; however, it is an important part of Tustin's history.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

640 1ST ST (W.)

**DATE:**

ca. 1874

**STYLE:**

VICT. - ITALIANATE

**SOURCE: RATING:**

E B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

One of Tustin's very fine rare Italianate structures, the two-story building shown here is now an office building. It still retains its basic elegance and architectural elements, even though much of the original trim has been removed. The hipped roof ends in a heavy cornice of enclosed eaves. There is a hexagonal tower roof above the two-story slanted bay. Wide shiplap siding, trimmed with quarter-round at the corners, covers the exterior. The house is ell-shaped, with a single-storied porch occupying the entire ell, and the two-story slanted bay and tower roof projecting from the front wing of the ell. The windows are ranked, with those on the first floor directly below and matching those on the second floor. Matching pairs are used on the first and second floors near the east end of the front facade, while each slanted bay contains three identical double-hung windows. Heavy wood cornices top each lintel and carved decoration accents the window sills. The windows on the front facade are all arched at the top, while those on the sides and back have rectangular tops. The shed-style porch roof is supported by square columns trimmed in molding. The frieze, also trimmed in molding, is no longer has its original brackets and paneled ornamentation. A two-story addition on the back features rows of multi-paned windows on the east side and a second story open balcony on the west side. There are less than 25 Italianate homes remaining in all of Orange County. Preceding the Queen Anne homes, most were built in the 1870's and 80's and deserve special recognition as the first major architectural style used in the settlement of Orange County.

**SIGNIFICANCE:**

Barbara Ann Lewis, sister of Columbus Tustin, sold the property to James Y. Morehead for \$700. on December 14, 1875. Morehead sold the property to Almon Goodwin for \$3,500. on December 29, 1881. Goodwin may have built the house; he sold the 7.26 acre property in January, 1887 for \$10,000 to William W. Martin. The house pictured in an 1887 publication as the residence of W. W. Martin. However, the house is commonly known as the "Albee Mansion" due to its long association with Charles and Alice Albee. They are both listed as living at this address in the 1916 directory. Mrs. Albee was involved in deed transactions on pieces of the extensive property (once covered by avocado and orange trees) as late as 1943. Henry C. Wollert, an interior decorator, owned the house from 1944 to 1946. Orville Northup owned the house from 1947 to 1954, and was the Superintendent/Principal of Tustin Union High School from 1941 to 1961. Dr. Henry Eastman acquired the house in 1954 and made it into three apartments. His office nurse for nearly 20 years, Dorothy Deering, this address for nearly 20 years, believes that the house was built about 1874. In 1977, Attorney Norman Schmeltzer, converted the house to law offices and continues to use the building for office space. Two of the early owners of this house, W.W. Martin and the Charles Albees played a major role in the primary settlement period of Tustin. Both owned large parcels of property which they sold to individual families for development. The Albees were significant to the citrus and avocado industries, major economic forces in the Tustin area. Orville Northrop, as the principal of Tustin High for 20 years, had considerable influence within the community. Dr. Eastman served the community as a family physician for over 20 years. The house in its original Italianate form was of National Register quality. The rather noticeable alterations which detract from the original integrity could be reversed.

# CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
115 2ND ST (E.)

DATE:  
1905

STYLE:  
COLONIAL REVIVAL

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



## DESCRIPTION:

One of a handful of Colonial Revival homes in Tustin, this single-storied house is crowned with a hipped roof with a front-facing gable projecting from the west side of the front facade. The gable is centered with a louvered vent and accented with a finial. A row of carved rafter tails rings the roof line. Narrow clapboard siding covers the exterior. The recessed porch, which occupies the west half of the front facade, is supported by round wooden columns, resting on a solid clapboard rail. Double-hung windows are used throughout the rest of the house.

## SIGNIFICANCE:

Benjamin S. S. Hadley, who purchased several lots from the Tustin Land and Improvement Company in 1904, built this house in 1905. At that time this end of D Street ( El Camino Real) was residential and the house faced D. In the 1920's the corner lot at D was developed as commercial property and the house was moved one lot to the east, facing Second Street. Benjamin S. S. Hadley was a gardener. By 1916, his son, Albert, and his wife, Eva, were living on the property. Albert and Eva were ranchers. Benjamin had retired and moved to Santa Ana, and in 1932 is listed as living at the Orange County Hospital. He died later that year. In 1930 the house, which had been moved to the Second Street address, was sold to Thomas and Della Snell. The Snells sold the house to the Hale family in 1944. Florence and Elmer Hale (he was an electrician) moved there from 355 D Street. He died shortly thereafter and Florence continued to live in the home for over 20 years. Her son, Clifford, and her daughter, Margie, also lived there for several years, Margie in business as a ceramics artist and painter. After returning from serving with the U.S. Navy during W W II, Clifford went into the ceramics business with her. During the 50's their studio was located at 158 W. Main Street. This house is significant because it is one of a handful of Colonial Revival homes in Tustin and is a good example of that architectural style.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
355 2ND ST (W.)

DATE:  
1889

STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A centered gable, clad in narrow shiplap siding, and featuring enclosed eaves and carved brackets, crowns the bellcast truncated hipped roof of the house on the northeast corner of Second and A Streets. A hipped porch roof, edged in exposed rafter tails, runs the full length of the front facade and is supported by square posts at each corner. It appears to have been added at least 20 years after the house was constructed. Medium-width shiplap siding, trimmed with corner boards, covers the exterior. Newer double-hung windows replace the original on the front facade, but a pair of the original tall, narrow double-hung windows can be seen on the west side. A high horizontal stationary window is also located on the west side. The front door, with its high window and ledge, is Late Craftsman in style. A new foundation, now covered with lattice work, and a new porch floor have recently been completed. The house sits on a large lot with lots of trees. The gable-roofed double garage, with wooden doors, is located in the rear northwest corner. This house is architecturally significant because it is part of a group of pre-1900 houses in Tustin that represent an important growth/settlement period.

### SIGNIFICANCE:

This house and its parcel of land reach far back into Tustin's unique historic background. Part of Barbara Ann Lewis' Addition to Tustin City, the 2 lots were sold by Mrs. Lewis to W. W. Martin. Mrs. Lewis was the sister of Columbus Tustin and bought and sold several pieces of Tustin land during the primary settlement period of the community. Mr. Martin, who was in real estate, came to Tustin in 1874 and bought and sold a large amount of Tustin property during the early days. W. W. Martin sold the west 50 feet of the double lot to Ella Bunch, for the sum of \$500 "out of her own separate funds", in 1887. Less than a year later she sold the lot to Frank Rogers for \$1500. Shortly thereafter, Frank Rogers obtained a mortgage for the construction of the house from Florence McCharles. Her husband built many of Tustin's early homes. In 1894 Frank Rogers sold the house to Everett Higgins, a local walnut grower. E. M. and Emma Wheeler, a retired couple, owned the house for a short time in 1906, selling it to N. Frank Ritchey and his wife, Blanche, later that year. Mr. Ritchey was a partner in the firm of Bowman, Ritchey, and Wiley, Fumigators. Their business was located at 501 E. Second. The Ritcheys sold the house to Mrs. Eva Holford in 1917. She continued to live there until 1927. Miles Benton and Corda E Hendricks were the next owners, living in the house until 1938. Mr. Hendricks was an employee of W. N. Prince Company in 1927, had his own wholesale produce business in Santa Ana in the early 1930's, and became a real estate salesman for Ray Goodsell of Santa Ana in 1936. Tom and Buelah Lewis purchased the house in 1939. Mr. Lewis was a rancher. The couple lived in the house for more than 20 years. This house is significant because of its age and Italianate styling and its contribution to the primary settlement period.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
435 2ND ST (W.)

DATE:  
ca. 1910

STYLE:  
CRAFTSMAN

SOURCE: RATING:  
E C

ALTERATIONS:  
S

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Several alterations have changed the character of this large 1 and 1/2-storied Craftsman Bungalow. The high side-facing gabled roof, which features a centered gabled dormer, is clad in shake shingles. The dormer and gables are the only significant Craftsman elements remaining. The dormer is covered with the original wood shingles and accented with elaborate triangular braces and features a slanted bay window at the center. The east and west gable faces are clad in wood shingles accented with triangular braces and criss-cross latticework venting. A pair of double-hung windows is centered in each gable. A new red brick chimney adorns the east side. The recessed front porch is now supported by brick-clad square columns. Wide clapboard siding covers the exterior and used brick wainscoting has been added to the lower third of the facade. Large multi-paned windows replace the original. A single-storied addition has been added to the west side. A large double garage is located in the rear. It is clad in medium-width clapboards and has wooden doors. A huge California sycamore tree shelters the front yard. In spite of its obvious altered condition, this house was given a high rating because it is one of the finest examples of the Craftsman style in the city.

### SIGNIFICANCE:

This house was constructed sometime between 1908 and 1915 on the NW corner of Browning and Laguna Road (Highway 101) on property that originally belonged to the Irvine Co. Margaret Annie Ahern and her husband bought the house on November 26, 1917. When her grandson, Drenan, acquired title in 1946, the house was still surrounded by twenty acres of oranges. When the Santa Ana Freeway was constructed in the early 1950's, the house was sold to H.H. Hannaford and moved to its present site on Second Street. The Hannafords' daughter and her husband, Vincent C. Meek still own and live in the house. Because the house was moved and severely altered, it would not qualify for the National Register. However, it does contribute to the historic streetscape and visually fits well into the row of pre-1930 houses.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

445 2ND ST (W.)

**DATE:**

ca. 1895

**STYLE:**

VICT. - QUEEN ANNE

**SOURCE: RATING:**

E B

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Narrow shiplap siding, fishscale shingles in the gable and the design of the two front-facing gables indicate an 1890's construction date for this 1 and 1/2 story Victorian. Trim boards cover the corners of the shiplap. The roofscape features cross gables, with a taller front-facing gabled roof, visible above the intersecting ell-shaped gabled roof at the front. The front gable contains a louvered vent, while the east and west gables feature a pair of small double-hung windows, added at a later date. The fishscale-clad dormer of the highest gable is centered with a small stationary window, flanked by recessed wood panels. A large gabled dormer, with enclosed eaves and a pair of original double-hung windows is located on the west side. A plain frieze, with elongated carved wooden brackets, borders the eave line. The fanciful 1890's chimney has a complicated pattern with sections of various widths and heights. The original turned posts support the porch roof. There is no railing. The front door, which features a horizontal window, at eye level, a horizontal recessed panel above and below the window, and a pair of vertical panels in the bottom third, is typical of the 1890's. A doorway in the east face of the front wing has been covered over the wood. Tall, narrow double-hung windows, with molding at the top of the lintel, are original. The large plate glass window and transom in the center of the front wing was probably added about 1905. A low slumpstone wall borders the front sidewalk. The parcel is large, with an extra lot on the west side. This house is significant because it is a good example of the type of Victorian home built in Tustin prior to the turn of the century.

**SIGNIFICANCE:**

Arthur E. Bennett (owner 1897-1915) was an early fumigator, an orchardist, and the superintendent of the Tustin Presbyterian Church Sunday School. His wife, Richtje was the daughter of Peter Vandermuelen, a local orchardist. They were both active in the community. Byron "Barney" Crawford (owner 1915-1943) was Tustin's first mayor, serving from 1927 to 1932, when he retired from public office. Professionally, he was the manager of the Tustin Hills Citrus Association Packing house. The Victorian architecture and connections with persons significant to Tustin history mark this house as one of above average importance to the community.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

460 2ND ST (W.)

**DATE:**

1930

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T C

**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A fringe of red clay tiles trims the parapet of the stucco-clad Spanish Colonial Revival home pictured above. An ironwork grill accents the round vent in the center of the western half of the front facade. A shed-style roof, also clad in red clay tile, tops the entry wing in the center of the front facade. A low, stucco-clad wall runs along the front of the walk which leads to the entry. A wingwall, which extends from the arched entry matches one at the west corner of the front facade. A wide ledge borders the opening in the front of the covered entry. A plate glass window overlooks the front walk and a pair of matching casement windows is centered in the wing to the west of the front entry. Double-hung windows are used throughout the rest of the house. The original flat-roofed, stucco-clad garage is located in the rear. This house is a good example of the Spanish Colonial Revival style, featuring fine detailing.

**SIGNIFICANCE:**

In 1930 Robert and Grace McCord purchased the land for this house from Lon Silver, a rancher who lived on Third Street. They built this attractive Spanish Colonial house that same year. Mr. McCord was a ranch worker. Within two years the McCords sold the house to Harry and Verna Miller. He worked at the Utt Juice Company on East Main Street. By 1935 Arthur Charleton and his wife, Isabelle, had purchased the home. Mr. Charleton, who worked for the Cadillac Garage Company in Santa Ana in 1935, became a longtime employee of O. R. Haan Chrysler Company in that city. In 1949 he became a Tustin City Councilman. The Charletons continued to live in the house for several years. The house is architecturally important and gains significance from its associations with the Arthur Charleton, who served as a city councilman while living in this residence.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
465 2ND ST (W.)  
**DATE:**  
ca. 1895

**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
S

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A hip-roofed Italianate house hides behind the wrap-around porch of the single-storied home pictured above. The roof is bordered with enclosed eaves and is centered with a pedimented gable, accented with a louvered vent. A matching pediment is located on the west side, near the back. The house is now clad in asbestos siding. The shed-style porch, also featuring enclosed eaves, runs across the front of the house and down the front half of the west facade. The section in the corner is enclosed with a row of tall, narrow, single-paned windows. Heavy square wood posts support the porch. The new balustrade is topped with a wide board and the balusters are plain. A matching diagonally-placed stairway leads to the porch. A slanted bay window, featuring double-hung windows, occupies the space beside the front door. Double-hung windows are used throughout the rest of the house. A two-story Craftsman-style garage, also covered with asbestos siding, is located behind the house. It features a row of three casement windows, centered in the front facade of the second floor, and the original sliding car siding-clad garage doors. Although the house has received several alterations through the years, it is still a significant contributor to the historic streetscape of Tustin.

### SIGNIFICANCE:

Based on the estimated date of construction, the house was probably built by Mary Vandermuelen, or her daughter, Richtje Vandermuelen Bennett, who owned the property from 1901 to 1920. Walter Pollard and his family owned and lived in the house from 1921 to 1947. Pollard was the first City Treasurer, serving from 1927 to 1944, and a partner in W.J. Pollard & Son, a poultry ranch at 1362 Pollard in Santa Ana. (1947 Directory) Tustin has a healthy stock of pre-1900 Victorian and Greek Revival homes. This residence fits well into that category. The rather extensive alterations preclude it from having a higher rating, even though it is a significant historic home with associations with the Vandermuelen, Bennett and Pollard families.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

510 2ND ST (W.)

**DATE:**

1913

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

T C

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

The exterior of the single-storied Craftsman Bungalow at 510 Second is clad in stained wood in a specialty pattern. The low-pitched side-facing gabled roof and matching front-facing porch roof are clad in vertically-placed 1 x 6 boards, and accented by single exposed beam ends. Square wooden posts support the porch and the railing is cut in an unusual Oriental-influenced pattern. Plate glass windows, with transoms above and double-hung windows on each side, flank the front door. The door features an oval bevelled glass window at eye level. Double-hung windows are used throughout the rest of the house. A large pine tree and river stones down the center section of the original driveway add to the Craftsman atmosphere of this house and yard.

**SIGNIFICANCE:**

The house was owned by William M. and Helen Huntley 1913 to 1965. William Huntley was elected to Tustin's first city council at the time of incorporation in 1927. He served as mayor from 1932 to 1940. he was co-owner of the Tustin Garage and a member of the Volunteer Fire Department. He organized and kept the records of "Zeke's Bunch", which was comprised of all who had attended the Tustin Public School under John J. Zielian from 1882 to 1908. Zeke's Bunch held annual picnics at Irvine park from the early 1920's into the 60's largely through the efforts of William Huntley. Few pioneers contributed more than Huntley did to the growth and development of Tustin as a city. His wife, Helen Gulick Huntley, did much research into the history of Tustin and here work was gathered into the unpublished "Tustin Scrapbook", and edited by her niece, Edna Phelps. The naturalistic Craftsman features and Oriental-influenced railing are important character defining elements in the design of this bungalow and make it a significant member of the Tustin Historic District. In addition, the building's association with the Huntley family and their contributions to the civic and historical character of the City elevate the property in status.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
520 2ND ST (W.)

DATE:  
1889

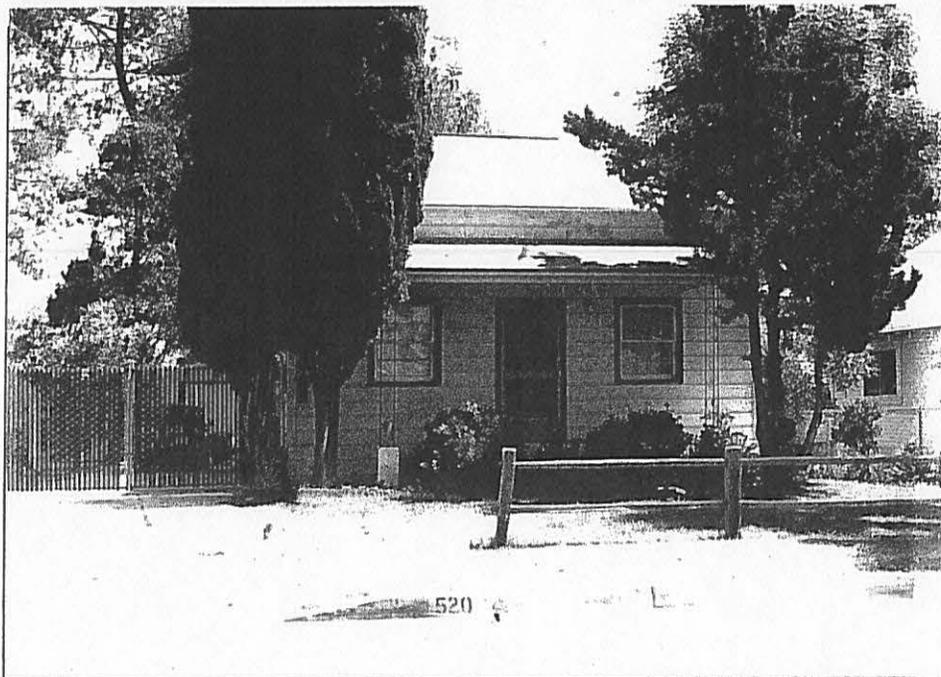
STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
T C

ALTERATIONS:  
S

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Wide shiplap siding covers the exterior of the single-story altered Italianate cottage at 520 Second. The hipped roof is truncated at the top and ends in enclosed eaves. The shed-style porch is supported by new wrought iron posts and is not original. The floor is concrete. Smaller double-hung windows replace the original tall, narrow double-hung windows. The wooden front door is new. A shed-style wing has been added to the back. A 50's style split rail fence accents the front yard. A huge evergreen is visible in the back yard. A gable-roofed single garage is located at the rear of the lot. This house is considered significant because it is part of the group of Italianate houses related to Tustin's settlement period. It has been substantially altered through the years.

### SIGNIFICANCE:

John Scovil, the stepfather of William Huntley, came to Tustin in 1889 with his wife, Julia (Huntley's mother), and four children. He purchased the western half of this block in 1891 and sold parts of it. His widow married Nicholas Gulick and continued living here, next door to her son until 1958. Gulick was Will Huntley's partner in the Tustin Garage, the brother of Huntley's wife, and his stepfather. One of Tustin's important pre-1900 structures, this house has been noticeable altered in recent years. John Scovil and the Huntleys were significant persons who contributed to the growth and progress of Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
530 2ND ST (W.)  
DATE:  
1923

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Very similar to the California Bungalow at 540, this single-storied house is capped by a steeply-pitched front-facing gabled roof, accented with triangular braces, exposed rafter tails, and a louvered vent. Narrow clapboard siding covers the exterior. The small, front-facing gabled portico, supported by round wooden columns, is offset to the west. A plain wooden balustrade runs across the front of the concrete porch floor, forming an entrance on the west. The painted wood door, with a large window in the top half, is flanked by 10-light sidelights. A pair of double-hung windows is located beside the porch. A row of three casement windows faces west. The awnings are not original. A 1920's clapboard-clad gabled garage and a single stucco-clad garage (40's) are located behind the house.

### SIGNIFICANCE:

The houses at 530 and 540 West Second were both constructed in 1923 and are very similar in appearance. James and Sarah Brown, who had owned four lots on the corner of Pacific and Second for several years and lived in a house on the corner, sold the property on which this house was to be built to William and Louise Satterwhite in 1922. They were in the cesspool business in the late 1920's; however Mr. Satterwhite had been a carpenter for several years. In 1929 they moved to a larger home at 200 S. Pacific. Charles and Zoa Patton were the next owners. They owned the Tustin Auto Camp at 135 S. Prospect. In 1941 Frank and Cora Judson purchased the house. He owned a service station in El Toro and later became a gunsmith. Although probably not significant on its own, this house contributes to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
540 2ND ST (W.)

**DATE:**  
1923

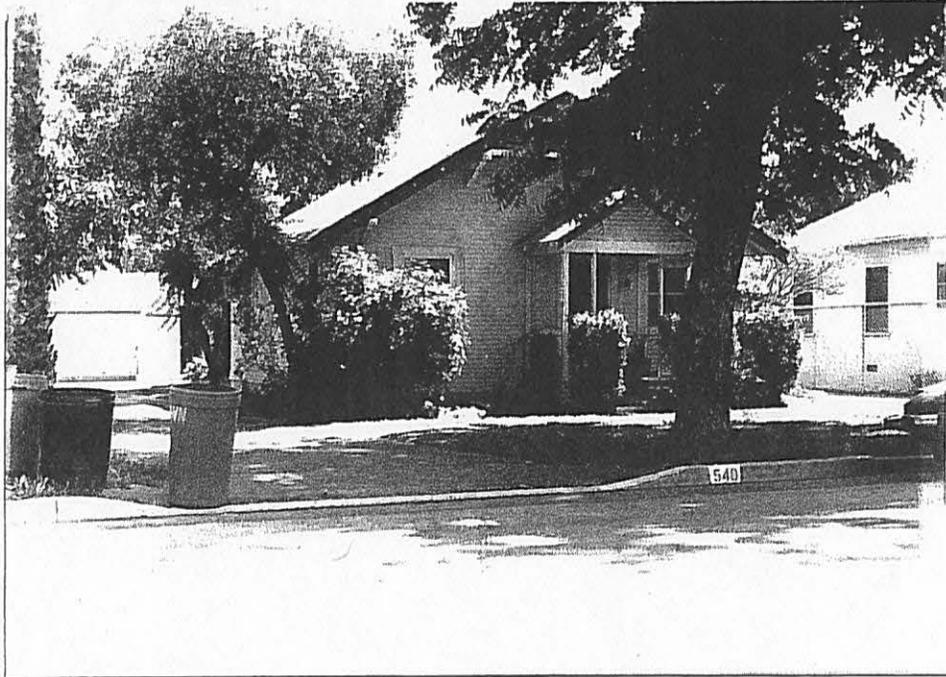
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A steeply-pitched front-facing gabled roof, accented with stickwork in the peak, triangular braces, and exposed rafter tails, caps the single-storied California Bungalow at 540 Second. It is very similar to the house at 530, to the east. Narrow clapboard siding covers the exterior. A small matching portico, supported by square posts is offset in the main gable face. Double-hung windows are located on both the east and west sides of the porch. The original door features four matching rectangular windows at eye level and long narrow recessed panels below. A clapboard-clad double garage, topped with a side-facing gabled roof, is located at the back. A newer garage door and a five-panel walk-in door occupy the front facade.

### SIGNIFICANCE:

This house and the one at 530 are very similar in appearance and were built the same year. James and Sarah Brown, retired ranchers, owned four lots on the corner of Pacific and Third and lived in an older house on one of them. They built this house in 1923 and moved in to stay for several years. He continued to work as a ranch hand through the 20's and 30's. He also had a tree pruning business. In 1940 Richard and Helen Brace moved in and the Browns moved to Orange. Richard Brace was a driver for the County Road Department. A year later they moved to Huntington Beach and Frank and Cora Judson, who had just purchased the matching house next door, bought this one for a rental. Although this house is probably not significant on its own, it does contribute to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

320 3RD ST (W.)

**DATE:**

1922

**STYLE:**

PERIOD REVIVAL - TUDOR

**SOURCE: RATING:**

T C

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A very steeply-pitched hipped roof, with a gabled wing to the front is the most character-defining architectural element of this single-storied Tudor Revival home. A shed-style vent accents the west side of the main roof and a narrow recessed vent is centered in the peak of the front gable. A large stucco-clad chimney, also typical of Tudor architecture, adorns the east facade. A new pergola forms the porch roof. A five-foot-high, stucco-clad wall borders the courtyard under the pergola. The entrance to the courtyard is defined with an intricately-shaped diagonal cut on each side. A matching design is used where the wall meets the front of the house. A pair of multi-paned french doors is centered in the front wing. A matching garage, fronted with carsiding doors running on a metal track, is located in the rear.

**SIGNIFICANCE:**

R. L. Eddy inherited the five lots along the south side of Third street from Sarah Eddy in 1917. He sold the property to Charles Artz, owner of the Tustin Mercantile Company, who in turn deeded it to Charles Conant, a teller at the First National Bank of Tustin. O. T. Johnson was the next owner and he split off lots 9 and 10 from the others. Virgil Deaver, a local nurseryman whose business was located at the corner of D and Main, purchased both lots in 1921. He built both of these houses in 1922 and sold this one to Max and Florence Holmes. He was a bookkeeper for the Tustin Lemon Association. Mollie and Edward Smith, owners of a local pruning business, purchased the house in 1926 and used it as rental property. Their residence was on D Street, between First and Second. Mollie died in 1944 and the property was sold to Mrs. Mary Cawthon. She, in turn, sold it to Lorraine Edwards. Myrtle Hendricks bought the house in 1947, selling it to Howard and Cathalena Tolle, a retired couple. It is related in style to the house at 328. It is a contributor to the Tustin Historic District and was owned at different times by several persons who played a part in Tustin's development and progress.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

328 3RD ST (W.)

**DATE:**

1922

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T C

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

An unusual shaped parapet, with a louvered vent in the center, tops the parapet of the front-facing wing of this single-storied Period Revival house. The section on the west side, front facade, is topped with a side-facing gabled roof. A stucco-clad chimney is located in the center of the west facade. Multi-paned french doors open out onto the small entry patio, bordered with a stucco-clad railing. The entrance features the same intricately-patterned design as the house next door, indicating that they were probably built by the same person. A pair of multi-paned casement windows are centered in the front wing, and double-hung windows are used throughout the rest of the house.

**SIGNIFICANCE:**

This house bears several similarities in design to the house at 320. The large stucco-clad chimney, french windows, and garden wall are common design elements in both houses. They were built by Virgil Deaver, a local nurseryman whose business was located at Main and D, in 1922. He had purchased the two lots from O. T. Johnson of Santa Ana. Johnson owned five lots in all, which he had obtained in 1920 from Charles Conant, a teller at the First National Bank of Tustin. After finishing the house in 1922, Virgil Deaver sold it to Edwin D. Holmes Jr., and his wife, Kathryn. He was in the insurance business in Santa Ana. The Holmes lived there until Mrs. E. G. Dunstan bought the house in 1926. In 1936 the house passed to John Dunstan, a Vice-President of the First National Bank. His daughter, Frances Emily, a clerk at the First National Bank of Tustin, lived there in the late 1930's and her father deeded the house to her in 1941. She eventually moved back into her parent's home on Yorba Street, and the house became a rental for several years. Although it does not appear to be significant on its own, it does contribute to the Tustin Historic District and is appropriate in size and style to the historic streetscape.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

335 3RD ST (W.)

**DATE:**

ca. 1895

**STYLE:**

VICT. - FARMHOUSE

**SOURCE: RATING:**

E B

**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A classical version of a Midwest farm house, the two-storied house shown here is topped by a steeply-pitched side-facing gabled roof with matching dormers, which extend downward, through the eaves. The tall, narrow dormers add a vertical emphasis to the front facade. Fishscale shingles and enclosed eaves accent the gable faces. The original narrow shiplap siding, now covered with asbestos shingles, can be seen on the front facade, under the shed-style porch roof. Square wood posts support the roof, which extends across the entire front facade. The rail below is enclosed, and it appears that the porch has been or will be screened. The multi-paned windows overlooking the porch were added in the 1940's or 50's. A new carport has been added on the west side and a newer double garage has been added to the rear. The front door, accented by a 6-light window in the top half and vertical recessed panels in the lower half, appears to be original. This house gains architectural significance because it is one of Tustin's pre-1900 structures, and because of its one-of-a-kind historical appearance.

**SIGNIFICANCE:**

George Hubbard came to Tustin about 1880 and purchased about 40 acres in and around Tustin. He owned the western half of this block in 1893 and on it had a croquet court and an arbor of Delaware grapes. No mention was made of a house, as he lived at 302 S. A Street. The house may have been moved there by Florence Dawes, who owned it from 1911 to 1919. The house was considered old when Frank Pierson moved into it in 1919. A carpenter by trade, he built, then glassed-in the front porch. His son, Austin, grew up here, leaving in 1935 when he married. As one of Tustin's pre-1900 structures, this house has an obvious importance. Its resemblance to a Midwestern farm house is representative migration period, when many of Orange County's new residents were transplanted from the Midwestern states.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

344 3RD ST (W.)

**DATE:**

1898

**STYLE:**

COLONIAL REVIVAL

**SOURCE: RATING:**

E B

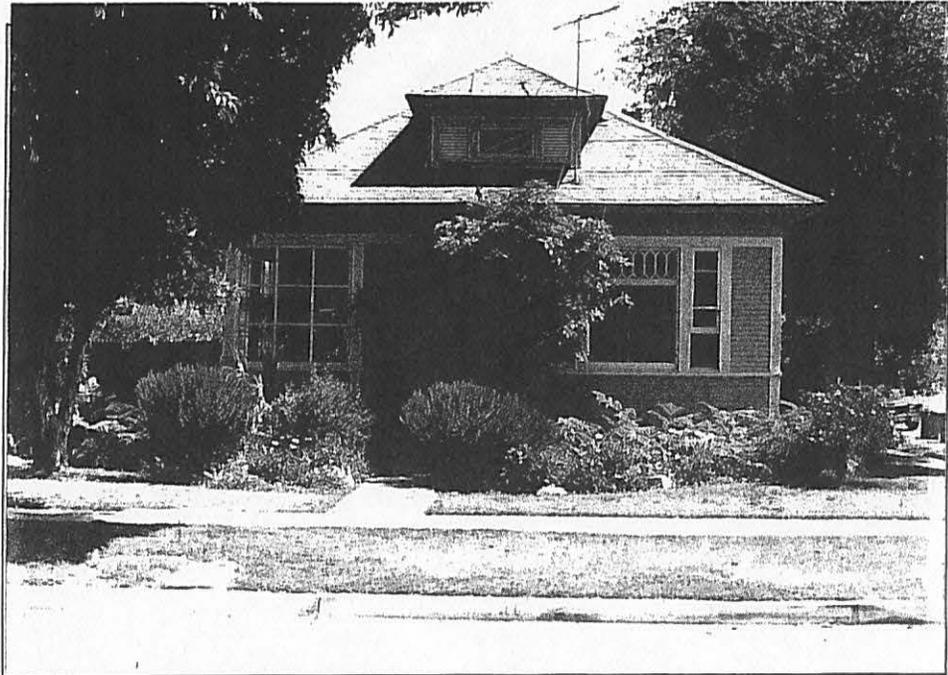
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Two kinds of siding, neatly trimmed with corner boards, a molding-trimmed frieze, and a narrow beltcourse add character to the Colonial Revival house shown above. Narrow shiplap siding, with a narrow bead, covers the bottom half of the house, while narrow clapboards cover the upper half. This relatively unusual combination of shiplap and clapboard siding was used during a very short period between 1898 and 1900. The bellcast hipped roof, centered with a matching dormer, is edged with enclosed eaves. A diamond-paned window, flanked by louvered vents, is located in the dormer face. The recessed front porch has been enclosed with multi-paned glass, but the original square wood posts, resting on a solid shiplap-clad railing, remain in place. A plate glass window, topped by a diamond-paned mullioned transom and flanked by narrow double-hung sidelights, occupies the space beside the front porch. Double-hung windows, in singles and in pairs, are used throughout the rest of the house.

**SIGNIFICANCE:**

Sarah Eddy was the widow of Samuel Eddy, who had a blacksmith shop on the SW corner of Third and B Streets. After he died in 1894, she bought this house. Harry Brookbank owned the house from 1925 to 1931. He was a box maker, presumably for a packing house. His wife, Littie, ran the dry goods section at Artz Mercantile for many years. A good example of Colonial Revival architecture, this house retains most of its original integrity and is a major contributor to the Tustin Historic District.

Because of certain architectural features inconsistent with a pre-1894 house and inconsistencies in historical sources, it appears that this house may have been moved onto the site, replacing the house Sarah Eddy lived in.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

450 3RD ST (W.)

**DATE:**

1924

**STYLE:**

COLONIAL REVIVAL - 20S

**SOURCE: RATING:**

T B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A Tudor-style roof, with a hipped peak on both the side-facing gables and the front-facing porch roof, crowns the Colonial Revival bungalow at 450 Third Street. Dentil trim, returns, and double louvered vents accent the gable faces. Narrow clapboard siding covers the exterior. The porch is supported by tapered wood columns, resting on piers built of two colors of grey brick. The wide front door, accented with a row of narrow diagonally-placed beveled glass windows, is flanked by multi-paned sidelights. Plate glass windows, flanked by narrow double-hung sidelights, are located on each side of the front door. A matching window set can be seen under the double gable on the west facade. A pair of double-hung windows, which occupy the space near the east end of the front facade, match those used throughout the rest of the house.

**SIGNIFICANCE:**

Charles and Clara Wilson acquired this property - 2 lots - in 1924 from Alice Hubbard and owned it until 1969. Wilson built the house for \$5,000, an expensive house for those days, possibly because of the wide carved walnut molding used around the ceilings in each room. Wilson was a water-well contractor, working in Tustin and for the Irvine Company. He received recognition in 1945 when he brought in the deepest known water well using one unbroken string of 16-inch stovepipe casing. The well, located on the Borchard ranch on Ritchey St., Santa Ana, was 1475 feet deep. There are few Tudor Revival homes in Tustin. This one is a good example of that style and representative of the size and general shape being built by the average resident of Tustin during the 1920's.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
455 3RD ST (W.)  
DATE:  
ca. 1924

STYLE:  
CRAFTSMAN

SOURCE: RATING:  
E B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

One of several large Craftsman Bungalows in Tustin, the 1-and 1/2 storied house shown above is crowned with a steeply-pitched side-facing gabled roof. The gable ends and centered front dormer are accented with double exposed beam ends. Specialty siding, consisting of alternating wide and narrow boards, covers the exterior. The wide front porch is supported by square wood posts decorated with large wood blocks and resting on brick piers. A pair of plate glass windows, with a plain transom above and narrow double-hung sidelights, flank the front door. The door is new. Double-hung windows are used throughout the rest of the house. A gabled addition on the back is clad in matching siding.

### SIGNIFICANCE:

George and Alice Hubbard, who owned four lots on West Third during the 1910's, sold this lot to Lon Silver in 1924. George Hubbard came to Tustin in 1880 and purchased 40 acres. They bought and sold several pieces of property in the city and held several mortgages. Lon Silver was in the real estate business in Santa Ana during the 1920's and also was a rancher. It appears that he built this house around 1924 and lived here until he built the house next door in 1930. The house is a good example of a Craftsman Bungalow and contributes significantly to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
465 3RD ST (W.)

**DATE:**  
1930

**STYLE:**  
SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

This unusual single-storied Spanish Colonial Revival house is topped with a dramatic stepped parapet, edged in red clay tiles. The exterior is clad in stucco. A prominent rectangular covered entry, accented with a southwest emblem in the center, forms the centerpiece for the symmetrical front facade. A wide arched opening, flanked by narrow arched openings, accent the front of the entry. Slanted wingwalls add further to the southwest feeling. The same style arch opens to the east side, where there is a courtyard bordered by a low stucco-clad wall, and to the west side, where access to the entry is located. Trios of french doors flank the entry porch, and narrow horizontal vents are located above each set. The front door and sidelights, bordered in narrow panes of glass and square mullions at the corners, match the french doors. This house, with its southwest feeling, prominent entry, delicate parapet, and use of arches, is an unusual example of Spanish Colonial Revival architecture.

### SIGNIFICANCE:

Built by Lon Silver in 1930, this unusual Spanish Colonial Revival house has some interesting architectural features (noted above) and is significant for its associations with the Silvers and Vincent Humeston. Mr. Humeston, who purchased the home in 1937, served as a City Councilman and as Mayor of Tustin during the late 1940's. He taught government and history at Tustin High School for many years during the 1930's, 40's, and 50's. He was especially interested in local government and felt strongly that Tustin should expand its boundaries as Anaheim and Santa Ana were doing in the 1940's and 50's. He lived in this house into the 1960's.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
500 3RD ST (W.)

DATE:  
1920

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
E C

ALTERATIONS:  
S

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Asbestos siding now covers the exterior of the single-storied home on the corner of Third and California. The low-pitched front-facing gabled roof is accented by double exposed beam ends. A narrow shed-style porch extends along 2/3rds of the eastern side of the front, forming a long narrow square bay. The original plate glass window, flanked by double-hung sidelights and topped with a plain transom, was moved to its location beside the front door when the porch was enclosed. A matching window set, topped with a metal awning, is located in the east facade, near the front. The front door contains four matching panes of glass, arranged in a square. A pair of double-hung windows, which match those used throughout the rest of the house, is located to the west of the front door. A small wing extends to the east side at the back, and the double garage, also in the back, faces California Street.

### SIGNIFICANCE:

Oscar and Ester Leihy, the owners of the Tustin Cyclery Shop, built this house in 1916 and lived in it for over 50 years. During the Teens, his cyclery business was located on the south side of Main Street, between C and D Streets. He branched out into sporting goods soon after he opened the shop. As the automobile replaced the bicycle, he moved on to the automobile repair business. He also became an orange rancher in the 1920's. Mr. Leihy was a member of one of Tustin's earliest pioneer families. His grandfather, Isaac M. Leihy, came to Tustin from Sonoma County in 1874. Purchasing 10 lots from Columbus Tustin, he was the 14th person to buy land in the new Tustin City. His son, Waldo, married Jessie Sheats in 1876 and soon after settled on 20 acres of land on Santa Clara Avenue. They had four children, including Oscar, while residing on the ranch and continued to live there until they retired to downtown Tustin in 1913. The house is significant because of its associations with the Leihy family and contributes to the historic character of the neighborhood.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
515 3RD ST (W.)  
DATE:  
ca. 1910

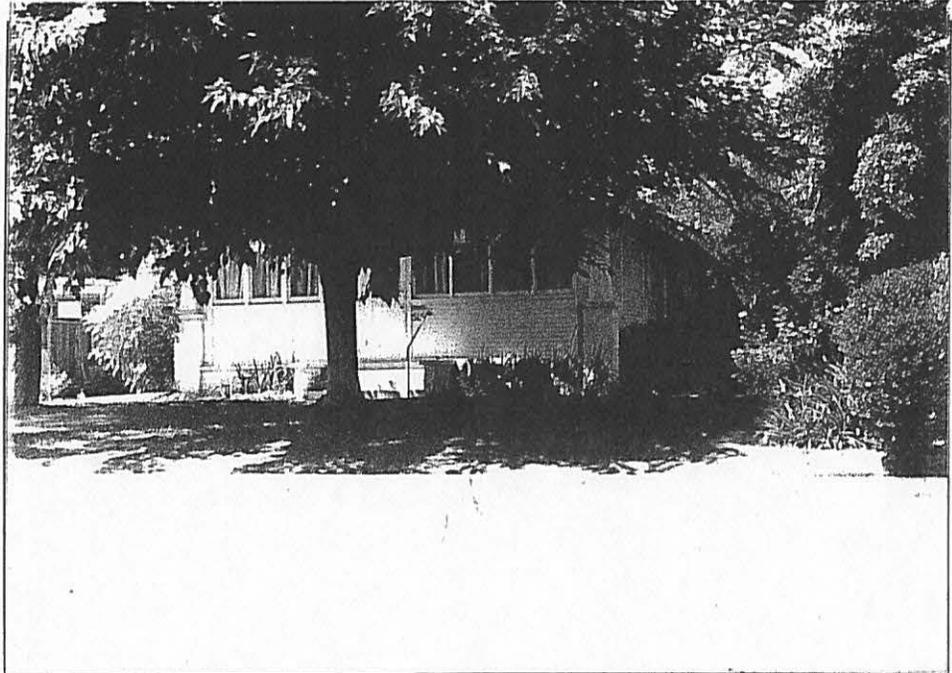
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
E C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Even though the front porch of this single-storied clapboard-clad house has been enclosed with a row of single-paned windows, the original elephantine wood posts and square stucco-clad piers remain in each corner. A front-facing gabled roof, accented by triangular braces, caps the house. Narrow clapboard siding covers the exterior. Ribbons of four casement windows are placed on each side of the 50's-style front door. The rest of the windows are double-hung. A cantilevered slanted bay window on the south side is original. This is a typical bungalow and representative of the pleasant home of the average local Tustin resident.

### SIGNIFICANCE:

John and Kathryn Stanton owned the house from 1930 to 1954. John Stanton (6'-4") known as "Big John" to the entire community, was Tustin's first policeman and the only policeman from 1928 to 1942 except for a night relief man hired in the late 30's. Stanton also served as building inspector for the City. His wife, Kathryn, was a beautician and operated her beauty shop from an addition to the house. This house is significant for its associations with John Stanton and as a contributing structure to the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
520 3RD ST (W.)

DATE:  
1916

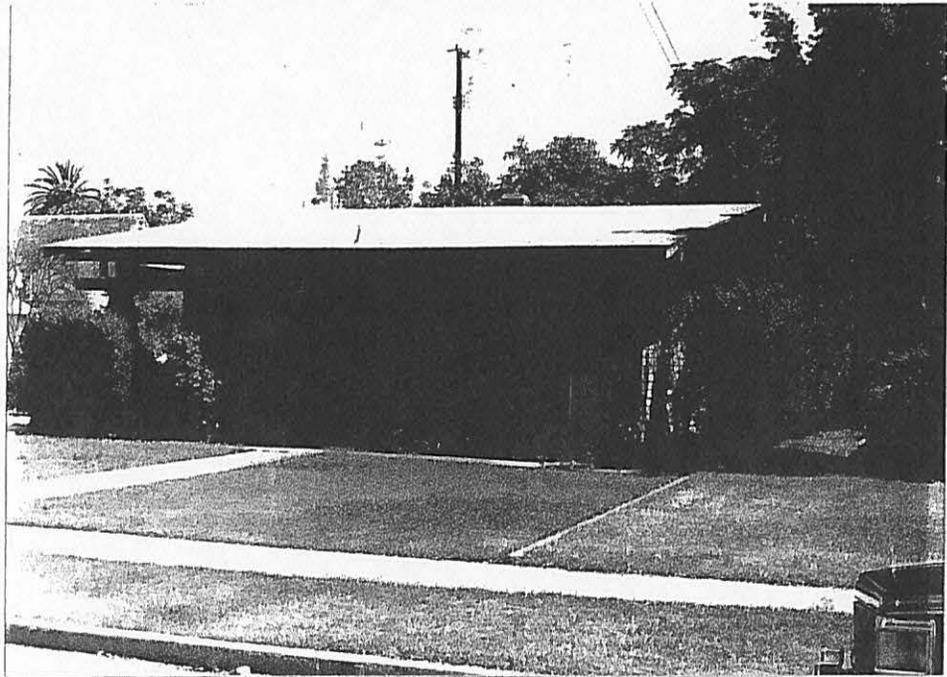
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

An unusual bow-shaped structural beam, supporting a pair of cross beams which extend from the front facade of the house, adds character to this single-storied Craftsman Bungalow. The low-pitched side-facing gabled roof features gable faces accented with alternating wide and narrow vertical boards and single exposed beams. Clapboard siding covers the exterior. Plate glass windows, topped with plain transoms, flank the front door. A single pane of glass is centered in the door. Double-hung windows are used throughout the rest of the house. This house is a good example of an Oriental-influenced Craftsman Bungalow.

### SIGNIFICANCE:

The Smith family owned the properties at this end of Third Street for several years. Henry and Emily built this house in 1916 and continued to live here for several years. Henry was in the real estate business (Tustin Realty Co.) and also was an insurance agent. He was a Tustin Township Justice in 1919. His son and daughter-in-law, Roy and Sue Smith lived in the house with them for awhile. Roy was an auto operator. This house has some interesting Craftsman architectural elements, especially as seen in the bow-shaped beam which supports the wide front porch. It is also significant for its association with the Henry Smith, who was active in Tustin civic affairs.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
530 3RD ST (W.)

DATE:  
1918

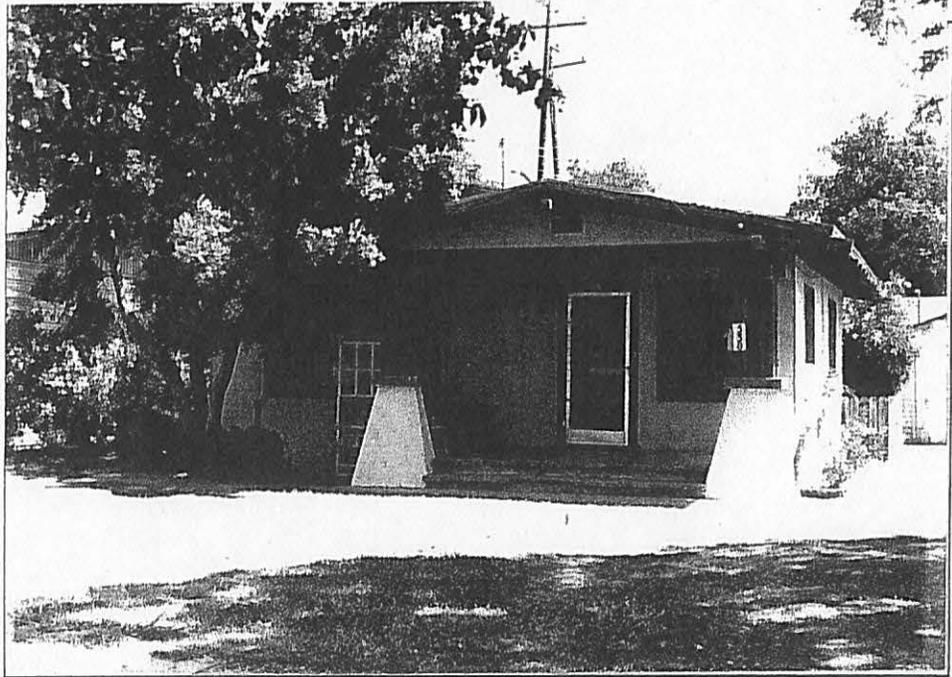
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Stucco-clad serpentine piers, supporting trios of square posts, accented with wood blocks at the top, are the most character-defining architectural feature of this single-storied California Bungalow. Asbestos siding now covers the exterior. The low-pitched front-facing main roof matches the front-facing porch roof and features single exposed beam ends and exposed rafter tails. A double-hung window occupies the space next to the front door. A plate glass window, topped with a transom and flanked by double-hung windows, is located next to the porch. Double-hung windows are used throughout the rest of the house. The front door features a large diamond-shaped window at eye level, and is typical of a style popular at the time the house was built. The original single clapboard-clad garage is located in the rear.

### SIGNIFICANCE:

Henry and Emily Smith built this house in 1918. By 1926 it had been sold to Thomas and Alice Wilson. Mr. Wilson was the first owner of the blacksmith business which still exists on C Street and continued to own it until 1939. He and his wife lived in this house until that time, when it was sold to Noah and Anna Seagraves. By 1947 Struan and Vida Robinson lived here. Although this house does not appear to be architecturally significant, it does contribute to the Tustin Cultural Resources District. It has added significance because of its association with Thomas Wilson, one of Tustin's contributive businessmen.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

535 3RD ST (W.)

**DATE:**

1884

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

E B

**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

This classic turn-of-the-century Victorian farm house, now clad in asbestos siding, rests on a high foundation. The side-facing gabled roof is punctured by a front-facing gabled dormer containing a 6-over-6 double-hung window and an awning (not original). A narrow bargeboard separates the first and second floors. Carved bargeboards and pairs of double-hung windows accent the gable faces. A single-storied shed-style porch roof, supported by four square wooden posts, covers most of the front facade. A plain rail runs between clapboard-covered piers and the steps are on the east side. The ca. 1910 front door is accented with a large pane of glass in the top half. Double-hung windows, which appear to have been added at a later time, flank the front door. A large addition has been constructed at the rear of the house. The adjacent double garage is new.

**SIGNIFICANCE:**

The 1901 directory lists the Clifford family as living here. The household included J.V. Clifford, a farmer and his wife; Mrs. M.J. Clifford, a widow, and Charles, a laborer, Ora, a bookkeeper and Miss A. L. Clifford. Church records refer to the purchase of the 'Clifford House' in 1907. From 1907 to 1948 this house served as the parsonage for ministers of the First Advent Christian Church, Tustin's first church (see 555 W. Main St.). The house was moved to its present site on 3rd Street in 1948, when the present parsonage was built. As one of Tustin's important early homes, this house provides a significant visual impact to the historic Tustin streetscape. It is also significant for its association with the First Advent Christian Church and because the parsonage was usually a gathering place for parishoners.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
540 3RD ST (W.)

**DATE:**  
1885

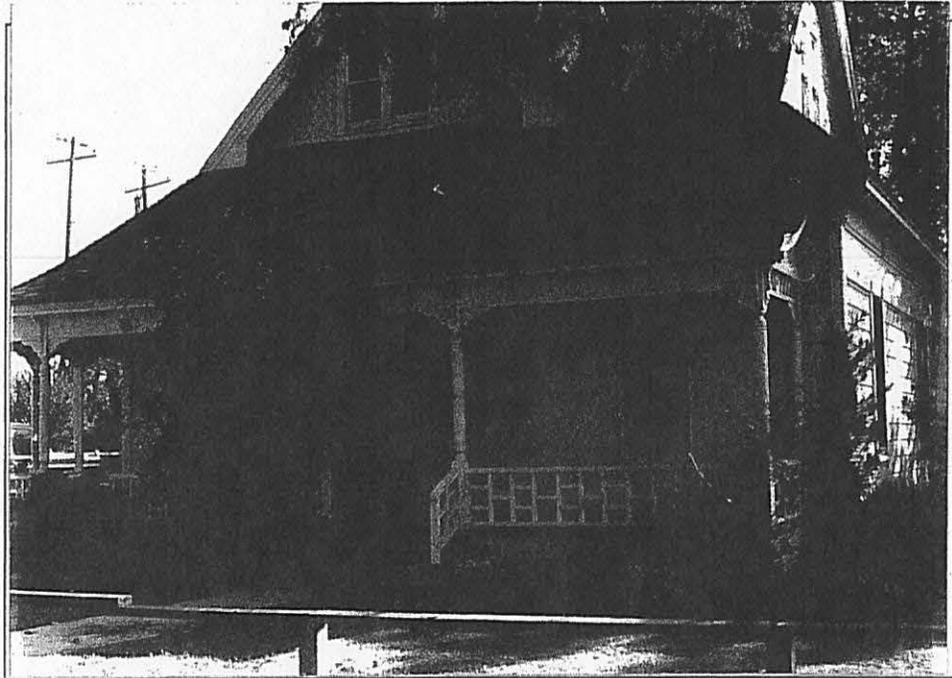
**STYLE:**  
VICT. - QUEEN ANNE

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

One of the finest Queen Anne cottages in Orange County, the two-storied house at 540 Third is crowned with a steeply-pitched bellcast gabled roof with gables facing the front and west side. Fancy-cut triangular and fishscale shingles are alternated to create the pattern on the gable faces. The gables are centered with double-hung windows. The main bellcast roof continues downward to form the roof of the wrap-around porch. The east side of the roof contains a shed-style dormer, probably added in the 1920's. Turned posts, trimmed with carved brackets, support the porch roof. The railing is Oriental in flavor, with two rows of horizontal rails alternating with single horizontal rails, to form a ladder-like pattern. Wide shiplap siding, trimmed with corner boards, covers the exterior. Pairs of tall narrow casement windows flank the front door. Molded panels accent the space below the windows. This is a feature seen on very old houses in northern California, but rarely found here. The front door features a fine etched glass window, bordered in mullions. A similar door, without the etched glass, graces the east facade. A small addition, which matches the rest of the house, has been added at the end of the porch. A row of 2-over-2 double-hung windows runs along the west side, below the wide frieze. This house is located on a large lot and has a modern garage in the rear.

### SIGNIFICANCE:

Junius B. French, a nephew of Mr. David Hewes, was the minister of the Tustin Presbyterian Church from 1887 to 1890 and lived there from 1887 until 1891. Moses and Abigail Chandler and Willard and Eli Chandler owned the property from 1884 to 1886 and may have built the house. They sold it to M.S. Bundy in December of 1886, who sold to French in June of 1887. Henry W. Smith was the owner of the house from 1912 to 1918. He was a notary and Justice of the peace who had his office here in his home. Lee and Dwight Kenyon, brothers, owned the house from 1919 to 1975. Lee was a laborer and Dwight a Jehovah's Witness preacher. Because the house is a rare and superior example of a Queen Anne, it appears to be eligible for the National Register. It adds significant visual appeal to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
655 3RD ST (W.)

**DATE:**  
1927

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Wide clapboards, trimmed with corner boards, cover the exterior of this single-storied California Bungalow. The low-pitched front-facing gabled roof and matching offset front-facing gabled wing are accented with triangular braces and exposed rafter tails. A small shed-style portico, supported by triangular braces, shelters the front door. The door, accented with recessed wood panels, is not original. A trio of double-hung windows in the face of the wing is balanced by a pair of the same size on the west side of the door. Double-hung windows are used throughout the rest of the house. A red brick chimney graces the west side. A 50's style rail fence borders the front walk.

### SIGNIFICANCE:

Norris S. and Jo F. Keirsey took out a construction loan to build this home in 1927. Norris was a bookkeeper for J. F. Pieper, who operated a feed and grain store on D. Street. He purchased the lot from John and Ermina Rinard, local ranchers who lived on Pasadena Avenue. They bought lots 1-9 on this side of Third Street from Henry Padgham, a teacher of agriculture. August and Amya Johnson were the new owners of the home in 1929. He was the janitor at the First Christian Church of Christ Scientist in Santa Ana. Two years later, Irving Cleveland, a ranch hand, and his wife, Grace, bought the house. Leland and Elinor McCabe were the owners and occupants in 1951. He was a salesman for the Wesson Oil Company. An electrician, Murray Robertson, and his wife, Kathleen, purchased the home in 1960, and continued to live there for several years. Although the house is probably not significant on its own, it does contribute to the historic streetscape of the area.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
660 3RD ST (W.)

DATE:  
1910

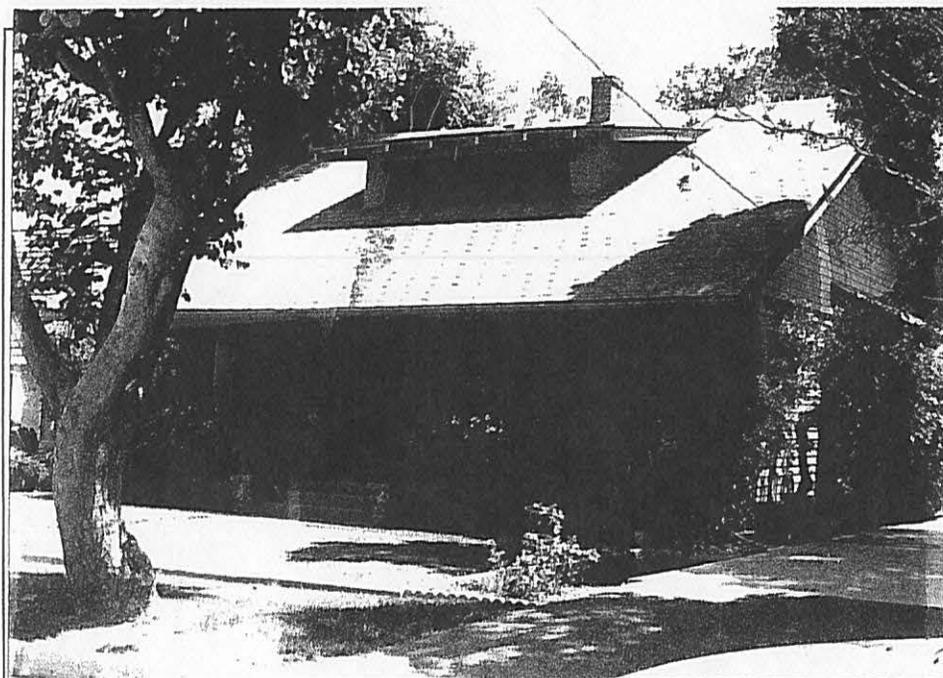
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

One of the finest Craftsman Bungalows in Tustin, the 1 and 1/2 -storied house shown here is capped by a steeply-pitched side-facing gabled roof, centered with a shed-style dormer containing a multi-paned window flanked by louvered panels. The gable faces are accented with criss-cross latticework venting, delicate carved triangular braces, wood shingles, and a row of carved blocks across the bottom. The river stone porch columns and railing are prominent Craftsman architectural elements and add character to the home. Clapboard siding covers the exterior of the first floor. Tapered Oriental-influenced trim borders the doors and windows. The front door contains four squares of glass and vertical recessed panels, and is flanked by sidelights. Plate glass windows, with multi-paned transoms across the top and double-hung sidelights, are placed on each side of the front door. There is a shed-style square bay on the west side and a row of double-hung windows on the east side. A two-story clapboard-clad carriage house is located in the rear.

### SIGNIFICANCE:

Charles E. Bowman acquired this property in 1910 and it is believed that his brother, William Bowman, may have done the actual construction. Charles Bowman was a prominent Tustin businessman who owned a fumigating business which was important to the local citrus industry because at that time orange trees were tented and fumigated with cyanide for pest control rather than sprayed as they are today. A.L. Cotant, who owned the house 1920 to 1927, worked for the Bank of America. He deeded the house to his daughter, Louise Baade, who sold it to Cood Adams. Because of the fine Craftsman detailing and the liberal use of riverstones, this is one of the best examples of Craftsman Bungalow architecture in Tustin. Its associations with Charles and William Bowman and A.L. Cotant add to its historic significance.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
690 3RD ST (W.)

**DATE:**  
1908

**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A good example of the Colonial Revival style, the single-storied house on the corner of Third and Myrtle is crowned with an ell-shaped bellcast gabled roof, with carved ends on the bargeboards. Carved brackets accent the roof line and the gables are centered with square louvered vents. Clapboard siding covers the exterior. Tuscan columns, resting on a solid clapboard-clad railing, support the wrap-around porch. A plate glass window, topped with a diamond-paned transom, looks out onto the front porch. The front door, accented with a large window at the top, is located in the west side of the front-facing wing. This wing appears to have been added into part of the original front porch. An aluminum window is centered in the front face of the wing. A diagonally-placed door is placed in the northern-most section of the slanted bay on the west side of the house. A large plate glass window is centered in the bay. A row of double-hung windows marches down the east side and there is an enclosed porch on the back. A modern garage, located in the rear, faces Myrtle Street. This house is surrounded by a large lot, dotted with orange trees.

### SIGNIFICANCE:

Charles E. Bowman acquired this property from Sarah Wilcox in 1908 and had the house built (probably by his brother, William Bowman). Bowman owned a fumigating business, which tented and fumigated orange trees to control pests. Claude Martin acquired the property in 1913 and built a small cottage in the rear yard for his mother. Martin, like his father, Joseph, worked and held part ownership in the general store in the old Tustin Building on Main Street and then in Charles Artz's store. Carolyn Campbell owned the property from 1928 to 1972. She was Postmistress of the Tustin Post Office from 1943 to mid-fifties and was instrumental in securing the Highway Postoffice for Tustin to speed up service between communities. City delivery was established in 1948 during her tenure, abolishing Santa Ana rural routes within Tustin city limits. A good example of a relatively rare style in Tustin, this Colonial Revival house is also significant for its associations with the Bowman Brothers, the Martin family, and Carolyn Campbell.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
305 6TH ST (W.)  
DATE:  
1928

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

This small single-storied California Bungalow, capped by an ell-shaped front-facing gabled roof with a telescoping front-facing porch roof, is clad in narrow clapboard siding, edged in corner boards. A 6-over-6 windows in located next to the front door. The door features a large window in the top half, and what appears to be the original screen door. Two square wood posts support the porch roof. The floor is concrete and there is no railing. Double-hung windows are used throughout the house.

### SIGNIFICANCE:

Jasper Leck, elected as a County Supervisor in 1911, owned lots 1 through 15 of the east half of this block and subdivided it in 1922. As a Supervisor, he was instrumental in causing the County to build the Ortega Highway and the road along the east side of Newport Bay. He sold parcel 10 to Roy and Maurine Russell, the owners of a real estate and investment loan company in Santa Ana. Lot 11 was sold to Noah Condra, a rancher with a home at Main and California. Benjamin and Anna Griffith bought lot 10 in 1928 and built this bungalow. He was a rancher. By 1936 Ralph and Merle Van De Walker had purchased the home. He was a driver for the Van Dien-Young Company at that time. Later he was in business for himself as a building materials trucker at 508 E. Fourth St. in Santa Ana. In 1952 Hollis and Sabrina Lindsey purchased the home. After Hollis died, Mrs. Sabrina Lindsey continued to live in the house for several years. Although this house is probably not significant on its own, it does contribute to the historic streetscape and is of a size and style that is compatible with the historic district.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

345 6TH ST (W.)

**DATE:**

1925

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

E C

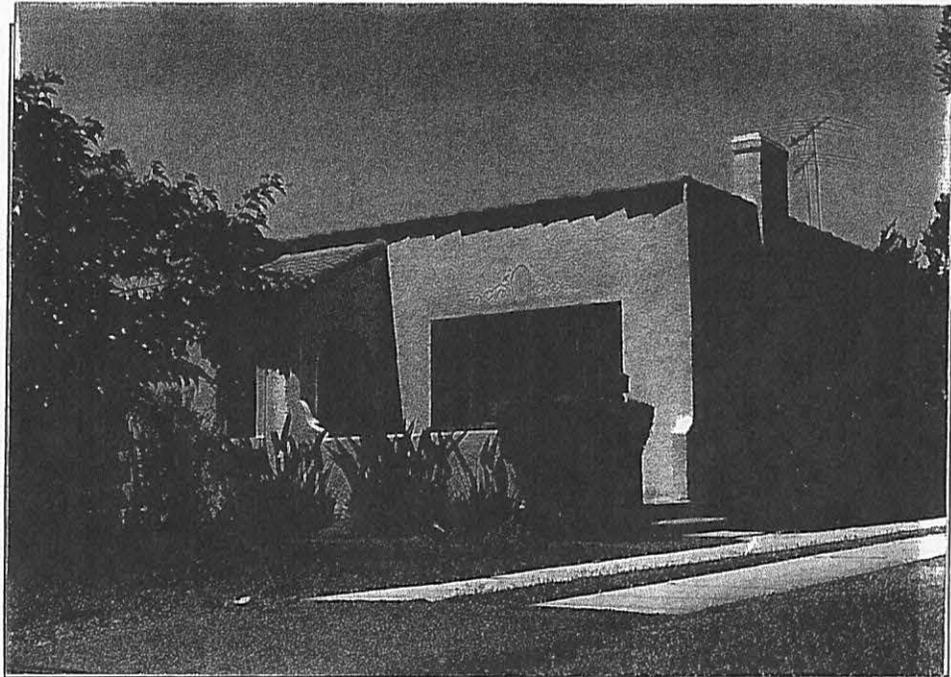
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Ell-shaped, with a flat roof and unbroken parapet trimmed in red clay tile, this single-storied Spanish Colonial home is clad in stucco. A gable-shaped parapet caps the wing on the west end of the front facade. A pair of double-hung windows rests below the gable. The entry is sheltered by a red-clay-tile-clad shed-style roof. An arched opening in the east side leads to the front door, and a keyhole-shaped opening, framed with stucco trim wall, accented with a wingwall at the west end, runs across the rest of the front, ending at the steps in the southeast corner. A large plate glass window, flanked by narrow casement sidelights, is located to the east of the entry. Double-hung windows, edged in narrow trim, is used throughout the rest of the house. The back door, located on the east side, is sheltered by a rectangular flat-roofed stucco-clad roof. A large two-story stucco-clad apartment/garage is located behind the house. A rim of red clay tile runs along the top of the parapet. A variety of double-hung windows run along the second floor. Below, there are two walk-in doors and two large wood-sided garage doors. The walk-in door on the north is Craftsman style, with small windows, a ledge and berrtical panels. The one on the south contains a 50's style diamond-paned window. The garage doors are clad in carsiding and are accented with a row to tall, narrow windows, trimmed with narrow wood trim. An additional flat-roofed frame garage is located in the rear.

**SIGNIFICANCE:**

Jasper Leck, who was elected County Supervisor in 1911, was the owner of a large section of property in this block. He subdivided the parcels in 1922 and sold them to Roy Russell, Benjamin F. Griffith, a rancher, bought the land in 1923. The land passed to Henry Swenson in 1925. He, in turn, sold it to E. L. Moore, an employee of the Irvine Ranch Co. He built the house in 1929 and lived here with his wife, Grace, until 1941. Marie Siedner became the new owner in 1941. Elizabeth Robinson moved in 1947 and lived there until she died in 1950. Reverend Orrin Munger, and his wife, Lois, lived here for awhile in 1956, but had moved away by 1962. He was the pastor at the First Baptist Church in Santa Ana. This house contributes to the visual character of the historic district.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
365 6TH ST (W.)

DATE:  
1924

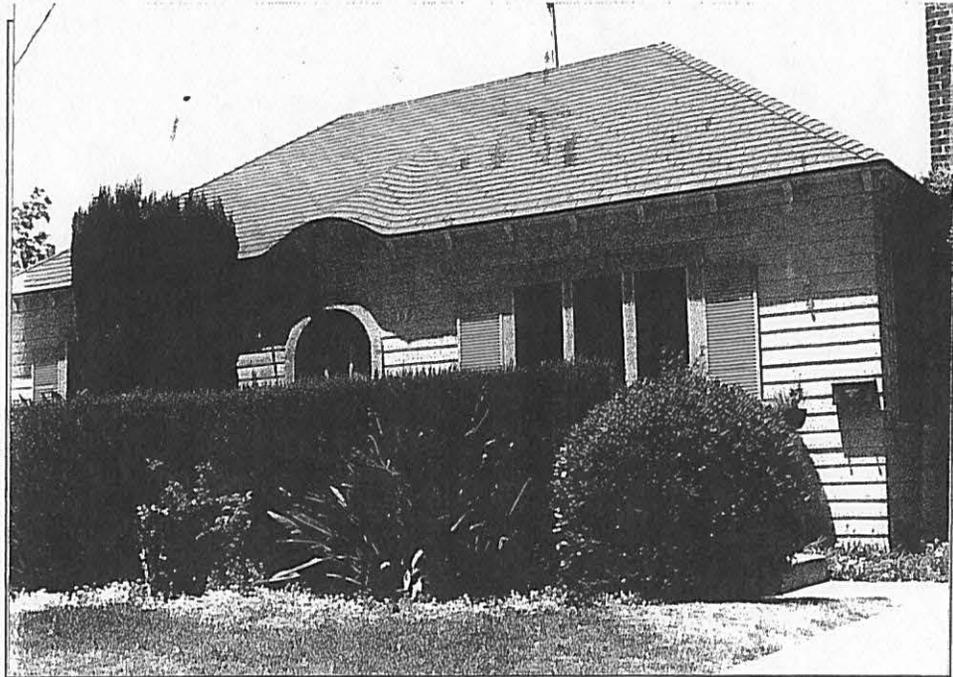
STYLE:  
TUDOR REVIVAL

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

This single-storied Tudor Revival home is topped with a hipped roof accented with closed eaves and closely-spaced brackets along the edge. Clad in medium-width clapboard siding, the house features an open porch bordered by a stucco-clad wall. An arched portico over the front door is part of the main roof and bracket system. The door is arched, with a matching frame and a small square window at eye level. Trios of multi-paned casement windows, flanked by louvered shutters, are located on each side of the front door. This same style window is used throughout the rest of the house. The black wrought iron porch light, resembling an English lantern, is still located to the west of the front door. A matching side-facing gable-roofed garage is located in the rear.

### SIGNIFICANCE:

Thomas Rowland built this charming Tudor cottage in 1924, after purchasing the property from Christopher and Ellen Donelson. Mr. Rowland was active in local real estate circles and was at one time the office manager for Show and Russell, 115 E. Pine in Santa Ana, who developed several parcels of property in Tustin. By the time he and his wife moved into this house, Thomas was the office manager for Carl Mock. Ruth was a teacher at Santa Ana High School and Santa Ana Junior College for several years. This house is architecturally unique in Tustin and is significant for its association with the Rowlands.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
355 6TH ST (W.)

**DATE:**  
1922

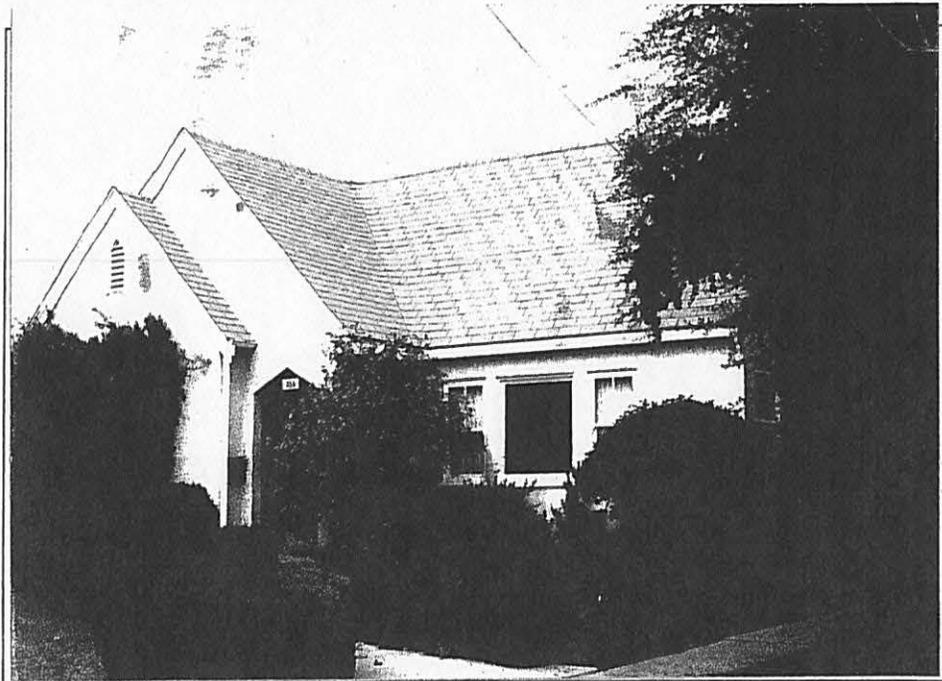
**STYLE:**  
TUDOR REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Tudor Revival in style, the single-storied residence at 355 is clad in the original stucco with rounded edges at the windows and doors. The steeply-pitched T-shaped roof features a double gable in the front facade, which curves down toward the west side, forming a wingwall with an arched opening. A louvered vent is centered above a pair of double-hung windows in the front facade. An opening with a peaked top, located to the east of the wing, leads to the covered entry. The front door is accented with a small window at eye level. A plate glass window with double-hung sidelights occupies the space to the east of the entry. Double-hung windows are used throughout the house. A stucco-clad chimney graces the east side, and recessed porch is located in the center. The front-facing gabled garage in the rear is stucco-clad and matches the house.

### SIGNIFICANCE:

Christopher and Ella Donelson built this house in 1922, after purchasing the land from Roy Russell and Thomas Roland, Russell's office manager. A year later Paul and Ivy Bunkelman purchased the home and stayed there until 1941, when he died. He was a driver for the San Joaquin Fruit and Investment Company during the 1920's, and worked on the Irvine Ranch during the 1930's. Samuel and Joy Pennington purchased the home in the early 1940's. He was a clerk at the Robinson Beauty Supply Company in 1945 and had become a clerk for the City of Tustin by 1956. They continued to live in the house for several years. Although this house is probably not eligible for the National Register on its own, it does contribute to the Tustin Cultural Resources District and is an interesting example of Tudor Revival architecture, a fairly rare style in Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
405 6TH ST (W.)

DATE:  
1923

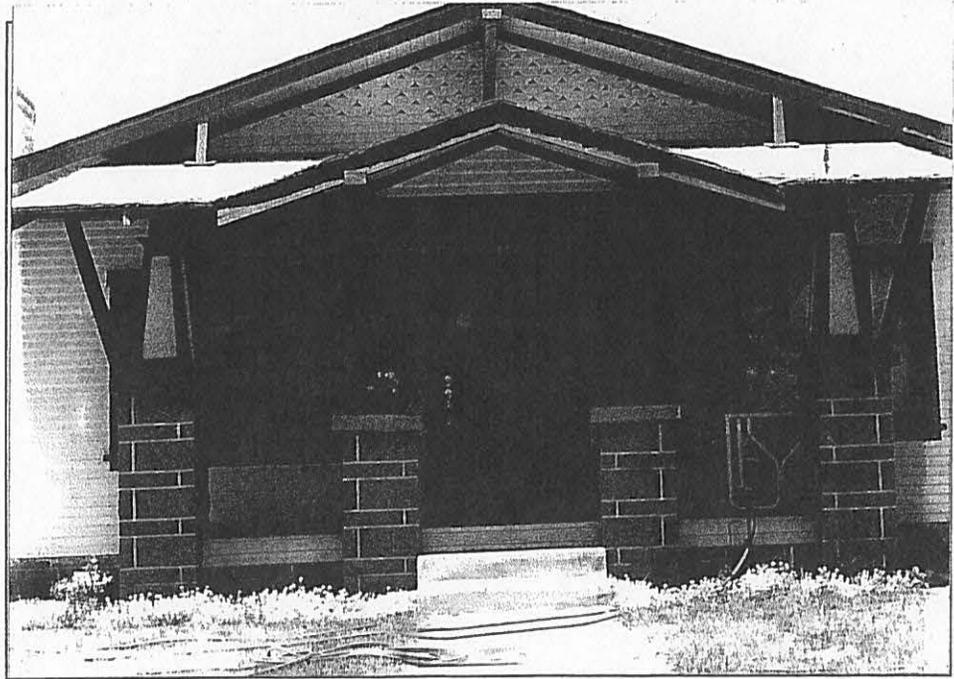
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

The front-facing gabled roof of the single-storied California Bungalow shown above is fronted with a full shed-style porch. The gable face is clad in unusual scalloped wood shingles, placed so that a small opening can be seen at the bottom of the circle. Triangular braces decorate the roof line. A small gable, accented with single exposed beam ends, is located in the center of the porch roof. The manufactured stone piers, capped with concrete, support square tapered posts, trimmed in molding. Another pair of matching piers flank the front steps. Plate glass windows, flanked by double-hung sidelights are placed on each side of the front door. The varnished door, with a fanlight at eye level, is not original. Double-hung windows are used throughout the rest of the house. A recessed side porch on the west side has been enclosed. A matching double-gabled garage is located in the rear. It features carsiding-clad doors. The house has a cellar, which is unusual in Tustin.

### SIGNIFICANCE:

John and Sadie Thompson, local ranchers, built this house in 1923. Harvey Bosworth, a local building contractor, supervised the construction. By 1926 James and Mary Bibby had purchased the home. He was a textile worker. Glen Jameson, a floor layer for the Moore Floor Company of Fullerton, bought the house in 1953. He continued to live here into the 1960's. Although this house does not appear to be significant on its own, it does contribute to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
175 A ST (N.)

**DATE:**  
1885

**STYLE:**  
VICT. - ITALIANATE

**SOURCE: RATING:**  
E B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

Single-storied, with a bellcast hipped roof ending in enclosed eaves, the rectangular house shown here is now clad in asbestos shingles. A recessed wrap-around porch, supported by three ivy-covered wooden posts, occupies the north half of the front (west) facade and the front half of the north side. The original doors, accented by rectangular windows at eye level and 3 recessed horizontal panels below and one above the window, are located in the front facade and at the end of the wrap-around porch on the north side. Both are topped with transoms. Double-hung windows are used throughout the house, including the center of the other half of the front facade. This house is significant because it is one of Tustin's early houses. Almost certainly the original shiplap siding still survives underneath the asbestos shingles. There is a small garage in the rear.

### SIGNIFICANCE:

This single-storied rectangular Italianate house was constructed before the neighborhood was developed and is significant because it is the oldest house on the street and is one of the few buildings remaining from the boom of the Eighties that affected Southern California. The properties along North A were subdivided in 1923 by James Neal. He sold five of the lots to Ira Owens, and sold off Lot 1, where the house sits, and three lots on the other side of the street, to J. D. Holford. The Holford family continued to own the properties for more than 20 years. Eva Holford, J. D.'s widow, lived in a new house across the street. Francis Holford, and his wife, Dollie lived in the house at 175 A Street from 1927 until 1948. He was a truck driver for several years, working for C. M. Deardorf and J. F. Pieper Co. During the 1940's he became a painter and interior decorator. They had a son named Jack, who was in the Marine Corps during W W II. In 1948 James Sewell, the president of the Burns Cuboid Company, purchased the house. His firm manufactured cuboid foot balancers at 1007 E. Washington in Santa Ana. The following year Nicholas Farquharson and his wife, Phyllis, bought the house from Mr. Sewell. Mr. Farquharson was an accountant for the Burns Cuboid Company. Wilbur and Edith Webb, a retired couple, were the owners in 1951, and lived in the house until Leroy and Mollie Stockman bought it in 1957. They were also retired. The house is included as significant because of its age and its position as part of Tustin's settlement period. It contributes to the character of this portion of A Street, which is lined with historic single-storied homes.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
135 A ST (S.)

DATE:  
ca. 1885

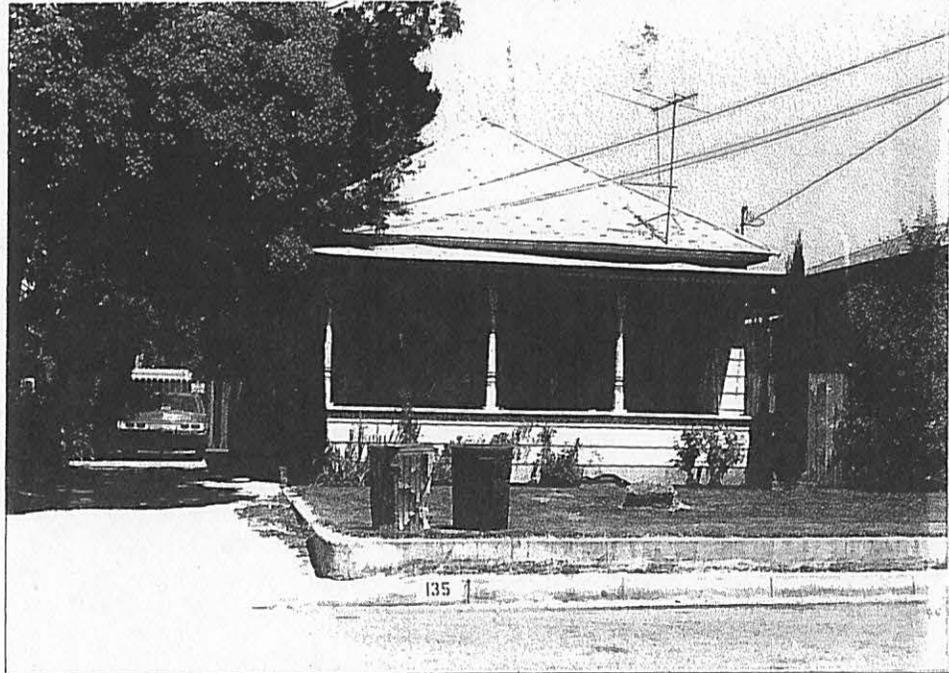
STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
E C

ALTERATIONS:  
S

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Turned posts, resting on a solid railing, support the full front porch of this very old single-story Italianate house. The hipped roof, with its enclosed eaves, ends in a steeply-pitched peak. The exterior is now clad in asbestos siding. The railing is not original; however, the turned posts could be the originals with the bottom third cut off to accommodate the solid railing. The wider double-hung wood-sashed windows replace tall, narrow double-hung windows. The wooden front door is new. A small flat-roofed rear porch is attached to the back. The age of this house and its position in a row of other pre-1890 houses adds much to its significance, even though it has been altered through the years.

### SIGNIFICANCE:

This single-storied cottage is one of a row of several pre-1890 houses and gains significance as part of that group. The DeLong family owned the house during the 1920's. William and Marie DeLong lived here until 1933. Mr. DeLong was a painter. The house appears to have been used as a rental for several years after that. The house contributes significantly to the historic streetscape of the Tustin Historic Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
140 A ST (S.)  
**DATE:**  
1910

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**   **RATING:**  
E                   C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Situated at the rear of the lot, this single-storied Craftsman Bungalow is U-shaped in design with gabled wings facing front. Narrow clapboard siding, trimmed with corner boards, covers the exterior. A plate glass window, topped with a multi-paned transom, and flanked by narrow casement windows, is located on the front of the northern wing, while a similar window, minus the transom, is located in the southern wing. Pairs of single windows are used throughout the rest of the house. The door is located in the side of the south wing. A large red brick chimney adorns the north facade. Several large trees partially hide the house from the street.

### SIGNIFICANCE:

Sarah A. Eddy had title to this property from 1900 to 1920. She was the wife of Samuel Eddy, a blacksmith, and they lived at 344 West Third St. from 1894 to 1917. Subsequent owners included Allen Holford (1920-22), William E. Otis of the Santa Ana Finance Company, Frank Sterns (1929-33), Pacific Street Savings and Loan, William Ulm, a building contractor (1935), Edith Phiney and Lois Martin (1936). Jesse H. George owned the house from 1944 into the 1960's. He was listed in the 1945 Directory as the assistant treasurer of the Barr Lumber Co. and in 1956 as an accountant. This house contributes to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
145 A ST (S.)

DATE:  
1890

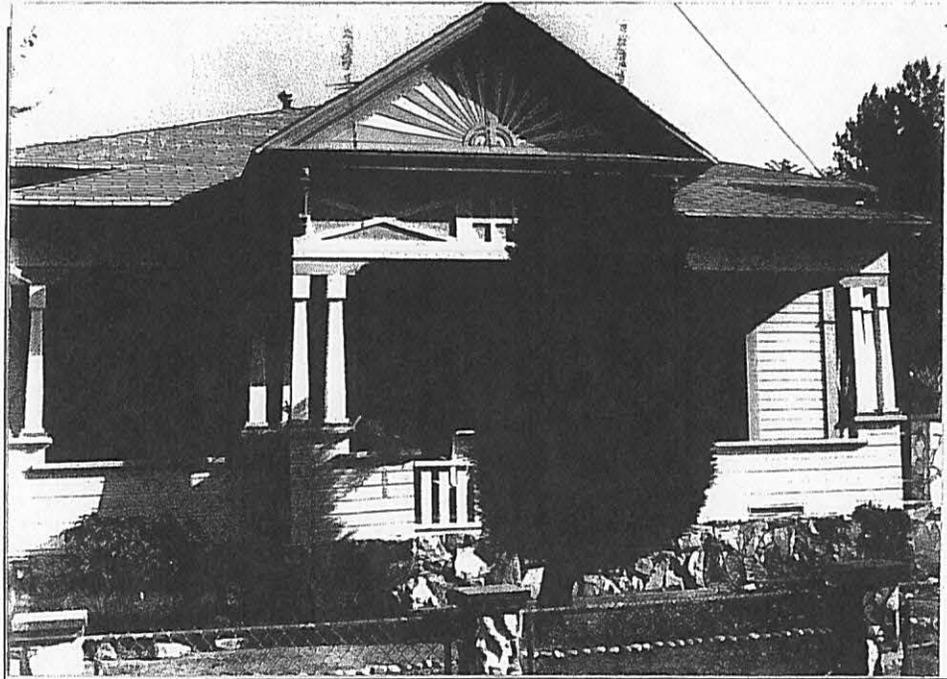
STYLE:  
VICTORIAN-EASTLAKE

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A prominent pedimented front gable, centered with a sawnwork sunburst, accents this single-storied Eastlake Victorian home. The exterior is clad in shiplap siding, trimmed with corner boards. A high hipped roof, extending downward to create a shed-style front porch, features enclosed eaves and a plain frieze, trimmed in molding. The frieze below the pedimented gable is decorated with stickwork and carved brackets. Pairs of tapered wood posts, resting on a solid railing clad in shiplap siding, support the porch roof. These posts, along with the horizontal brackets above them, appear to have been added when the railing was changed, over 50 years ago. The entrance is now located on the south side and a railing of plain balusters encloses the original centered front entrance. The foundation has recently been covered with rock. The original tall, narrow front window to the south of the front door was replaced soon after the turn of the century with a plate glass window and multi-paned transom. All other original windows have been replaced with jalousied windows in recent years. The original trim and molding still exist on these windows. Unusual fluted pilasters flank the ca. 1910 wooden front door, accented with a large single pane of glass. Two wings have been added to the rear of the house. A low chain link and rock pilaster fence now encloses the front yard. This house is architecturally significant in spite of its alterations, and is one of a row of six very old homes which form an important grouping.

### SIGNIFICANCE:

Barbara Ann Lewis bought 7 blocks and additional acreage from her brother, Columbus Tustin, in June of 1875 for \$1000. She sold part of Block A back to him in 1877, but sold this lot to Benjamin Keim on June 9, 1881. Keim sold 8 lots, including this one, in Block A to Jane B. Martin, wife of W.W. Martin on December 29, 1881. Jane B. Martin owned this property and the lot at 155 A Street until 1895, when title to both was acquired by Arwilda R. Organ. The two lots were then owned by a long succession of owners, but since none of these appear in the directories as living at this address, the house evidently was used as a rental. This house is one of a handful of Eastlake homes still surviving in Orange County. It is significant as part of a row of very old (pre-1900) houses and contributes in an important way to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
150 A ST (S.)

DATE:  
1920

STYLE:  
COLONIAL REVIVAL - 20S

SOURCE: RATING:  
T C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A single-storied California Bungalow, the house at 150 A Street is topped by a front-facing gabled roof, accented with triangular braces and exposed rafter tails. Narrow clapboard siding covers the exterior. The front facade is symmetrical in shape, with a segmental-arched portico over the centered front door. The front door features a large pane of glass in the top third. Two pairs of double-hung windows flank the front door and the same style is used throughout the house.

### SIGNIFICANCE:

John and Nannie Phiney bought this bungalow in 1920, when it was new. John was a barber for J. J. Parks. Nannie was the Postmaster for Tustin in the 1920's. Their daughter, Cinderella, who lived with them, was the Assistant Postmistress (the titles are given as they were listed in the 1925 directory). The Phineys had purchased the home from Allen and Inez Holford. They had previously purchased both lots and built two houses, reserving the one next door for themselves. They were in the real estate and insurance business. In 1926 the Phineys sold the house to Edith B. Holmes. She lived in the home for seven years before selling it to John Knox, the co-owner of Knox and Stout Real Estate at 103 W. Third Street in Santa Ana. He later went into the lumber and hardware business. He continued to own this house, using it as a rental, until he sold it to Charles Hendricks, an employee of the Orange County Road Department. Although this house is not individually eligible, it does contribute to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
155 A ST (S.)

DATE:  
1880

STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A steeply-pitched bellcast hipped roof, which extends downward to form a shed-style front porch roof, caps this single-storied Italianate home. The eaves are enclosed, with a plain frieze running below. Narrow shiplap siding, trimmed with corner boards, covers the exterior. The porch roof is supported by pairs of square wooden posts with chamfered edges. The original tall narrow windows have been replaced with wider double-hung and smaller single-paned stationary windows. The plain front door is of recent vintage. A flat-roofed wing extends from the south side. A newer garage is located in the rear. This house is one of 6 early Tustin houses in a row, and gains significance as part of that grouping and because of its age.

### SIGNIFICANCE:

Barbara Ann Lewis bought 7 blocks and additional acreage from her brother, Columbus Tustin, in June of 1875 for \$1,000. She sold part of Block A back to him in 1877, including this lot. Columbus Tustin sold this lot and the ones at 165 and 175 A Street to J.R. McCloud on August 15, 1877, for a total of \$50. McCloud sold this lot to Benjamin Keim in 1881 for \$50. Jane B. Martin, wife of W.W. Martin, bought this property and the lot at 145A Street December 29, 1881, and then sold them, in 1895 to Arwilda R. Organ. The two lots were owned by a succession of owners until 1929 when Edith and John Phiney bought the house and lived in it until 1931. He was a barber at 389 South D Street, according to the 1931 directory. Francis H. Holford, a marine painter, owned the house and lived in it from 1942 to 1963. His son, Jack, also at this address, was in the Air Corps. One of a row of six early Tustin houses, this residence contributes significantly to the streetscape of the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
165 A ST (S.)  
DATE:  
1915

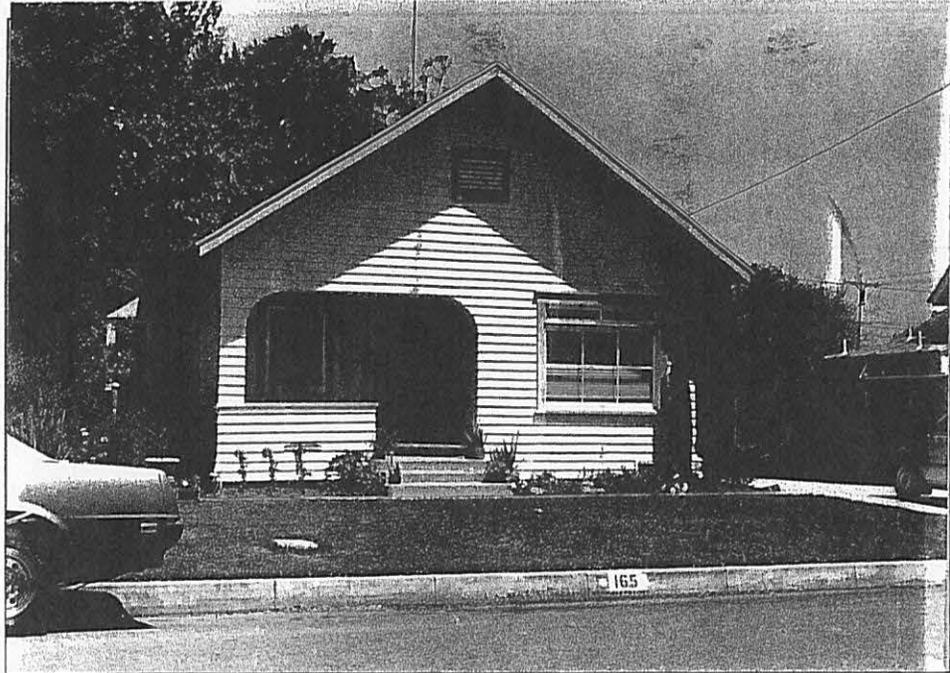
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
E C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Narrow clapboard siding covers the exterior of this modified Craftsman Bungalow. The roof features a front-facing gabled roof, centered with a louvered vent. The recessed porch is capped with a graceful clapboard-clad arch at the top, with a clapboard-clad square column on the north side and a curved portion of siding on the south side. A six-light window, topped with a double transom, occupies the space beside the porch and does not appear to be original. A wide double-hung window overlooks the porch. Molding tops the lintel of each window. The 15-light front door was probably installed in the 1920's. A gabled wing extends from the south facade, near the back. A gable-roofed single garage at the rear matches the house. Some aluminum windows have been added at the sides and rear of the house.

### SIGNIFICANCE:

Frank Robinson, who owned the property from 1913 to 1918, is not listed as residing at this address in the 1916 Directory. The property was owned by Pearl J. Kelley from 1918 to 1920, when it was sold to builder Edmond L. Kiser, who lived at 175 South A Street. Kiser was elected to Tustin's first city council in 1927 and served until 1942. George and Nora Spicer owned and lived in the house from 1934 to 1964. He was listed in the 1916 Directory as a farmer, and in subsequent directories as a teamster. This house gains added significance because it is part of a row of 6 early Tustin homes.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
175 A ST (S.)

**DATE:**  
1885

**STYLE:**  
VICT. - GREEK REVIVAL

**SOURCE: RATING:**  
E B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

One of a handful of board-and-batten houses still remaining in Tustin, the 1 and 1/2 storied house shown above is capped by a T-shaped gabled roof with prominent gables facing to the front and to each side. A porch on the south side has been enclosed to match the house and is topped with a shed-style roof. The 12-light front door is not original. Pairs of tall double-hung windows are centered in the first floor of each side, with a single matching window in the gable face above. All of the windows are trimmed in plain wood with an edging of molding on the top and sides. The whole frame projects out beyond the board-and-batten siding, indicating that the house was probably originally built of single-walled construction. There are shed-style additions on the north and rear facades. This house is significant architecturally because there are so few 1-and 1/2 story board-and-batten farm houses still standing in Orange County.

### SIGNIFICANCE:

Columbus Tustin sold this lot and the ones at 165 and 175 A Street to J.R. McCloud on August 15, 1877, for a total of \$50. McCloud sold this property to Samuel L. Eddy, a blacksmith, in 1881 for \$40. The property was subsequently owned by F. L. Tower and deeded to the State of California in a tax deed in 1896. These and a series of other owners are not listed in the directories as living there. Edmund L. Kiser owned and lived in the house from 1916 through the 1940's, possibly later. He was elected to Tustin's first city council in 1927 and served until 1942. He is listed in the 1945 Directory as the Fire Chief (of the Volunteer Fire Department). One of the few board-and-batten homes remaining in Orange County, this house is a significant contributor to a row of six early Tustin homes. In addition, it gains additional significance from its associations with Edmund Kiser.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
180 A ST (S.)  
**DATE:**  
1885

**STYLE:**  
VICT. - GREEK REVIVAL

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Medium-width shiplap siding, neatly trimmed with corner boards, covers the exterior of this elegant two-story Greek Revival home. The T-shaped roof, with gabled facing to the front and sides, features enclosed eaves with returns at the gable corners. A plain frieze runs below the eaves. The side-facing gables are centered with a small arched window. A two-story flat-roofed wing, which extends from the north side of the front gable, is fronted with an elaborate hip-roofed portico whose delicate form contrasts sharply with the substantial appearance provided by the tall rectangular massing of the house. Turned posts with sawnwork brackets, carved medallions, and cutwork railings decorate this portico and the smaller one on the south side. Double-hung windows, topped with molding-trimmed lintels, are used in singles and in pairs throughout the house. The awnings and shutters are not original. The natural wood front door is not original but the transom above is. A single-storied gabled wing extends from the back (west) of the house and connects with a gabled double garage which faces the side street. The garage matches the house and is topped with a cupola. The very large lot contains some fine trees and a well-tended lawn.

### SIGNIFICANCE:

W.W. Martin, who owned a great deal of property in Tustin acquired this property in 1882, but lived elsewhere. Rev. D.S. McHenry, who owned the house from 1890 to 1914, served on the Tustin School district Board of Trustees from 1890 to 1896. Other than the removal of the front porch, the house appears much as it did in 1897 when its picture appeared in the "Orange County Herald". Frank B. Hawkins, owner 1914 to 1927, was a local blacksmith. May Rose Borum, owner 1939 to 1943, was the drama teacher at Tustin High School from 1928 to 1946. She established the Holiday Stage and later the Tustin Playbox repertory theaters, which gave some Hollywood name actors and actresses their start. One of the finest Greek Revival homes in Orange County, this elegant two-story mansion appears to be eligible for the National Register. It is representative of Tustin's primary settlement period and is significant for its association with Rev. D. S. McHenry and May Rose Borum.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
200 A ST (S.)

**DATE:**  
1907

**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

A bellcast hipped roof, ringed with carved exposed beam ends and centered with a gabled dormer, caps this two-story Colonial Revival home. The gabled dormer, with carved barge boards is decorated with slant-cut wooden shingles and a multi-paned window. The single-storied offset front porch features a shed-style roof with a bellcast pedimented gable over the main entrance. Slant-cut wooden shingles and a delicate tracery of cutwork accent the gable. Narrow clapboard siding covers the exterior which is divided between floors by a flared beltcourse and plain frieze. Pairs of round classical columns, resting on solid clapboard-clad railings, support the porch roof. Sidelights flank the natural wood front door, accented with a large pane of glass. A plate glass window with a multi-paned transom above and narrow double-hung windows on each side occupies the area to the north of the porch. A large double-hung window looks out onto the porch. A pair of multi-paned casement windows, which appear to have replaced a pair of double-hung windows were probably added in the 1920's. On the north side is a high horizontal window, a door in the foundation, and a double-hung window placed half-way between floors. This would indicate the location of the interior stair landing and basement access. Double-hung windows are used throughout the rest of the house and a slanted bay window embellishes the first floor of the south facade. A single-storied enclosed porch on the back matches the rest of the house and is reached by a short stairway sheltered by an added portico supported by chamfered posts and turned balusters. The high foundation is now covered with used brick and a used brick planter has been added in the front. A hedge of pink old-fashioned roses and a large lawn surround the house. This is one of the finest Colonial Revival homes in Tustin.

### SIGNIFICANCE:

William Lynch Shatto, who came to Tustin around 1879, built this house for his second wife, but large enough to provide for boarders. Shatto was a carpenter and helped to build many Tustin buildings, including the First Advent Christian Church, of which he was a charter member. Martha Shatto, widow of Joseph Martin, was Shatto's third wife. She lived in the house until 1959. Because this house is probably the finest Colonial Revival home in Tustin and is significant for its association with William Shatto, it appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
225 A ST (S.)

DATE:  
1916

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A prominent front-facing gabled roof, accented with single beam ends, exposed rafter tails, and lattice work venting, caps the single-storied bungalow at 225. Asbestos shingles now cover the original narrow clapboard siding. The full front porch has been enclosed and the entrance changed to the north side. A large double-hung window, flanked by narrow double-hung sidelights, and a single double-hung window occupy the front facade. A red brick chimney is located to the east of the wrought-iron-bordered open porch, and is flanked by small windows. An addition at the back, northeast corner, features rows of multi-paned windows. A two-car garage, built in the 1950's is located in the rear yard. This bungalow is one of four in a row built during Tustin's Craftsman period. Since this property was surveyed, the owners have removed the asbestos siding and are restoring the original clapboard siding.

### SIGNIFICANCE:

In 1916, when John and Rosa Poh built this single-story bungalow, it was the first house on this side of the street in this block. John was a teamster. Earlier owners of the property included pioneer George Freeman, who arrived in Tustin in 1874; George Hubbard, a civil engineer; Lucy Etta Walker, a nurse; and real estate developer, Fred McClain of Santa Ana. John and Rosa lived in the house for 7 years before they got a divorce in 1923. Rosa kept this house as a rental for several years. She married Alvin Bauer, a barber, in 1926 and moved to 317 E. First Street in Santa Ana. By 1934 they had divorced and she was living alone at 615 E. First Street in that city. Rosa rented the house out until she sold it to the Harbottle family in 1939. John Harbottle was a retired attorney and his wife, Florence, was the principal at the Silverado School. Their daughter, Marguerite, lived here for several years, and was a teacher with the Orange County School District. They had previously lived in Orange. The house contributes to the historic streetscape of A Street and is one of a row of 4 bungalows which are of a compatible size and shape.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
230 A ST (S.)

DATE:  
1895

STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A truncated hipped roof and prominent enclosed cornice top this large two-story home. A fine gabled roof is visible above the top of the main roof. Wide shiplap siding is typical of that used in houses built during the 1880's. The front facade is symmetrical, having pairs of double-hung windows on each side of a smaller centered pair on the second floor. On the first floor plate glass windows flank a Craftsman-style front porch. Supported by large square columns, the top of the flat-roofed porch is bordered by a railing with plain balusters linking square piers at the corners. A Victorian-style front door, featuring an etched figure of a woman and a recessed bottom panel, is flanked by narrow wood panels on the sides. Wide concrete steps, flanked by stucco-clad piers topped with urns, lead to the porch. A single-story enclosed sun porch on the south side features a pair of french doors, facing front, and a trio of tall, narrow windows facing the side yard. Concrete steps, piers and urns that match those on the front lead to the doors. A large stucco-clad chimney rests on the south side of the house. One of the original tall, narrow windows can be seen on the second floor above the porch. A set of stairs, with lattice trim, have been added to the back of the house. The roof line, massing and siding indicate that this house was probably built in the 1880's. During the Craftsman Period the house was remodeled, with wider double-hung windows installed in the place of many of the original windows, a side porch added, the front porch redesigned, and the piers, concrete steps and urns built. Large trees, lawn, a miniature orange grove, and flowers cover the large yard. A red barn, with a board-and-batten lean-to is located in the rear yard. A wrought iron and brick fence surrounds the property. Although the house is no longer Victorian in style, the Craftsman-style alterations appear to have been made more than fifty years ago and are considered part of the historic fabric.

### SIGNIFICANCE:

George W. Diffenderfer, owner 1894 to 1904, owned several different parcels in this neighborhood and it is believed that the house was built for him. An 1897 photograph of the house shows that it originally had a large front porch and a round turret, typical of the Victorian styles of the era. Emma B. Hield, who owned the house from 1923 to 1958, taught English and was the first vice principal of Tustin High School. She held that post from the school's opening in 1921 to 1944. Frank and Margaret Greinke have owned the house since 1978. This Victorian house, which now appears as a Craftsman, is significant to the City of Tustin for its historical connections with George Diffenderfer, and Emma Hield. The large yard, with barn and mature trees, is typical of the spacious properties which make Tustin unique.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
235 A ST (S.)

DATE:  
1922

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Specialty siding covers the exterior of the California Bungalow depicted above. The medium-pitched front-facing gabled roof is fronted with a matching offset porch roof. Wide and narrow boards are alternated vertically to create the pattern of the gable faces, and a small window is centered in each gable. Single exposed beam ends and exposed rafter tails accent the roof line. The porch is supported by tapered wood posts sitting on square stucco-clad piers. The wood railing features 6-inch-wide boards for balusters. The door, centered with a window in the upper half, appears to be original. A large plate glass window, flanked by narrow casements, looks out onto the porch. Double-hung windows are used throughout the rest of the house. A gabled wing extends to the south near the back of the south facade. A clapboard-sided garage, added at a later time, is located in the rear. This is one of four Bungalows in a row, adding to its significance.

### SIGNIFICANCE:

This property was owned by several people before the house was built by Paul and Mary Anderson in 1922. The earliest post-1889 owner recorded was George Freeman, who came across the country in a covered wagon in 1874. He owned four lots and his estate sold them to George Hubbard, a civil engineer, in 1899. In 1910 Lydia Grace Cudworth bought lots 10-12. Later owners of the three lots were Florence Dawes of Santa Ana, John Cade, a building contractor from Santa Ana, and Sherman Stevens, a prominent local landowner. Mr. Stevens sold the three lots to three individual families. He sold this piece to Paul and Mary Anderson. Mr. Anderson was a bookkeeper. Walter and Fanny Bailey owned the house from 1926 until 1933, when it was inherited from by Adelbert Lutesinger. He apparently used the house as rental property, since the directories do not list him as living there. In 1944 Mr. Lutesinger sold the house to W. S. Lineberger, who in turn, sold it to Lyle and Opal Williamson. He was a fieldman for the Goldenwest Citrus Association. They lived in the house until it was purchased by Clarence Pope, a driver for Fowler Co., and his wife, Retta. The house is significant as one of a row of 4 California Bungalows which depict life as the average Orange County family lived it in the 1920's. All four maintain their integrity and are compatible in shape, size, and materials.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
245 A ST (S.)

**DATE:**  
1908

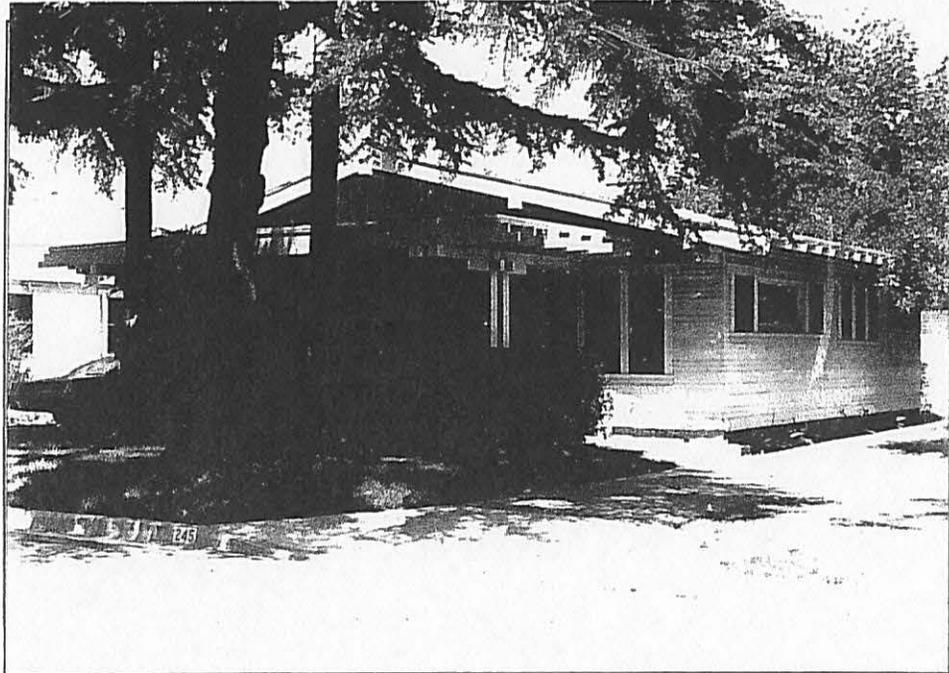
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
E B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A long low-pitched front-facing gabled roof, accented by an Oriental-influenced crest at the peak, single exposed beam ends, lath venting and exposed rafter tails, tops this good example of a Craftsman Bungalow. A flat porch roof, supported by Oriental-style paired square posts and cross beams, extends from the front facade. The solid railing across the front and square porch piers are clad in stucco. Ribbons of multi-paned casement windows occupy each side of the front door. The door and sidelights each contain 15 lights. Specialty siding, featuring two rows of narrow boards for each wide board, covers the exterior. A long, narrow horizontal window, flanked by casement windows, is located on the south side. A mixture of double-hung and casement windows are used throughout the rest of the house. A matching single-car garage is located at the rear. This house is one of a row of nice bungalows, sitting under a row of large trees along the east side of A Street.

### SIGNIFICANCE:

Charles Alvin and Carrie Preston were the first owners of this bungalow in 1923. They were in the meat business in Tustin during the 1920's, 30's, and 40's. They purchased the single lot from Sherman Stevens, a local landowner, on July 9, 1921. Mr. Stevens had purchased three lots in 1920 and subdivided the property to three different families. After Mr. Preston died in the early 50's, Mrs. Preston continued to live in the house until she sold it to a retired couple, Myron and Aline Morris. The house is significant because it is a good example of the Oriental style of bungalow, and because it contributes to the historic character of this block of A Street.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
255 A ST (S.)

**DATE:**  
1916

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

An offset front-facing gable matches the main front-facing gabled roof of the single-storied bungalow on the corner of A and 3rd Streets. Triangular braces accent the gable faces. Elephantine posts, resting on two-toned brick grey brick piers, support the porch roof. A pergola, extending to the south side, is supported by a matching pier and post. Narrow clapboard siding covers the exterior. Large plate glass windows, with transoms above, flank the natural wood front door. A 40's style multi-paned, metal-framed window and a multi-light french door with sidelights are located in the south facade. A matching garage in the rear is reached from Third Street. This house is the last in a row of four bungalows.

### SIGNIFICANCE:

Sherman Stevens, a local landowner and rancher, purchased three lots on the northeast corner of Third and A Streets in 1920. The next year he sold Lot 12 to Alton Alderman, owner of the Tustin Hardware Company, who lived at that time on Walnut Way, but by 1923 had moved around the corner at 200 S. B. Street. Frank F. Bouchard, a teacher at Tustin High School, and his wife, Rena, purchased the property and built the house in 1923. The Bouchards lived in the house in 1924, but moved soon after, turning this house into a rental. Mrs. Rena Bouchard, now a widow, moved back in in 1940. In 1945 she was joined by William and Irene Bouchard. He was in the U. S. Navy. Mrs. Julia Spriggs, a cook, owned the house in the latter 40's and 50's. The house is one of four bungalows in a row which are architecturally compatible and contribute to the historic character of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
302 A ST (S.)

DATE:  
1876

STYLE:  
VICT. - GREEK REVIVAL

SOURCE: RATING:  
E A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

This very rare house appears to have been built in two segments during the 1870's and 80's. The front half, facing A Street, appears to have been constructed first, with the back half being built a few years later. The front porch was enclosed many years later. Two fine Greek Revival pediments, centered with an arched double-hung windows, grace the front and south side of the ell-shaped roof of the oldest section. A piece of fretwork runs across the top of the recessed entry that leads to the front door. The section of the porch with the pair of large double-hung windows was enclosed several years ago. The gabled wing to the north of the front porch is centered with a plate glass window. Topped with an Eastlake-style transom featuring a border of squares of flashed glass. The secondary porch on the north side features a pedimented gable face with fancy-cut shingles. Turned posts, spindlework, and a carved railing ornament the small porch. Both front and side doors are typical of the 1880's and feature 4 vertical and 1 horizontal panel. Fishscale shingles and windows with flashed glass borders accent the pedimented gables in the back half of the house. A double-hung window rests beside a newer door. The double-hung windows with molding-trimmed lintels appear to be original, except for those on the front porch enclosure. The foundation is clad in vertical car-siding. an older board-and-batten garage is located to the rear. This house is significant because it is a rare and fine example of Greek Revival architecture in Orange County.

### SIGNIFICANCE:

This house is believed to have been built in 1876 when owner A.J. Stanley mortgaged the property he had recently acquired from Barbara Ann Lewis, sister of Columbus Tustin. George W. Hubbard owned this house (1884 to 1901) and the entire block, which he planted in oranges. His 40 acre grove on Laguna Road near Tustin was used to raise oranges, apricots, and walnuts. He married Alice Macomber, whose daughter, Clara, grew up here. Clara Macomber acquired the family home in 1921 after teaching in Hawaii and Santa Monica. She taught English on the first faculty of Tustin High School from 1921 to 1945 and continued to own the house until 1953. Because of its rare and well-detailed Greek Revival architecture, this home appears to be eligible for the National Register. Additionally, it is significant for its association with George Hubbard, A.J. Stanley and the Macomers. It is representative of the primary settlement period of Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
160 B ST (N.)  
**DATE:**  
1915

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:** RATING:  
E C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

A high hipped roof, complimented by a pedimented front-facing gable, caps the single-storied clapboard-clad house pictured above. A row of three louvered vents is centered in the gable peak, and a finial caps the top. Curved bargeboards and a flared hood add character to the gable. An aluminum porch roof, with wrought iron supports, has been added to the front facade. A large plate glass window is located next to the porch. A carport has been built along the entire north side of the house.

### SIGNIFICANCE:

John and Alice Dwyer built the Colonial Revival house shown above in 1909. They are listed as living in the Tustin Hotel in 1908 and recorded as receiving the deed for three lots on South B Street in 1909. Mr. Dwyer was a teamster. They built the house and lived here for several years, moving out in 1925. William Jones was the next owner of the property. He sold three lots to Frank Fowler in 1927. In 1934 W. C. and Lena Poh bought the house and lived there for several years. This house is one of the few examples of Colonial Revival architecture. However, the alterations, new metal awning in front, and carport on the north side alter some of its character.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

140 -A B ST (S.)

**DATE:**

ca. 1925

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

E C

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Located behind the Spanish Colonial building at 140, this single-storied California Bungalow is now clad in asbestos siding. The low-pitched gabled roof has a shed-style addition on the north side. A plate glass window, flanked by double-hung windows, is located beside the front door. There is a second door in a lean-to to the north of the main entry. This house is on the same property as 140 B S. B Street.

**SIGNIFICANCE:**

This and unit "B" on this property have been rental cottages for several years. They are located behind a large Spanish Colonial home which has been significantly altered, and therefore placed in the "D" category. Harold Duff purchased the property from William and Lena Poh, local ranchers, in 1948. He lived in the big house until Marcia and Albert Sonnenberg bought it in 1954. Mr. Sonnenberg was an electrician. He used this cottage as a rental. This house is not visible from the street, but is included here because it retains much of its original integrity.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
140 -B B ST (S.)  
**DATE:**  
ca. 1925

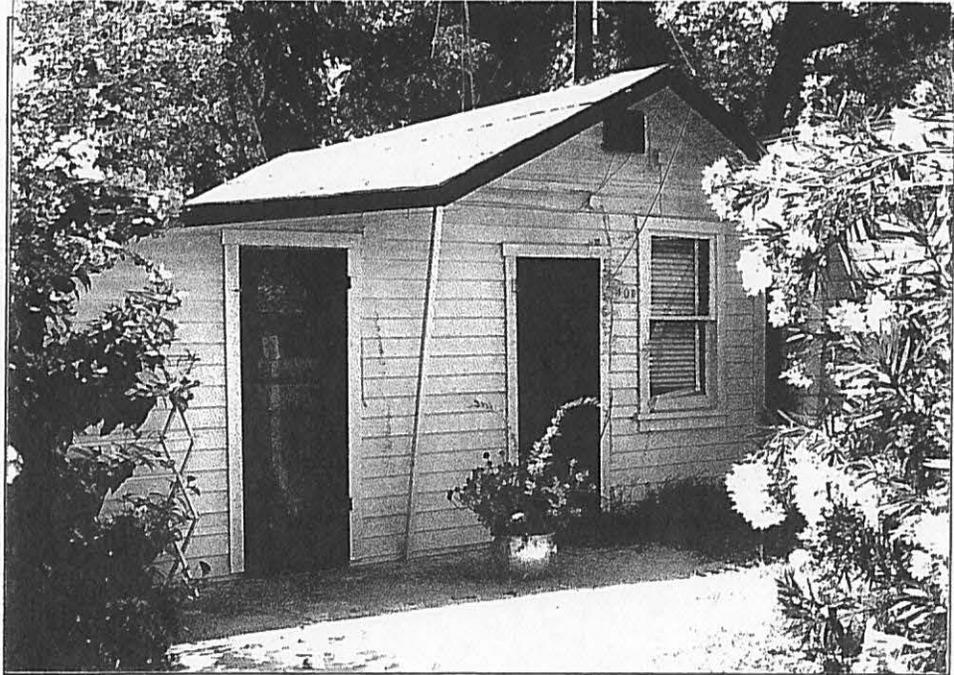
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Constructed in the 1920's, the single-storied cottage shown here is topped with a gabled roof. Medium-width clapboards cover the exterior. The multi-paned door on the north is typical of the 1920's and 30's. The door with the window near the top is older. Double-hung windows are used throughout the rest of the building. This cottage is located behind the large altered Spanish Colonial building at 140 B Street, and adjacent to 140 A South B. St.

### SIGNIFICANCE:

This and unit "A" on this property have been rental cottages for several years and are located behind a large Spanish Colonial home which has been significantly altered. Because of the alterations it has been placed in the "D" category. Harold Duff purchased the property from ranchers William and Lena Poh in 1948. He lived in the big house until he sold it to Marcia and Albert Sonnenberg, who bought it in 1954. Mr. Sonnenberg was an electrician. He used this cottage as a rental. This house is not visible from the street, but is included here because it retains much of its original integrity.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
200 B ST (S.)

**DATE:**  
1923

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

The front porch of the single-storied California Bungalow at the corner of B and 2nd Streets has been enclosed with a row of plate glass windows topped with a rectangular transoms. The offset porch gable, clad in alternating wide and narrow vertical boards, matches the main front-facing gable of the house. The house is clad in medium-width clapboards. The original stucco-clad elephantine porch piers have been incorporated into the design for the porch. A large plate glass window, with a plain transom above and double-hung sidelights, is located to the north of the enclosed porch. Double-hung windows are used throughout the rest of the house. A flat-roofed addition projects from the back of the north side of the house. The ends of the pergola roof extend from the roofline. A single two-story clapboard-clad garage, which matches the house, is located at the back, and is entered off of Second Street. This house has added significance because of the large yard, trees, wide lot and old-fashioned country setting.

### SIGNIFICANCE:

Alton and Leona Alderman, the owners of the Tustin Hardware Company, built this bungalow in 1923, and moved from their previous home on Walnut Way in Tustin. They continued to own the house until 1939. Alton died in 1938. Leona Alderman rented the house out until she sold it to Robert G. and Ann Elmore in 1952. He was an employee of the Eltiste Company, a well-known tractor and equipment sales organization. They continued to live in the house for several years. The house is in very good condition, is a good example of a California Bungalow, and contributes to the historic streetscape of South B Street.

CITY C

ADDRESS:  
202 B ST (S.)

DATE:  
1920

STYLE:  
CRAFTSMAN BUNGALOW

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



**DESCRIPTION:**

A good example of an Airplane-style Craftsman Bungalow, the two-story house at 202 S. B Street sits near the back of the lot, behind a small grove of mature fruit trees. Airplane-style bungalows are so called because they have a smaller section on the second floor that looks like a cockpit, and a larger ground floor with a low-pitched front-facing gable that looks like wings. The second floor of this house is topped with a front-facing gabled roof, accented with triangular braces, vertical lath venting, and exposed rafter tails. Single-light casement windows are used throughout the house, including the front and sides of the second floor. Wood shingles cover the exterior of the house. The wide, low-pitched roof of the first floor extends beyond the sides of the second floor section. The front porch has been enclosed with vertical wood siding and screens. A carport to the north of the house is of more recent vintage.

**SIGNIFICANCE:**

Frances and Ila Mae Primrose have lived in this house for over 40 years. He worked for the Utt Juice Company for several years. Well-known in the Tustin area, the Primrose family, including several brothers and sisters, came from Arkansas during the 1930's to settle here.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
230 B ST (S.)

DATE:  
1885

STYLE:  
VICTORIAN

SOURCE: RATING:  
E C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

The bottom half of this house, with its wide shiplap siding, was built in the 1880's, and the top half, featuring Craftsman-style gables and windows, and roof, was added about 1910. The shiplap siding, edged with corner boards, is used throughout the first floor, except for the flat-roofed addition on the front facade, to the north of the center wing. The gable faces are ornamented with fancy-cut wood shingles, single exposed beam ends, row of rod trim across the bottom and the vertical lath ventwork are all characteristic of Craftsman architecture. A pergola, supported by a single square wooden column, shelters the front doors. The door in the south side of the front wing is 1880's in style and features a single pane of glass in the top half. The door at the back of the pergola is ca. 1915, and also has a large plate glass window in its top section. A plate glass window, topped with a transom and flanked by double-hung sidelights, is centered in the front wing. A small single-paned window rests beside the front door. The foundation is comparatively new and made of concrete. The large lot contains many large trees and a shed and garage in the rear.

### SIGNIFICANCE:

The bottom half of this house dates to the 1880's, but the roof and gables appear to have been added about 1910. Sometimes this peculiar circumstance resulted when a fire burned the roof of a house and it had to be replaced. The earliest recording in the post-1889 records in the county assessor's office lists the sale of the parcel, which encompassed the three lots on the northwest corner of South B. Street, from Andrew Waterman to James Callaham (1903). In 1906 the property was sold to Philip and Kate Ebel. They were local ranchers. They also bought and sold property around Tustin, sometimes becoming the mortgage holder for the new owner. The Ebels continued to live in the house for many years. Kate Ebel died in 1952 and Philip married again. In the 1950's the property on the corner was sold and the former Presbyterian manse was moved there. The Ebels continued to live in this house through the 1960's. As one of the pre-1890 homes in Tustin, this residence contributes to the historical legacy of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
250 B ST (S.)

**DATE:**  
1912

**STYLE:**  
CRAFTSMAN BUNGALOW

**SOURCE:**    **RATING:**  
E                    B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Specialty siding, alternating narrow and wide boards, covers the exterior of the first floor of this one-and-one-half-story Tudor-style Craftsman Bungalow. A row of three matching double-hung windows, with shutters added in between, accents the wood-shingle-clad front gable. Heavy single exposed beams and a hipped Tudor-style peak add interest to the prominent gable. The rear section of the roof features side-facing gables and a shed-style dormer, with casement windows. Another shed-style dormer and casements have been added to most of the south side. The porch, which appears to have been added several years later, features a hipped roof, supported with pairs of heavy wood posts. Plain brackets adorn the corners and delicate latticework fills the space between the posts. A row of three multi-paned casement windows, with shutters added, is located to the south of the porch and two pairs of the same style windows have been placed on the north side. Brick wainscotting has been added to the front facade. The front door features a quartet of beveled glass windows at eye level and is flanked by multi-paned sidelights. A brick chimney is located on the south side facing Second Street. The large yard has several mature trees. The Tudor architectural elements add much to the architectural significance of this home.

### SIGNIFICANCE:

This house served as the minister's residence for the Tustin Presbyterian Church from 1914 to 1960, but was moved to this site in 1953. (Originally it was located at 201 West Main Street.) Ministers residing in the house included William S. Mc Dougall-1914 to 1926, Samuel F. Shiffler-1927 to 1931, J. Stuart Hydonus-1932 to 1934, Calvin K. Duncan-1935 to 1944, and Karl J. Christ-1945 to ca 1960.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

300 -302 B ST (S.)

**DATE:**

1926

**STYLE:**

COLONIAL REVIVAL - 20S

**SOURCE: RATING:**

T

C

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A low-pitched front-facing gabled roof, accented with vertical lath venting and single exposed beam ends, tops this single-storied duplex. Specialty siding, with 2 narrow boards alternating with one wide board, covers the exterior. Four round columns support the roof. There is no railing and the porch floor is concrete. A pair of wide double-hung windows, with mullioned borders and corners in the top half, are centered in the front facade. The front doors are located on each side of the windows and feature a row of windows at eye level with a shelf and knobs below. Wide double-hung windows are used throughout the rest of the house. A two-story matching garage in the rear faces Third Street. It features a front-facing gabled roof accented with single beam ends, double-hung windows on the second floor, and a covered entrance and stairs on the east side, and wooden garage doors. The landscaping and trees are an asset to the property.

**SIGNIFICANCE:**

The 1920's Colonial Revival duplex at 300-302 S. B St. is one of three properties in a row which were built as rental properties. They did not have separate owners until 1951, when the estate of the last owner of all three properties, Mary Kirby, was settled. None of the early owners appears to have lived in any of the homes. R. L Eddy inherited 5 vacant parcels from Sarah Eddy in 1917. In 1920 he deeded the property to Charles Artz, the owner of the Tustin Mercantile Company. He sold it to Charles L Conant, a teller at the 1st National Bank. The next owner, O. T. Johnson of Santa Ana appears to have built the houses at 310 and 320 in 1920. He sold the two houses and this lot to William Kirby in 1922. He built this duplex and the garage behind it in 1926. However, the Kirbys continued to live in their residence at 406 W. Third Street for several years. He was a driver for the Tustin School District. William Kirby died in 1936, and Mary Kirby continued to own the property until her death in 1950. At that time this duplex was sold to Walter Barber. He and his wife, Lora were retired and lived at 140 N. Batavia in Orange. In 1958 Milton Wood became the owner. This duplex is of a pleasing design, is well-maintained and contributes to the historic streetscape of the district. It matches the scale of most of the homes along B Street.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
310 B ST (S.)

**DATE:**  
1920

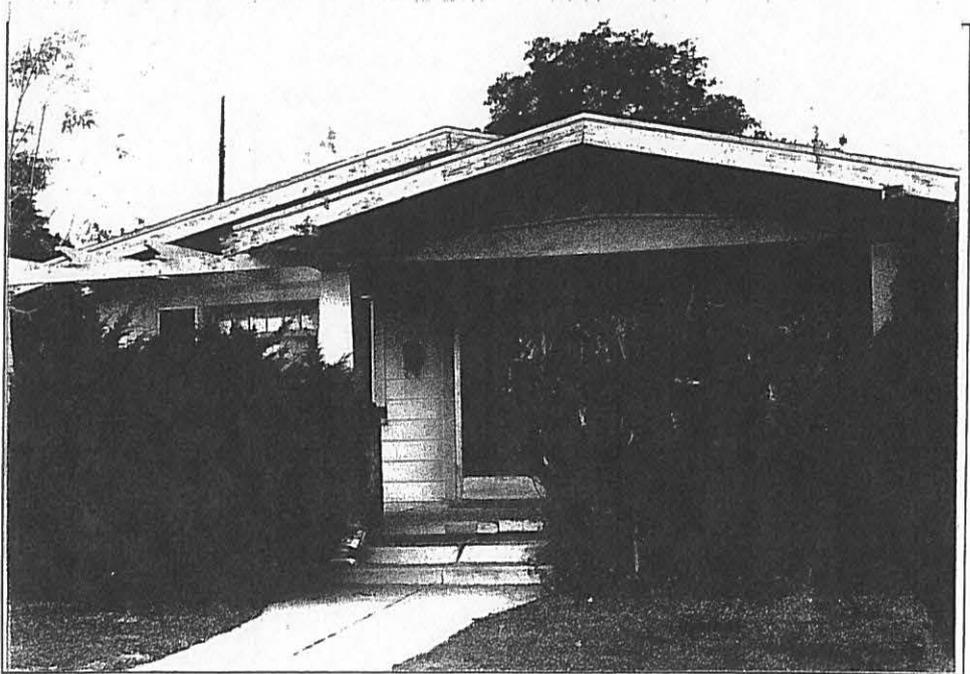
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A low-pitched, offset front-facing gabled porch roof, which matches the main front-facing gabled roof, makes this house a typical California Bungalow. Variegated vertical lath venting, single exposed beam ends, and exposed rafter tails accent the roof. The frieze above the porch slopes up toward the center. Asbestos shingles now cover the exterior. Elephantine posts, sitting on square brick piers, support the porch roof. The piers are constructed of two colors of grey brick. A pergola on the north side shelters a plate glass window, topped with a multi-paned transom and flanked with double-hung sidelights. A matching window overlooks the porch. Double-hung windows are used throughout the rest of the house. A matching single-car garage is located in the rear. This house is almost a twin of the one at 320, to the south.

### SIGNIFICANCE:

This is the center house of three single-storied homes built on lots 11 and 12 of Block G of the Tustin City tract by the same owner. R. L. Eddy inherited 5 vacant parcels (the entire northern half of the block) from Sarah Eddy in 1917. He sold the entire parcel to Charles Artz, the owner of the Tustin Mercantile Company 1920. Charles Conant, a teller at the First National Bank, purchased the property from Artz and immediately sold it to O. T. Johnson of Santa Ana. Johnson built these two bungalows of similar design in 1920. Two years later William Kirby bought the houses and added the duplex on the corner. He was a driver for the Tustin Grammar School District. He continued to own the property until he died in 1936. Fifteen years later, in 1951, his wife, Mary, died and the property was divided into three separate parcels. Harold J and Dorothea Carson purchased this home at that time. He worked in his father's gas station, Carson and Golding, located at 305 D Street. Four years later the Carsons sold the house to Stella Bogarty. She was a waiter at Ruby's restaurant. Although this bungalow does not appear to be significant on its own, it does contribute to the historic streetscape, and is of a compatible size and scale for the district.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
320 B ST (S.)

DATE:  
1920

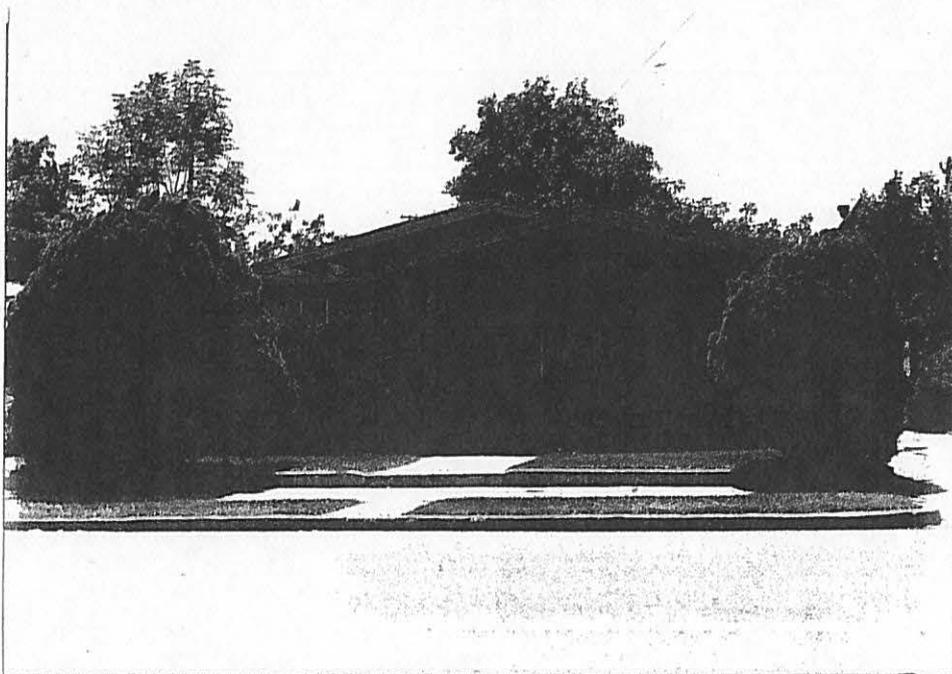
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A low-pitched front-facing gabled porch, which matches the main front-facing gabled roof, tops the California Bungalow at 320. Except for the slight difference in porch widths, this house is a twin to the house on the north at 310. Asbestos siding now covers the exterior. Tapered elephantine posts, resting on piers of two colors of grey brick, support the porch roof. Plate glass windows, topped with plain transoms and flanked by double-hung sidelights, flank the front door. Double-hung windows are used throughout the rest of the house. Trellises have been attached to the front of the house. A carport has been added to the north side.

### SIGNIFICANCE:

One of three bungalows in a row that were constructed as rental property, the house shown above is very similar in style to the one next door at 310. Sarah Eddy owned the northern half of the block between A and B, facing Third Street until her death in 1917. The property passed to R. L. Eddy, who sold it to Charles Artz, a prominent local grocer. He deeded the property to Charles Conant, a teller at the First National Bank of Tustin. He, in turn, sold the property to O. T. Johnson, who built the two houses at 310 and 320 in 1920. William Kirby, a driver for the Tustin Grammer School District, and his wife, Mary, became the owners in 1922. They lived at 406 W. Third and, later, at 305 S. B. Street. In 1936 William Kirby died and Mary inherited the property. She lived until 1951 and upon her death the parcels were separated and the houses sold to three different families. Paul Pinkerton, an employee of the Hatch Poultryman's Coop Association of Southern California, became the new owner in 1951 and lived here until 1955. The duplex contributes to the historic streetscape of the TustinHistoric Resources District and is compatible in size, and shape with other historic neighborhood homes.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

350 B ST (S.)

**DATE:**

1881

**STYLE:**

VICT. - GREEK REVIVAL

**SOURCE: RATING:**

E A

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

HEWES HOUSE

**DESCRIPTION:**

This fine two-storied Greek Revival/ Italianate house is a County Landmark. The prominent medium-pitched gabled roof which is visible from B Street projects from a rectangular truncated hip roof that tops the back half of the house. The gabled section is accented with returns and enclosed eaves while the truncated portion is bordered with wrought iron cresting. The exterior is clad in wide shiplap siding. The balustrade bordering the second floor balcony was added in the 1890's when the second floor was remodeled. The turned posts and balustrade which supports the porch roof are original and feature square posts with flared bracketed capitals. The frieze is decorated with dentilwork, molding-trimmed horizontal panels, and teardrops. The windows on the first floor are tall and narrow, with arched tops and flared cornices, decorated with scallops, which reach to the porch ceiling. Those on the second floor are double-hung with square tops. The double front doors are accented by large plate glass windows in the top two-thirds and molding-trimmed paneling below. The centerpiece of the front facade is the wide wooden staircase, accented with elaborate newel posts and turned balusters. The square bay on the south side features a trio of arched windows on the front and a matching window on each side. Ornate brackets and turned posts delineate the windows. The mansard roof of the bay is clad in fishscale shingles and topped with a balcony bordered with a plain wood balustrade. The porch in the rear (southwest) corner is original and is identical to the front porch. An open porch, edged with a plain balustrade runs across the entire rear of the second floor. The north side faces the back yard and is accented by a second-floor balcony with elaborate carved brackets. The very large lot is shaded by several mature trees. A slumpstone and wrought iron fence along the back and side was installed in the late 1970's. The double garage was built in the 1940's and is virtually hidden in the back northwest corner. This house is architecturally significant because of its unusually fine attention to detail, using the best in building materials and craftsmanship, and because it is probably the finest example of Italianate architecture in Orange County. It retains almost all of its 1880's and 90's integrity.

**SIGNIFICANCE:**

The Hewes House is a County Point of Historical Interest. David Hewes, who built this fine Italianate home in 1881 and lived here until 1890, and rented it out until 1915. Hewes was probably Tustin's wealthiest pioneer. He made his fortune and established his place in California history prior to his move to Tustin. He is renowned for having donated the golden spike used to mark the completion of the Transcontinental Railroad in 1869. While living in this house he played a major role in the establishment and construction of the Tustin Presbyterian Church. His ranch covered most of the present El Modena and North Tustin area and had a profound impact on the economy and agriculture of the area. Benjamin F. Beswick, who owned the house from 1919 to 1945, was the superintendent of the Tustin Elementary School from 1916 to 1923. Because he felt that the school teachers should live in Tustin, he altered the second story of the house in order to add bedrooms and a bath. He also saw that the teachers attended the Tustin Presbyterian Church. Significant as a superior example of Italianate architecture, and for its associations with David Hewes and Benjamin Beswick, the house is also representative of Tustin's primary settlement period.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
450 B ST (S.)

**DATE:**  
1924

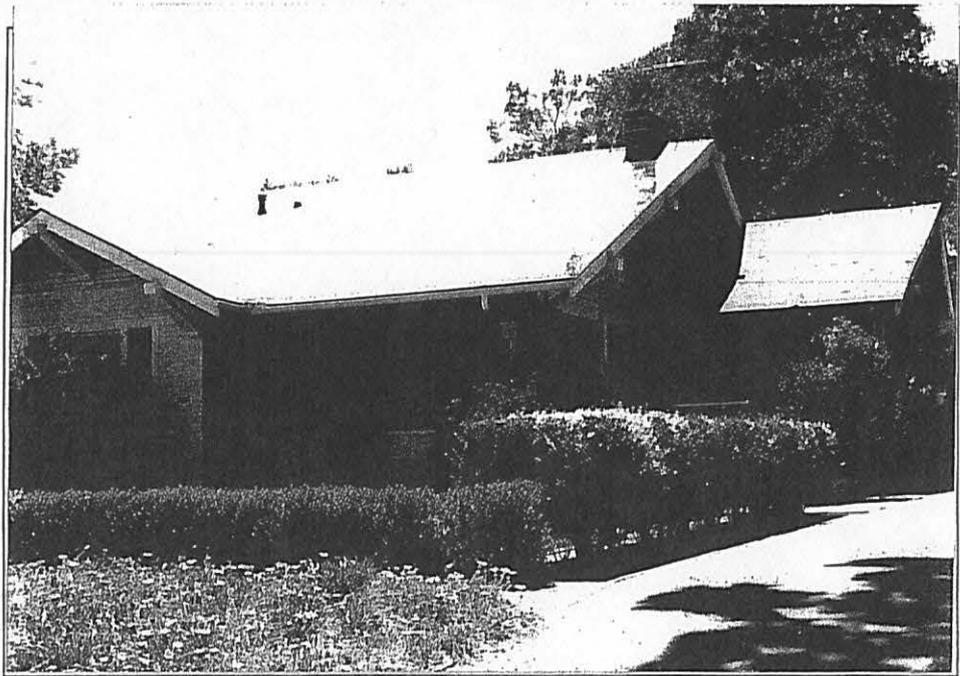
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A side-facing gabled roof, featuring a front-facing gabled wing on the south side of the east-facing front facade, caps the single-storied Craftsman Bungalow shown above. Horizontal lath venting, triangular braces with scroll trim at the bottom, and exposed rafter tails decorate the roof line. The exterior is clad in narrow clapboard siding. The recessed porch in the northeast corner is supported by a large square brick column with a concrete cap. The foundation, a pier beside the porch steps and the chimney, located on the north side, all match the column. The wooden porch railing is a combination of pairs of vertical posts with one narrow and one wide band placed horizontally to form the rails. An open concrete porch, a continuation of the recessed porch, extends to the north side and is bordered with a matching railing and brick pier. The fine Craftsman-style front door is accented by three large separate beveled glass panes near the top and long narrow panes of beveled glass on each side. Extended lintels top each window and door. A plate glass window, plain transom, and jalousied sidelights are centered in the wing to the south of the front porch. The same arrangement is located beside the front door. A car-siding-clad garage is located in the rear.

### SIGNIFICANCE:

Lola Townsend, a teacher at the Tustin Elementary School, lived in this Craftsman Bungalow during the 1950's. Mrs. Myrtle Hendricks rented the house in the rear. The liberal use of roof decoration, the large Craftsman front door, the open porch on the north side, and the Oriental-influenced railing add much to the Craftsman appearance of this home. It is significant as a contributor to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
510 B ST (S.)  
**DATE:**  
1922

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**    **RATING:**  
T                    C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A low-pitched side-facing gabled roof caps the single-storied house at 510 S. B Street. Triangular braces accent the corners of the front-facing gable. Medium-width clapboard siding covers the exterior. A pair of multi-paned casement windows, flanked by shutters, faces the street and is matched by another set on the north side of the front door. Three full-length multi-paned windows form the face of the cantilevered near the southeast corner of the front face. The multi-paned entrance door is located in the north side of the front-facing wing. A matching double garage is located in the rear.

### SIGNIFICANCE:

Mrs. O. A. Park was the owner/resident of this Craftsman home in 1956. This house contributes to the historic streetscape of the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
530 B ST (S.)

**DATE:**  
1923

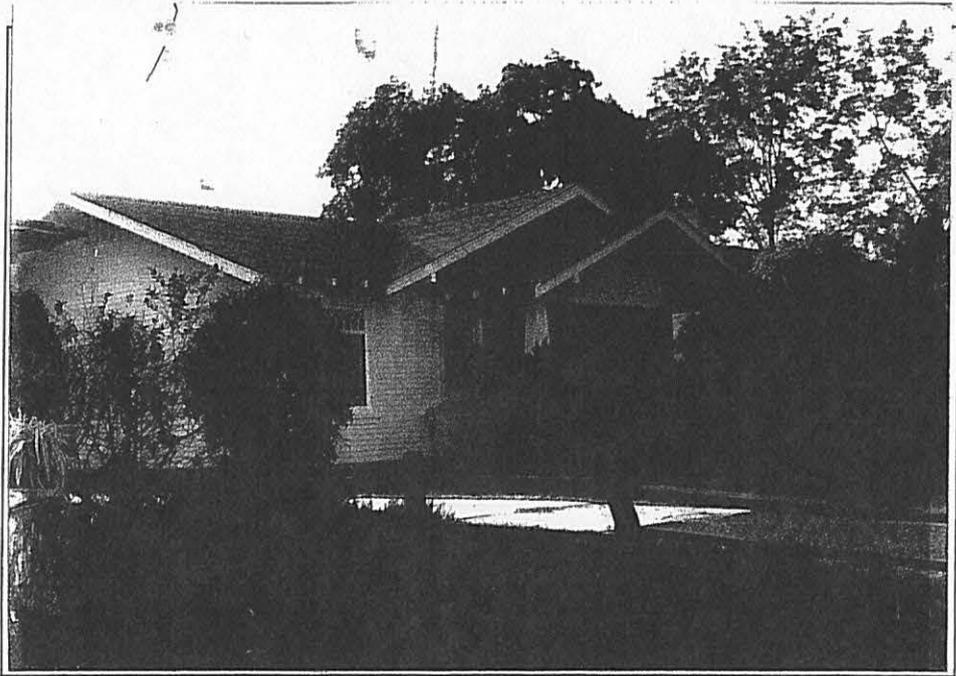
**STYLE:**  
CRAFTSMAN

**SOURCE:** T      **RATING:** B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Single-story and topped with a side-facing gabled roof and projecting double-gabled front-facing wing, the residence shown above is clad in narrow clapboard siding. Single exposed beam ends, vertical lath venting and exposed rafter tails decorate the roof line. The porch is supported by tapered wood posts, trimmed in molding, and resting on brick piers with concrete caps. The multi-paned front door is flanked with matching pairs of double-hung windows on each side. The concrete porch has no rail. A large plate glass window near the south end of the front facade is topped with a diamond-paned transom. Double-hung windows are used throughout the rest of the house. A matching single garage, topped with a front-facing gabled roof with ventwork that matches that on the house, is located in the rear.

### SIGNIFICANCE:

Ralph Cruzen built this pleasant bungalow in 1923, after purchasing the lot from Roy Russell, a prominent local property owner and developer. He was in the real estate business in Santa Ana and purchased much of this block from Jasper Leck in 1922. He sold the lots to individuals who constructed their own homes. The Cruzens lived in this house for over 40 years. A pleasant example of a Craftsman Bungalow, this house contributes to the Tustin Historic Resources District. It has added significance because of its connections with Roy Russell.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

1331 BRYAN AVE

**DATE:**

ca. 1928

**STYLE:**

COLONIAL REVIVAL - 20S

**SOURCE: RATING:**

E B

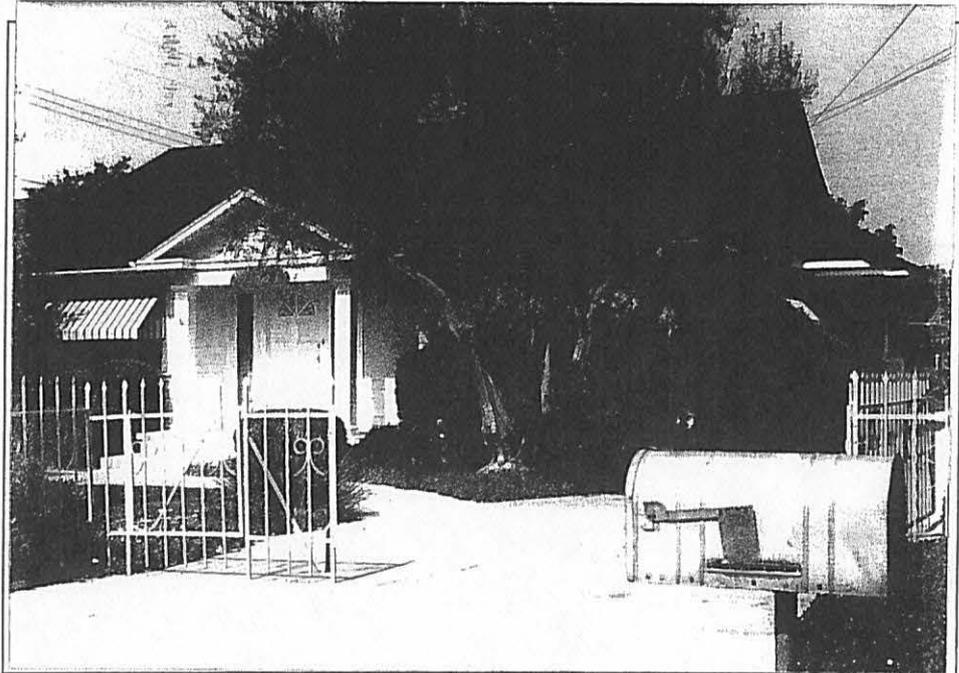
**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

Surrounded by a large well-tended lawn and wrought iron fence, the single-storied Colonial Revival home shown above is symmetrical in shape, with a side-facing gabled roof and centered front porch. The pedimented front-facing gabled porch, accented with a fan-shaped vent and enclosed eaves with returns, is supported by a pair of large square wooden columns, trimmed in molding. The floor is concrete and there is no railing. The front door features a fanlight window at eye level and is flanked by a pair of multi-paned sidelights. Large multi-paned windows, with sidelights, occupy the space on each side of the front door. Side-facing gabled wings extend to each side of the main rectangle and a square bay accents the east side, near the front. There is a gazebo in the back yard. The house and garden are surrounded by a row of orange trees, symbolic of the days when the house stood as the center of an orange grove.

**SIGNIFICANCE:**

Charles Sauers was the original owner of this house. Aubrey Glines purchased it and several acres of oranges in 1938 and lived there for over 20 years. The home is a typical grove home and still has a large yard and outbuildings. It is architecturally significant and is in fine condition, retaining most of its original integrity.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
153 C ST (N.)

DATE:  
1890

STYLE:  
VICT-ITALIANATE/CRAFTSMAN

SOURCE: RATING:  
T B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

The wide shiplap siding and the tall narrow windows with peaked cornices indicate the age of this single-story home as approximately 100 years old. However, it has had some Craftsman alterations, now considered part of the historic fabric of the house because they are over 50 years old. The front-facing gabled roof and matching porch, both accented with exposed rafter tails, were added about 1910-15. The porch is supported by elephantine wooden posts, resting on red ruffled brick piers. The floor is concrete. A pair of double-hung windows and the front door are located in the front facade. The inverted door features vertical panels with molding trim with diagonal corners. A slanted bay window near the back of the south side features a plate glass window and plain transom with double-hung windows in the slanted sections. Original windows with peaked cornices can be seen on both the north and south sides. A ca. 1910 double garage is located in the rear.

### SIGNIFICANCE:

This ca. 1890 home is the oldest on the street and may have been moved from another location. This tract was opened up in 1922 by Herbert H. Hannaford. He and his wife, Eleanor, were ranchers who lived on Prospect Avenue near Seventeenth. On August 22, 1924 this lot and house were sold to Cleo Gordon and Rhoda May Poh. He was a driver for the Van Dien-Young Company and they lived at 215 Bonita Street. The house served as a rental while they owned it and was purchased in 1927 by M. B. Harwell. It appears that Mr. Harwell also rented the house out. In 1935 the new owners were Hubert and Leta Riggan. They owned a service station on 401 S. Main in Santa Ana. The Riggans stayed in the house until they sold it to Carl and Jessie Focht in 1945. Mr. Focht was a custodian for the Tustin Elementary School District. The Fochts continued to live in the house for several years. As representative of Tustin's early settlement period, the house achieves a certain automatic significance. It sits along a street of historic homes built during the 1920's and is compatible in size and style with the historic character of the neighborhood.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
183 C ST (N.)  
DATE:  
1925

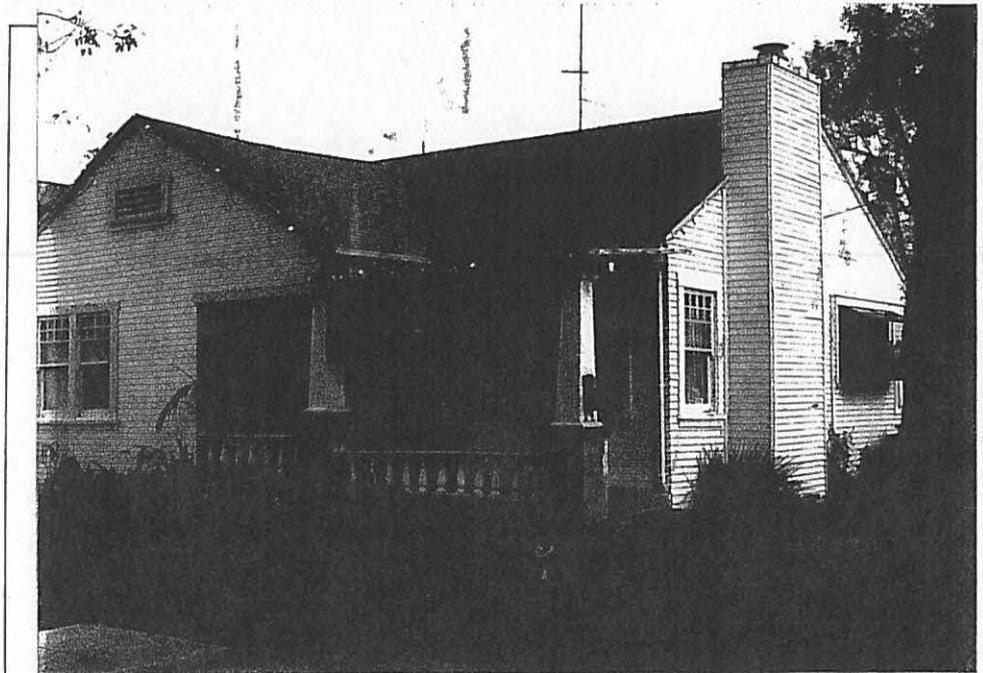
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

Narrow clapboards cover the exterior of the single-storied ell-shaped house at the end of North C. Street. Gables are located on the north and south sides and the north side of the front facade. A louvered vent is centered in the front-facing gable. A pergola-style porch roof, accented across the front with a row of carved rafter tails, is supported by tapered wood columns, resting on square stucco-clad piers. Classical turned balusters run across the front of the porch. A plate glass window, topped with a multi-paned transom and flanked by multi-paned double-hung sidelights, looks out into the pergola. Mullioned windows flank the new clapboard-clad chimney on the south side. This same style window is used throughout the house.

### SIGNIFICANCE:

The developers of this land were Herbert and Eleanor Hannaford, ranchers who lived on Prospect Avenue near 17th Street during the first quarter of the 20th century. They subdivided Lots 1 through 15 and sold this lot to George and Charlotte Phelps in October of 1925. A few days later, the Phelps broke ground for this nicely-detailed Craftsman Bungalow, completing the structure in January of 1926. They lived at 342 Poplar in Laguna Beach for many years following the construction of the home. Mr. Phelps was a painting contractor. Upon his retirement in 1945 they moved to this house. George died in 1956 and Charlotte sold the house to Albert Newbrander in 1957. The house is significant because it is a good example of Craftsman Bungalow. Although this street is not a formally-recognized historic district, it is lined with single-storied bungalows and this house is compatible in size and style to the others on the block.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
245 C ST (S.)

**DATE:**  
1912

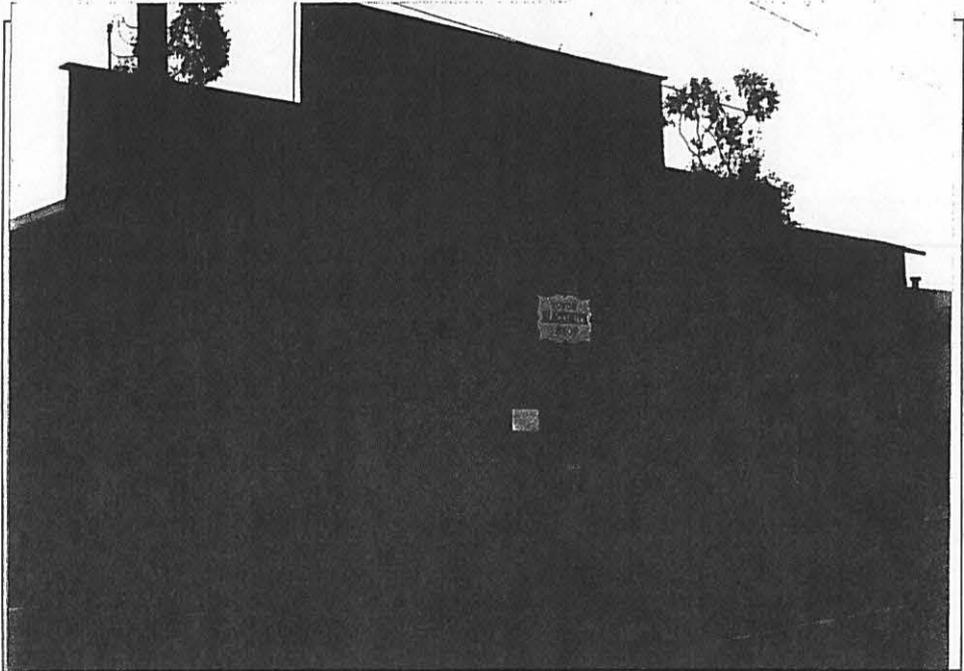
**STYLE:**  
WESTERN FALSEFRONT

**SOURCE:**    **RATING:**  
E                    A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**  
BLACKSMITH SHOP



### DESCRIPTION:

An asymmetrical western falsefront forms the front facade of this blacksmith shop. It has had the same use since its construction in 1912. A front-facing gabled roof, clad in corrugated metal, connects to the back of the false front. The front is also clad in sheets of corrugated metal with a flat piece of metal forming a flat edge along the top. The north and south sides are clad in corrugated metal. Large sliding freight doors, located on the north half, slide on a metal track. A shorter freight door is placed immediately to the south of the taller door. Two additional doors and a small window occupy the south end of the front facade. All of the doors are made of wood.

### SIGNIFICANCE:

The blacksmith's shop was established on this site between 1912 and 1920 (sources differ) and has been in continuous operation ever since. The blacksmiths were: Thomas J. Wilson (19?? to 1939), Hans Johnson (1939 to 1951), Victor Anderson, Sr. (1951 to 1960), and Victor Anderson, Jr. (1960 to present). Anderson, Jr. is believed to be the last blacksmith operating in Orange County. One of the last vestiges of Tustin's most important industry, agriculture, this blacksmith shop has played a significant role in Tustin history. It retains much of its original integrity and the Western Falsefront architecture is one of the few remaining examples of this type of building still existing in Orange County.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
275 C ST (S.)

**DATE:**  
1913

**STYLE:**  
PERIOD REVIVAL - MISSION

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

A shaped Mission-style parapet, topped by a Moderne-style ledge and flanked by plain pilasters, tops the single-storied commercial building shown above. It is constructed of poured-in-place concrete. A number of alterations affect the character of the building. They include the covering or replacement of the original transom which ran across the top of the windows, the front windows, the recessed centered entryways on both the front and west sides, and the 50's-style doors in the entries. The basic concrete structure remains unaltered, however.

### SIGNIFICANCE:

The building was built in 1913 or 1914 by Robert J. Wiley to house a Chalmers automobile agency. Wiley was later a partner of Charles Bowman in the fumigating business. William Huntley and Nickolas Gulick (owners 1915 to 1917) started their Tustin Garage in the building, then relocated to 560 El Camino Real. Bowman and Ritchey (later Bowman and Wiley) Fumigating operated from this building. Charles Bowman (owner 1917 through mid 1920's) was a member of one of Tustins early pioneer families. His agricultural fumigating business fumigated orange groves in the area. More recently, the building provided meeting space for the Tustin City Council (1960 and early 1970's) and a site for the Montmartre School of Russian Ballet (1960's to present). Playing a significant role in Tustin history, this commercial building is one of only 15 or so commercial buildings in the City. It contributes to the Tustin Historic Resources District in that capacity. In addition, it is significant for its association with Bowman, Wiley and Ritchey and as a meeting place for the Tustin City Council.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
300 C ST (S.)

DATE:  
1951

STYLE:  
MODERNE

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:  
SCHOOL & BELL



### DESCRIPTION:

Constructed of poured-in-place concrete, the imposing school administration building and auditorium are significant to the city of Tustin. The front facade is topped by a peaked parapet, with flat rectangular sections forming wings at the sides. Narrow vertical windows flank the recessed center section. A large multi-paned stationary window is centered in the recess. A large concrete plaque, trimmed with a border of acanthus leaves, features a concrete banner and wrought iron words announcing that this is the location of the Tustin Unified School District Administration Office. Wings to the north and south are topped by side-facing red-clay-tile-clad gabled roofs and supported by large square stucco-clad columns. The recessed porches which run across the front of each wing are Mission-influenced. The wing on the north side is much larger than the wing on the south side. There are a number of additions on the back. Tustin's first school bell (1883) has been restored and is on display in front of the building.

### SIGNIFICANCE:

The Tustin Unified School District Administration Building, built in 1951 on the grounds where the Tustin Grammar School once sat, is a landmark of the future. The building, with its tile-roofed stucco-clad wings was built as an auditorium, cafeteria, and additional classrooms for the grammar school. Many who lived in Orange County during the 1950's will remember the Tustin Playbox performances which were held here each summer. The Playbox was a proving ground for budding Southern California performers. After the main grammar school buildings were torn down in the 1960's, this building became administrative offices. The prized historic school bell, cast by Meneely and Company of West Troy, New York in 1883, has been restored and sits in front of the building. It once called the children to school at the two-story Victorian school building once located on Third Street. This administration building is one of the few pre-1960 Tustin school buildings remaining in the city.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
305 C ST (S.)

**DATE:**  
1886

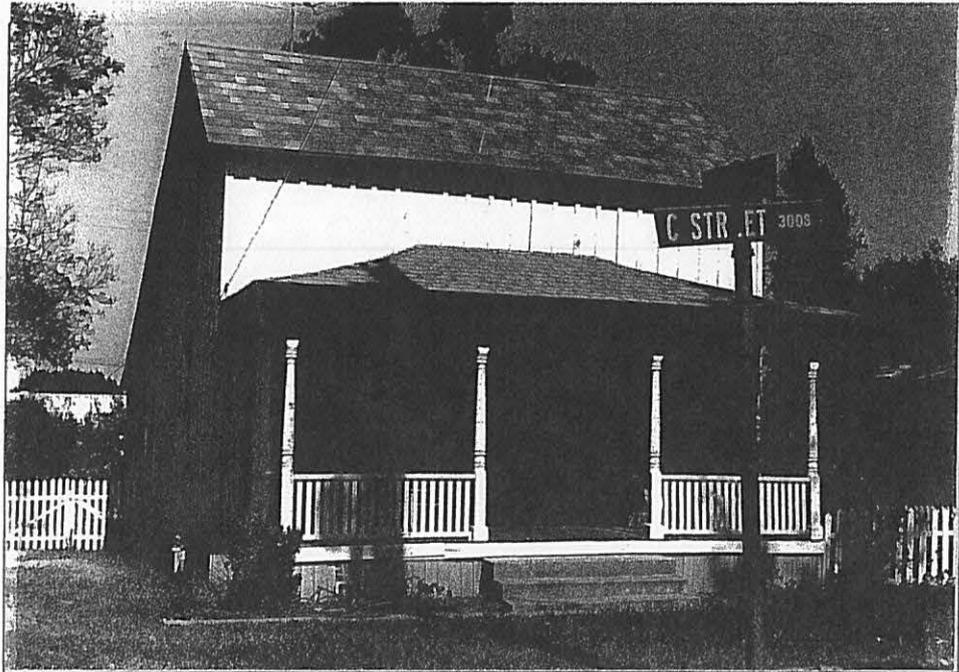
**STYLE:**  
VICT.-BOARD AND BATTEN

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

One of the few board-and-batten houses still surviving in Orange County, this two-storied house has few discernable alterations. Capped by a side-facing gabled roof which slants downward at the back, the house features 2-over-2 double-hung windows in the center of each gable. The eaves are enclosed. The full porch is topped with a hipped roof and also features enclosed eaves. Turned posts, connected by a plain balustrade with closely-spaced balusters, support the porch roof. 2-over-2 windows flank the centered front door, which appears to be original. The inverted cross door is accented with molding bordering each vertical panel. Because of the break in the roof on each side, at a spot where the eaves would logically end, it appears that the back section was added on. Because the materials, including the 2-over-2 windows, match the original it appears the addition was done very soon after the original construction.

### SIGNIFICANCE:

Mary Tustin, the original owner of the house (ca 1886), was the wife of Columbus Tustin, founder of the City of Tustin. The Tustins had the building moved to this site around the turn of the century, with the aid of logs and mules. The house was owned by members of the Tustin family until 1943, but Fannie, Tustin Platt and possibly Mary Jane Tustin Nicoles were the only ones who lived here. The house was rented in the 1930's to George Chandler and his family of nine children. Ralph and Louise Lindsay have owned the house since 1945. Ralph owned a shoe repair shop in the Knights of Pythias building, but is best known as a volunteer fireman, serving as Fire Chief from 1951 through 1959. Because this house is a rare example of a primary settlement period building, retains most of its original integrity and was strongly associated with the Tustin family, it appears eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
315 C ST (S.)

**DATE:**  
ca. 1910

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A row of dentil work adds a classical touch to the single-story home at 315 C Street. A front-facing gabled roof, centered with a small window and accented with triangular braces, caps the clapboard-sided house. The south half of the front facade contains a recessed porch with tapered square columns, resting on a solid clapboard-clad railing. A double-hung window is centered in the north half, while a matching window looks out over the front porch. Double-hung windows are used throughout the rest of the house. The front door features a large window in the top half. A matching single garage in the back has a carsiding-clad door and a ca. 1880 walk-in door immediately adjacent to it.

### SIGNIFICANCE:

This small house is on property owned for many years by the Tustin family. Sam Tustin inherited the large parcel of land when his mother, Mary, died in the late teens. Elmer and Nellie Gates bought the house in 1943. Mr. Gates was the Assistant Chief of the Santa Ana Fire Department. After they moved to Irvine in 1947, Maurice and Agnes Crockett, a retired couple, bought the home. The house contributes to the historic streetscape of the Tustin Cultural Resources District, and has additional significance through its associations with the Tustin family, founders of the city.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
335 C ST (S.)

**DATE:**  
1885

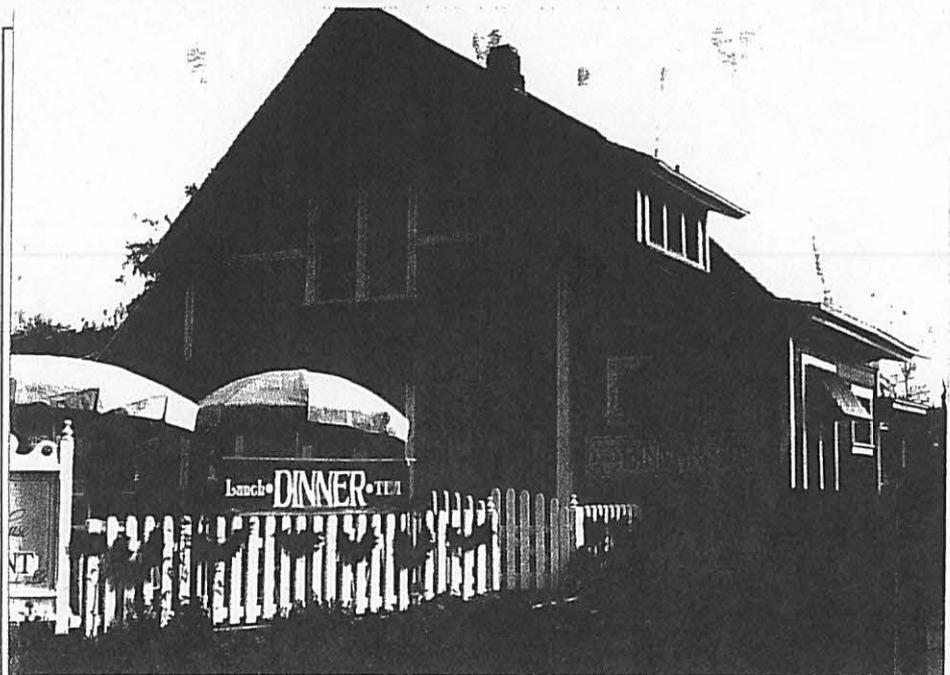
**STYLE:**  
VICT. - QUEEN ANNE

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**  
MC CHARLES HOUSE



### DESCRIPTION:

Wide shiplap siding, accented with corner boards, covers the exterior of the 1 and 1/2 storied house shown above. It is now in use as a restaurant. The steeply-pitched front-facing gabled roof extends downward on the south side, in a bellcast shape, covering an addition on that side. The eaves are enclosed. Fanci-cut wood shingles and a bellcast hood, which shelters the matched pair of double-hung windows, accent the gable face. An identical pair of windows is located immediately below, in the first floor of the front facade. A shed-style dormer on the south side is a later addition and is centered with a row of single-paned casement windows. The addition on the south side is more than 50 years old and is therefore part of the historic fabric. Two horizontal windows, one large and one small, occupy the front facade of the addition, while a pair of double-hung and another horizontal window are located on the south facade. A small entrance porch is located at the front on the north side. It is topped with a front-facing gable, clad in fanci-cut shingles. Turned posts support the porch roof. The railing is a facsimile of a typical railing of the period and features a horizontal board with round holes across the top, and plain wood balusters. The front door is accented with a window in the top third and is decorated with panels trimmed in bead-and-reel molding. It is ca. 1900-1905. Another pair of tall, narrow double-hung windows and a small single-paned window occupy the remainder of the north facade. On the south side, behind the addition, is a small entry porch. There are three additions to the original house and all blend well with the original architecture except the stucco-clad section at the very back. It is not visible from the street and is fairly unobtrusive. A skylight is located on the north side of the roof, near the front, and the original red brick chimney can be seen at the top of the roof. This house retains most of its original architectural character, is in remarkable condition, and is a unique example of the Queen Anne style.

### SIGNIFICANCE:

David and Florence McCharles built this unusual Victorian residence in 1899. He was a carpenter and building contractor by trade. Active in community affairs, he also served as Tustin Township Justice from 1916 to 1919 and Justice of the Peace in 1927. Florence taught at the Tustin Public School from 1888 to 1908. From 1948 until 1975, Mary Strader operated a nursery school at this location. She built the large addition to accommodate her growing business. Audrey Heredia and her family have owned the house since 1978 and have converted it to a Victorian tea room and restaurant. The house is significant for its Victorian architecture and its associations with the McCharles family.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
500 C ST (S.)

**DATE:**  
1885

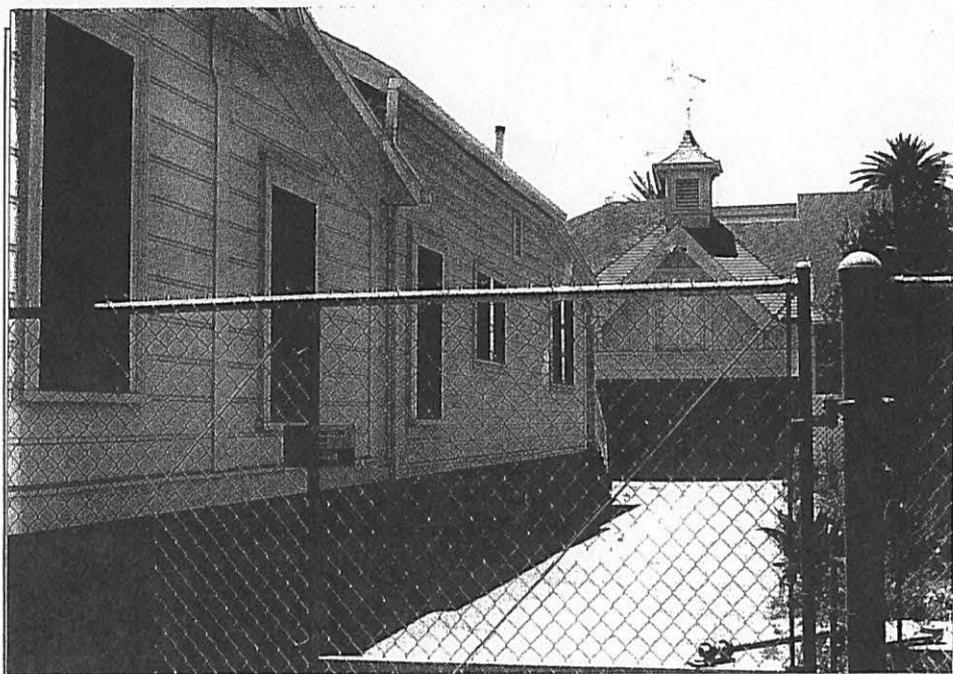
**STYLE:**  
VICT. - GREEK REVIVAL

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

The original T-shaped 1 and 1/2 story section of this finely-detailed Greek Revival house has a two-story addition on the back. The gabled roof, featuring gables facing front (east), back, south and north, is bordered with enclosed eaves and accented with returns in the gable faces. Dramatic arched 2-over-2 double-hung windows, accented with heavy molding, are centered in the front and south side gables. The exterior is clad in wide shiplap siding, with plain pilasters and shaped caps at each corner. Pairs of 2-over-2 double-hung windows, trimmed in molding and topped with wide cornices, are located below the arched windows on both the front facade and the south side. The front porch is located in the ell of the T and features a flat roof, supported by three sets of posts. Unique in design, they consist of a pair of narrow square wood 2 x 2's, supported by wood bases and topped by rectangular molding-trimmed caps. 2-over-2 windows flank the inverted cross front door, which appears to be original. A pair of narrow beveled glass panels occupies the top half of the door, while the bottom half contains vertical molding-trimmed panels. Molding-trimmed rectangles form a pattern along the porch frieze. The porch is concrete, with concrete steps, a high concrete block foundation and concrete block piers. The remainder of the foundation is clad in 4-inch vertical boards. The two-story addition in the back is clad in wide clapboard siding and topped with a front-facing gabled roof that is visible over the top of the original house. The 2-over-2 windows are designed to match those used in the original construction. The carriage house on the north side of the back yard is one of the most remarkable in Orange County. Crowned with a steeply-pitched hipped roof and cupola, the building is clad in shiplap siding. The cupola is accented with fishscale and regular wood shingles, delicate brackets, louvered venting, and a weathervane. The front gable is trimmed in heavy molding and centered with the original carsiding-clad hayloft doors. The carsiding is placed diagonally in the doors and in a wide band in the space under the eaves. Large carved brackets accent the roof line. The plain wood door is not original. The carriage house is a unique example of Queen Anne architecture and has an architectural significance all its own, in addition to being part of an important historic property.

### SIGNIFICANCE:

The house was originally owned by city pioneer Sherman Stevens and was purchased by Ernest Crawford in 1917. Crawford transported incoming and outgoing mail to and from the Santa Fe Aliso Station south of town and later to and from the rail station in Santa Ana. Mrs Crawford owned Crawford's Frock Shop (434 El Camino Real) in the early 1930's. After 1971, Mrs. Horace Stevens bought it back and used it as the residence for her caretakers. The fine Greek Revival architecture exhibited in this significant Tustin home makes it a good candidate for the National Register. Its associations with early pioneers, Sherman Stevens and with the broad patterns of early Tustin history add to its significance.

The garage was the carriage house for the Stevens' House at 228 W. Main St. It was moved to this site in the late 1970's when Stevens' Square was developed. Mrs. Stevens made a large addition to the house at that time and lived here during construction of Stevens' Square.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
520 C ST. (S.)

**DATE:**  
ca. 1924

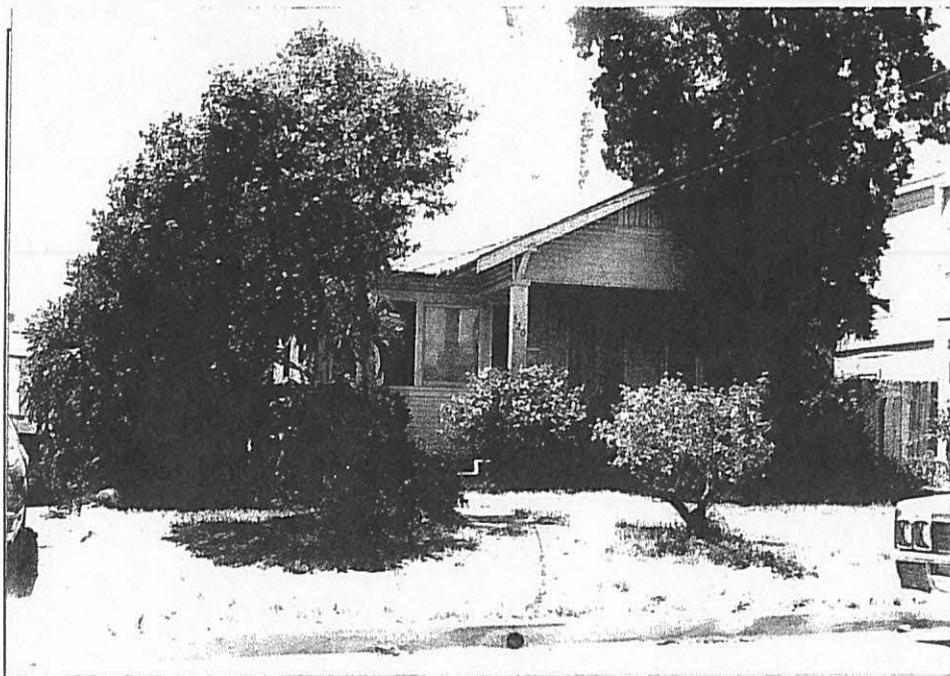
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Narrow clapboard siding covers the exterior of the single-storied California Bungalow shown above. The side-facing gabled roof is centered with a front-facing gabled porch roof, accented with vertical board venting at the peak, and triangular braces at the corners. Full-length tapered wood columns, resting on the concrete porch floor, support the porch roof. There is no railing and the steps are located on the south side. Plate glass windows, with double-hung sidelights, flank the front door. The front door features a large window with a mullioned border. A grey brick chimney, with double-hung windows on each side, graces the north side. Double-hung windows are used throughout the rest of the house. A matching gabled garage, clad in carsiding, is located in the rear.

### SIGNIFICANCE:

Sherman Stevens, who lived in the impressive Queen Anne Victorian at 228 West Main Street, once owned this entire block. In 1917 he sold the Greek Revival home at 500 South C. Street to Ernest Crawford. In 1924 the block was subdivided and this home was constructed. The house contributes to the historic streetscape of the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
330 CALIFORNIA ST  
**DATE:**  
1944

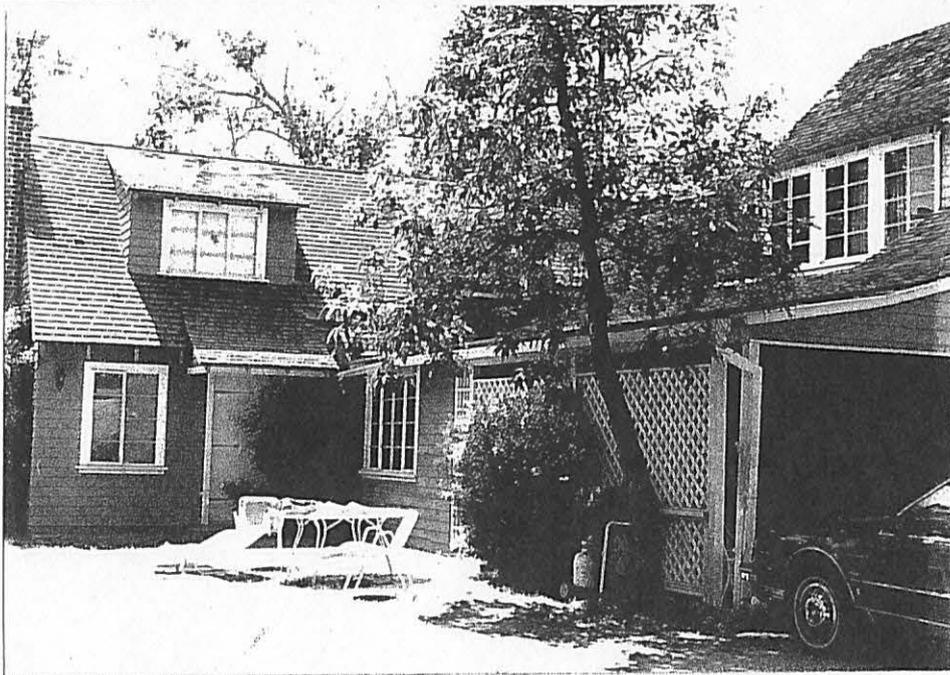
**STYLE:**  
PERIOD REVIVAL

**SOURCE:** T      **RATING:** C

**ALTERATIONS:**  
S

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

The house on the corner of California and Main is built in two sections, joined together in the center by a single-story wing. The house is clad in medium-width clapboards. The western-most portion is tipped with a front-facing bellcast gabled roof which slopes gracefully downward on the west side. A matching dormer is centered in the south side. A louvered vent is centered at the peak, above a pair of multi-paned metal-framed casement windows. This type of window is used throughout the house. A large multi-paned stationary window is located next to the front door. The door, which is sheltered by a small bellcast shed-style portico, is made of vertical boards with large ornamental hinges creating a three-sectioned horizontal pattern. The portico is supported by two pairs of wooden posts. The eastern-most section of the house is similar to the afore mentioned portion. The roof pattern, windows, portico, front door and dormers match those already described. The roof on the eastern-most sections slopes down to the south to form a carport across the front (south) side. Lattice work panels cover the exterior. The center section of the house, to the west of the carport, is accented by a large multi-paned stationary window. A white picket fence borders the yard on the California Street Side.

### SIGNIFICANCE:

A.R. Aunger owned the property from 1944 to after 1965. Ray Aunger owned the Tustin Hardware Store from 1944 into the mid-sixties. He built this house during World War II, using what materials were available. The second story is of single-wall construction. Aunger acquired the property in 1938, according to First American Title Co. records, and there appears to have been another house prior to that time. All those interviewed placed construction during the war.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

135 EL CAMINO REAL

**DATE:**

1922

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

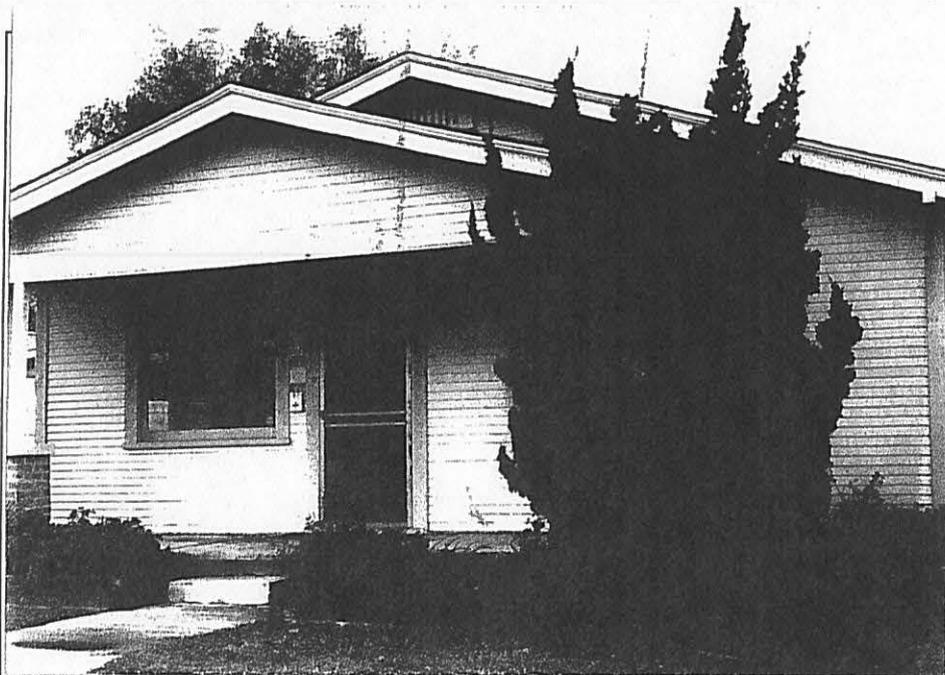
T C

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

Narrow clapboard siding, trimmed with corner boards, covers the exterior of the single-storied California Bungalow shown above. The front-facing gabled roof features vertical lath ventwork at the peak and is fronted with a front-facing porch roof. Trios of square wooden posts, resting on brick piers, support the porch roof. The porch floor is concrete and there is no railing. A plate glass window and transom are located on the north side of the porch and a double-hung window occupies the space on the south side. The original varnished door features a square beveled window at eye level. A plate glass window, transom and double-hung sidelights are features on the north facade of the house. Double-hung windows are used throughout the remainder. A carport and gabled clapboard-clad single garage are located in the rear yard.

**SIGNIFICANCE:**

W.L Brown, a fruit grower, purchased three contiguous lots on this block in 1891. In 1907 he sold them to Richard McCarthy. Richard and his wife, Elizabeth, continued to own the land until 1922. The couple operated a billiards parlour on the southeast corner of Main and D in 1916. Later he worked in a laboratory. In 1922 the McCarthys sold this parcel of land to Thomas and Grace Daniels. He was a millman for the Barr Lumber Company. The Daniels continued to own the house for over 20 years, selling the property to Doyle and Mabel Flohra in 1945. Mr. Flohra was a carpenter. In 1962 Leroy and Alice Squires purchased the house. He was a waterman. Although this house is probably not significant on its own, it does contribute to the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

180 EL CAMINO REAL

**DATE:**

1913

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

T

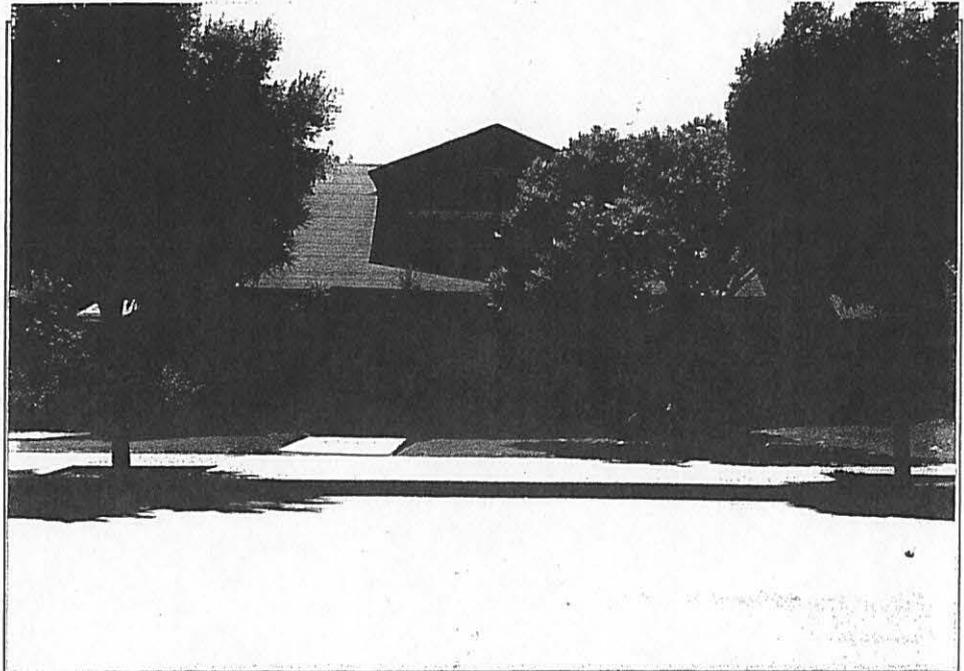
C

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A side-facing gabled roof, featuring a large front-facing gabled dormer, caps the 1 and 1/2 storied Craftsman Bungalow at 180 El Camino Real. Wood shingles, single beam ends and carved rafter tails decorate the gables faces. A row of four casement windows occupy the front dormer and pairs of double-hung windows are used in the side-facing gables. Unusual Oriental trim and brackets accent the area below the dormer. Narrow clapboard siding, with a beltcourse at sill height, covers the exterior. Wooden elephantine posts, resting on square stucco-clad piers, support the recessed corner porch. The entry is now on the south side because latticework has been placed in the original entry. Two matching doors, accented with a horizontal window at eye level and two narrow vertical windows below, appear to be original. One faces front while the other is in the south side of the porch. A modern multi-paned square bay has been added to the house. A horizontal window, flanked by double-hung sidelights, is located in the south facade, while a square bay with a high horizontal window is located on the north side. There is no garage.

**SIGNIFICANCE:**

Emilie and Phillip Bergquist were the builders of this large Craftsman Bungalow, in 1913. The house is unusual in that it appears to have two original front doors. Margaret Byrd recalls that the reason for this was that the house was built to accommodate two families, the Bergquists and a set of in-laws. William Bowman, who built many Tustin homes, was the contractor. The Bergquists were partners in a well-known Tustin general merchandise store, Sauers and Bergquist. In 1918 Mrs. Bergquist sold the house to Horton Marshall. He is shown as living there from in 1921. The house was a rental as a duplex after it was sold to Mrs. Alice Crawford later that same year. Other owners who used it as rental property were Hazel Davis, Jean Thorman, and Robert J. Wiley. In 1946 Mary Louise and Paul Marsh, newly arrived from Michigan, purchased the house and turned it into a single family home. He worked for C. B. Knickerbocker's auto agency. Silas J. Ames, a clerk for the Santa Fe Railroad, and his wife, Amy, purchased the home in 1952 and lived there for several years. The house is a good example of a Craftsman Bungalow and is significant for its connections with the Bergquists, prominent merchants in Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
205 EL CAMINO REAL

DATE:  
1925

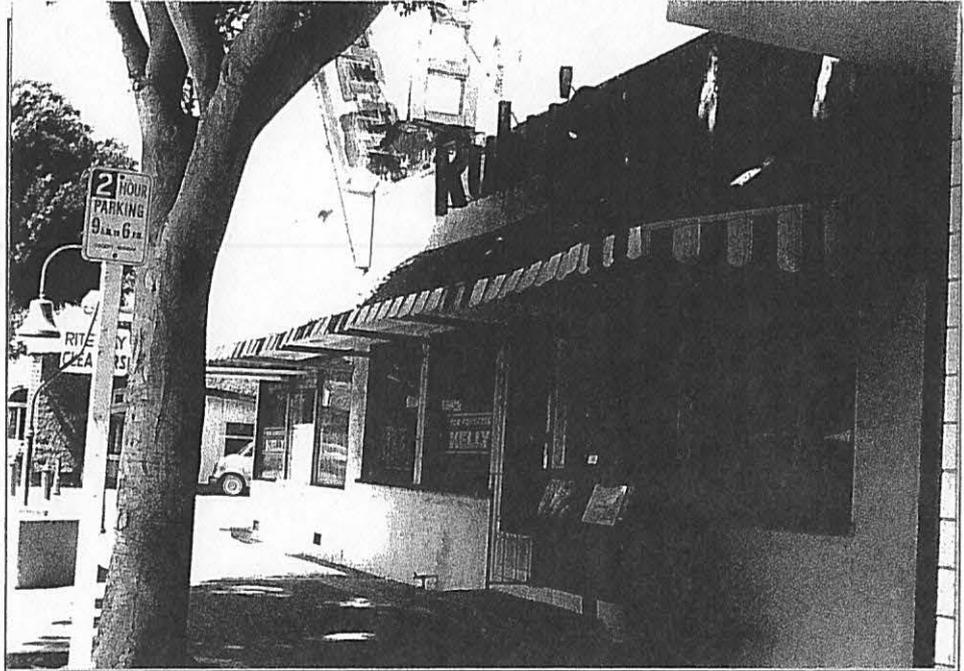
STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
T B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Ruby's Cafe has some elements of Spanish Colonial architecture because it has a red clay tile shed-style roof across the front and stucco cladding. An unbroken parapet borders the flat roof. Pairs of large single-paned stationary windows flank the entrance near the south end of the front facade. The wooden door features a large plate glass window above two horizontal panels. Another door, set in the diagonal of the northwest corner, is also accented with a large window. A trio of plate glass windows on the north end looks out on Second Street. A corrugated metal shed has been added to the back.

### SIGNIFICANCE:

Thomas Snell purchased the property in 1925 and built the restaurant which was listed in the 1931 Directory as the Auto Court Cafe. Olive Jewett bought the Cafe in 1935 and the restaurant was known as Jewett's Cafe during the remaining 30's, although she owned it only until November, 1937. Prior to the opening of the Santa Ana Freeway, State Highway 101, which passed through Tustin, was a major truck route and the little cafe was the only truck stop between San Juan Capistrano and Anaheim. Hubert and Ruby Spriggs bought the property in 1946, renaming the cafe as the "Truckers' Inn" (1947) and "Ruby's" (1949). The Spriggs owned and operated the cafe into the late 60's. Ruby's Cafe was popular with the thousands of servicemen stationed at nearby military bases. El Camino Real, then called D Street, was the main thoroughfare from the base to Santa Ana. Probably not significant for its architecture, the restaurant has a nostalgic value to long-time Tustin residents, ex-servicemen and truckers.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

333 -339 EL CAMINO REAL

**DATE:**

1928

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T

C

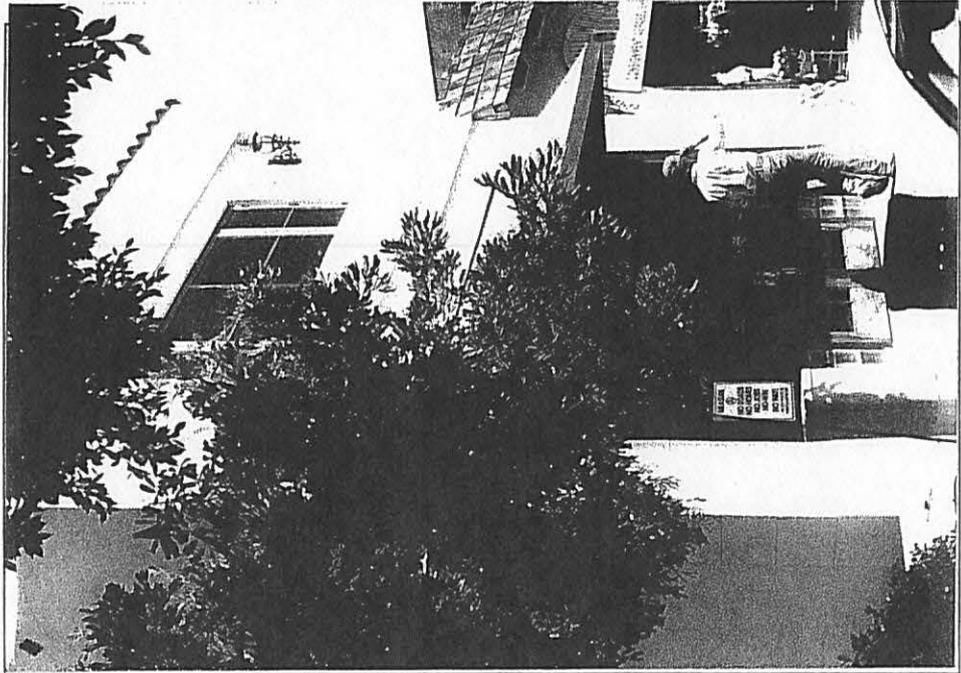
**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A side-facing gabled roof, clad in red clay tile, crowns the narrow two-storied stucco-clad commercial building shown above. The front facade of the second floor is occupied by new large wood-framed plate glass windows, flanked by new wrought iron lamps. A heavy beltcourse of cast concrete separates the first and second floors. Poured-in-place concrete pilasters, scored to resemble stone, feature a tall narrow molding-trimmed panel in the center. New multi-paned wood-framed doors are centered between the plate glass display windows. New glass block covers the bulkhead. This building has received numerous alterations, but the use of wood instead of metal helps these alterations to be less intrusive.

**SIGNIFICANCE:**

J.J. Woodward acquired the property from Mary Louise Utt Deaver and built the cast-in-place concrete structure in 1928 to be a restaurant with a beauty shop upstairs, but it was never used for either purpose. Sam Hankin's gunny sack business was there in the early 1930's. From the late 30's to 1945 Hale's Electric occupied the building. The Tustin News used the building from 1945 to 1959, when it was moved to its present locations on B Street. Subsequent businesses were: 1) Morgan Hilton's Paint Store (1959-64). Hilton was the Volunteer Fire Department Chief from 1959 to 1962, and Tustin's first full time fire chief (1962-1975). 2) Lou Gerding's Photography studio (1964-1980) and 3) Architect Richard Rengal's offices (1987 - present). This building is a contributor to Tustin's historic commercial center and is significant as part of the 1920's commercial growth period.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

355 -365 EL CAMINO REAL

**DATE:**

1922

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

T B

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Single-storied, with a flat roof and unbroken parapet, the Neo-classical commercial building shown above features two equal bays. Gold ruffled brick, accented with white face brick, were used to construct the front facade. Three rows of the gold ruffled brick, which form a shallow cornice that runs the length of the storefront, are balanced below by three rows of white face brick which connect with the matching vertical pilasters, forming frames around the store bays. Recessed panels accent each pilaster. The storefront at 355 has been covered with wood; however a substantial amount of the original material could be hidden under the wood. The centered recessed door is not original and the transom space, diagonal store bays, and front show windows are covered with the wood. The bulkhead is covered in a similar patterned brick, with an elaborate cast metal grates. The storefront at 365 retains most of its original integrity, including aluminum-framed plate glass show windows with diagonal sections on each side of the recessed entrance, car siding ceiling, wood and glass entrance doors and transom, and the original opaque glass transom across the top of the show windows. A new awning conceals the main transom.

**SIGNIFICANCE:**

Charles L. Cotant bought the property from Mary Louise Utt Deaver in 1923 and had the building built about 1925. The building was leased to the Tustin Billiard Hall and to Frank Carter for a grocery store. George A. Smith ran the Billiard Hall, which became famous for its wonderful roasted peanuts (the peanut-roasting machine is on display at the Tustin Area Museum). Charles Cleary bought the building about 1940 and operated his "Sportman's Headquarters" (sporting goods) at 365, "Sportsman's Pool Hall" at 355, and taxidermy studio in the rear of the store. Tustin fishermen bought their fishing licenses there and then returned with their catch so Cleary could stuff them. In 1969 Lillian and Hayden Williams leased the half at 355 and rebuilt the inside into a bar and pool hall known as "The Swinging Door"; Lillian still owns it (1988). A significant building in Tustin's historic commercial center, the Neo-Classical building at 355-365 El Camino has one storefront which retains its integrity and one which has been altered. As with any popular local gathering place, the Billiard Hall and Sportsman's Headquarters evoke fond memories for long-time Tustin residents.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

397 -399 EL CAMINO REAL

**DATE:**

1925

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

E A

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

K OF PYTHIAS

**DESCRIPTION:**

The two-story Neo-classical commercial building on the corner of El Camino Real and Main Streets is constructed of gold and brown textured brick and retains most of its original integrity. It is capped with a flat roof and unbroken parapet, bordered with three rows of brick trim. A row of lighter gold brick crosses accent the frieze. A band of lighter gold brick forms the bottom of the frieze. A row of Knights of Pythias emblems is featured in the front and north side facade. These are underscored with a band of the lighter gold brick and a row of recessed double-hung windows, edged in a band of light gold bricks. A beltcourse of vertically-placed gold brick runs between the first and second floor. Two matching bays, flanked by pilasters of variegated brick, face front (west) The main entrance to the second floor, located in the center, is accented by three gold-brick arches, telescoping down to the heavy oak double doors and transom. Rows of translucent glass form transoms across the tops of the recessed wood store bays. Aluminum-framed plate glass show windows, with diagonal sections leading to the recessed double entrance doors, are used in both bays. The doors at 399 are new. Brick grills are centered in the bulkheads. A section of glass brick, embedded in the floor of the entrance to 399 let light into the basement below. The roof line, materials, brick colors, cornices, second story windows, and emblems of the long south facade match those on the front (west) facade. Four store bays and two walk-in doors occupy the first floor. Wooden doors, accented with large windows, transoms, and wood-framed plate glass windows are featured in the bays. Canvas awnings shade some of the stores windows.

**SIGNIFICANCE:**

The Knights of Pythias (chartered in 1882) acquired the property from C. E. Utt in 1925 and had the building constructed. Knights of Pythias is a national lodge founded at the close of the Civil War. The building served as lodge hall (upstairs), the commercial shops (first floors) and meeting rooms(basement) and was, for many years, the center of Tustin's social, cultural, political, commercial, and recreational activities. Among the many offices and businesses which occupied the building, the significant include: Tustin's first City Hall (1927-1949) at 135 E. Main Street, Tustin Post Office (1930-1949) at 145 E. Main Street, Tustin Drug Co./Variety Store/Rexall Drugs (1930-1960's) at 399 El Camino Real, Tustin Area Museum (1978-present), and Tustin Chamber of Commerce (1978-present). The Knights of Pythias building appears to be a strong candidate for the National Register on the basis of its architecture, quality construction, high degree of original integrity, its significance to the broad patterns of Tustin history and as a center of local government.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
401 EL CAMINO REAL

**DATE:**  
1920

**STYLE:**  
COMMERCIAL - NEO-CLASSICAL

**SOURCE:**   **RATING:**  
E                    B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Constructed of ruffled brick in tones of gold and tan, the single-storied commercial building on the corner of Main and El Camino Real is capped by a flat roof and unbroken parapet edged with a cornice of two rows of brick. The plain light gold brick frieze is edged along the bottom with three rows of darker brick. The light gold facade below is accented every fifteen feet with vents composed of five vertical bricks. Two rows of horizontal brick, bordered with a row of vertical brick below, form a cornice above the recessed store windows. The original wood-framed transoms, separated from the store windows by a wide molding-trimmed board, are opaque glass, with matching vents in the center. Plate glass windows, supported by brick bulkheads, are edged in the original brass frames. Four of the five remaining bays feature plate glass window, while the third from the corner contains a multi-paned glass and wood door. The north half of the front of the building is a large brick addition. The brick is more modern in style. The front-facing gabled roof, supported by very large carved brackets, caps a row of plate glass windows. Most of the north side of the building, facing Main Street, is original. Two bays identical to those on the west facade and a third bay which has been bricked in occupy the space near the corner. A wood walk-in door, centered with a large window and featuring the original brass hardware, is located in the center of the long south facade. Three store bays, all with the original brass trimmed plate glass windows, diagonal windows, centered recessed double doors, and gold brick bulkheads, occupy the rear third of the south facade. The original opaque transoms run across the top of the second store, while the transoms of the bays on each side are covered with wood panels. The back of the building, which borders the alley is of painted brick.

### SIGNIFICANCE:

Ed Kiser constructed the building about 1925 for Sam Tustin, son of Tustin founder, Columbus Tustin. Harry Kiser operated the Tustin Cafe here in 1928. Kiser's Tustin Cafe was popular with people going through town on State Highway 101, particularly with those making their weekend journey to Mexico for liquor during prohibition. Upon the death of Sam Tustin in 1943, title to the property went to his secretary, Panola D. Logue, who leased the building to Edwin and Leola Cox for their Cox's Grocery, later the Tustin Food Center. The Coxes later purchased the building and it is still owned by their son, Phillip K. Cox of Eureka, California. Other shops in the building have housed a variety of business including Farnsworth Jewelers, Dr. E.J. Ryan's office, the First Church of Christ Scientist (Reading Room), and Western Hair salon in the 80's. One of the most significant commercial buildings in Tustin, this Neo-Classical building has been somewhat altered on the west facade. Historically it is significant because of the role it played in the everyday lives of Tustin residents and its connections with Ed Kiser and Sam Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
434 EL CAMINO REAL

DATE:  
1885

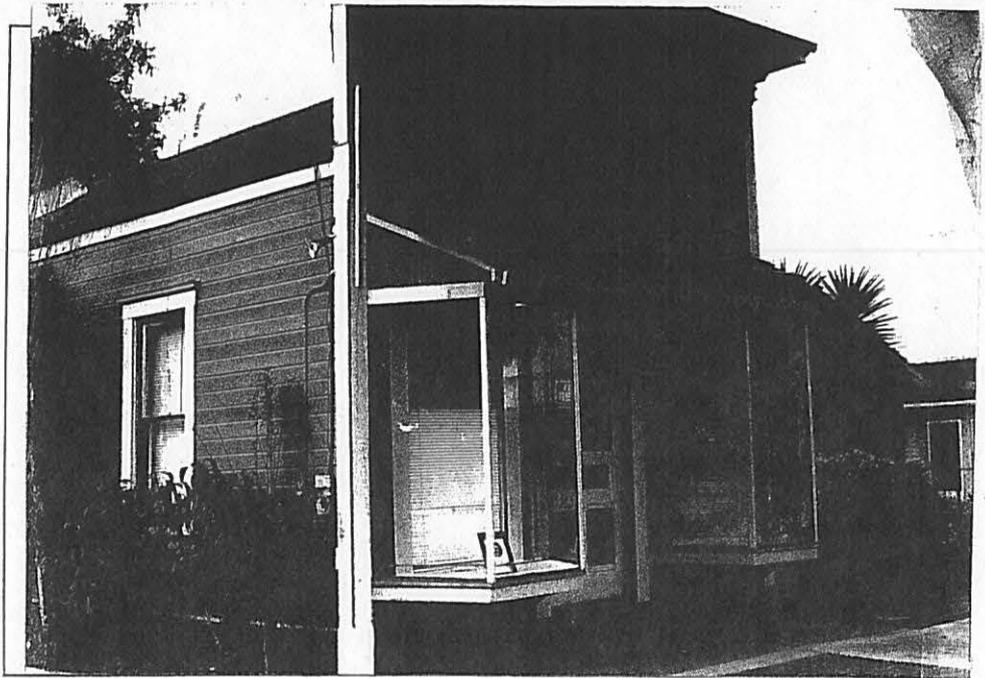
STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
E A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A rich Italianate storefront crowns this small, single-storied building. The front is attached to a front-facing gabled roof which caps the original 12-ft-long section. It telescopes from a ca. 1910 front-facing gabled roof which covers the second section. Various shed-style wings extend from both sides and the back. The storefront features a heavy wood cornice, trimmed in molding and brackets. Medium-width shiplap siding, trimmed with corner boards, covers the face of the parapet and an ornate cutwork vent is centered in the top. More cutwork accents the area below the sill, and brackets carry the design up into the cornice line. The shed-style porch roof shelters two cantilevered store bays, centered with the main entrance door. The door is 1880's in style, with a large window at the top, a molding-trimmed horizontal panel across the middle, and a pair of matching vertical panels below. The shop windows, which are not original, are slanted bays, and replace the original double-hung windows at the back of the bays. A matching 1880's door is in place on the north side. This building is significant because of its age, its original integrity, and its Italianate architectural details.

### SIGNIFICANCE:

Dr. James Sheldon is believed to have had the building constructed for his office. He was Tustin's first physician and the father of Mrs. C.E. Utt (Mary). Dr James Patton Boyd subsequently used the building as his part-time office, having another office in Santa Ana. Florence Stone, postmistress from 1920 to 1924, owned the building and lived in the quarters at the rear during the 1920's and 30's. Mrs. Ernie Crawford operated Crawford's Frock shop there in the 1930's and added the display windows at that time. Margaret Pottenger rented, and later purchased the building for her clothing shop, the Jabberwocky. She lived in the rear quarters. During her tenure in the building, 1959 to 1988, she was a leader in the business community and was the first woman to be on the board of directors of the Tustin Chamber of Commerce. Because of its age, its role as a rare example of a wooden Italianate storefront, its representation of Tustin's primary settlement period, and its associations with Dr. Shelton, this building appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

440 EL CAMINO REAL

**DATE:**

1906

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

E B

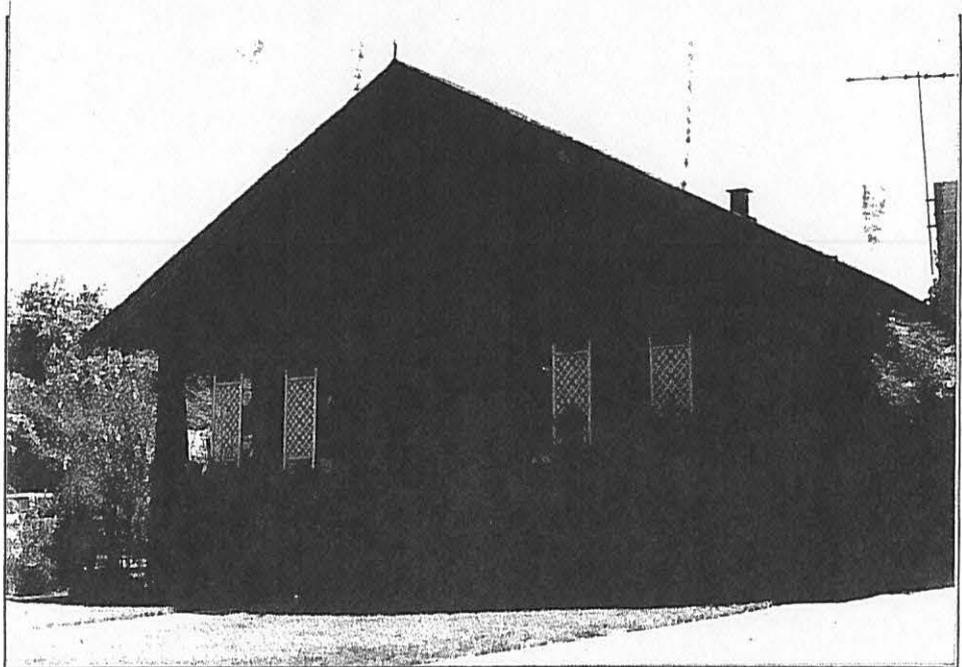
**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Narrow clapboard siding, ending in a flaired foundation, cover the exterior of the single-storied Craftsman Bungalow shown above. The front-facing gabled roof is accented with triangular braces at the corners and peak, criss-cross latticework venting, and rows of knobs below the venting and across the bottom of the gable face. Elephantine posts, trimmed in molding and resting on solid clapboard-clad piers, support the full porch. The railing is clad in clapboard, with the entrance in the center. The original wood steps, flanked by clapboard-clad piers, are still in use. The double-hung windows on each side of the front door are trimmed with slant-cut lintels. Double-hung windows are used throughout the house, except for a high horizontal window on the north side. A chimney also graces the north side. Modern wood panels, added to the front porch, could be removed.

**SIGNIFICANCE:**

Mrs. Emma Wheeler and Rev. and Mrs. J. L. Field were the first owners of this home. Mrs. Wheeler was retired and Rev Fields is listed as a general evangelist. The house was owned by Benjamin Beswick in the early 1920's, but it does not appear that he lived here. He was Superintendent of the Tustin School District at that time and lived at Main and B Streets. In 1925 Evelyn and Adam Lawrence owned the home and resided there. When Mrs. Lawrence died the house went to Edna Swanson, a resident of Newport Beach. In 1939 James and Edna Watters, a retired couple, bought the house and lived there for several years. The house contributes to the Tustin Cultural Resources District and is an interesting example of an early Craftsman Bungalow.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
460 EL CAMINO REAL

**DATE:**  
1905

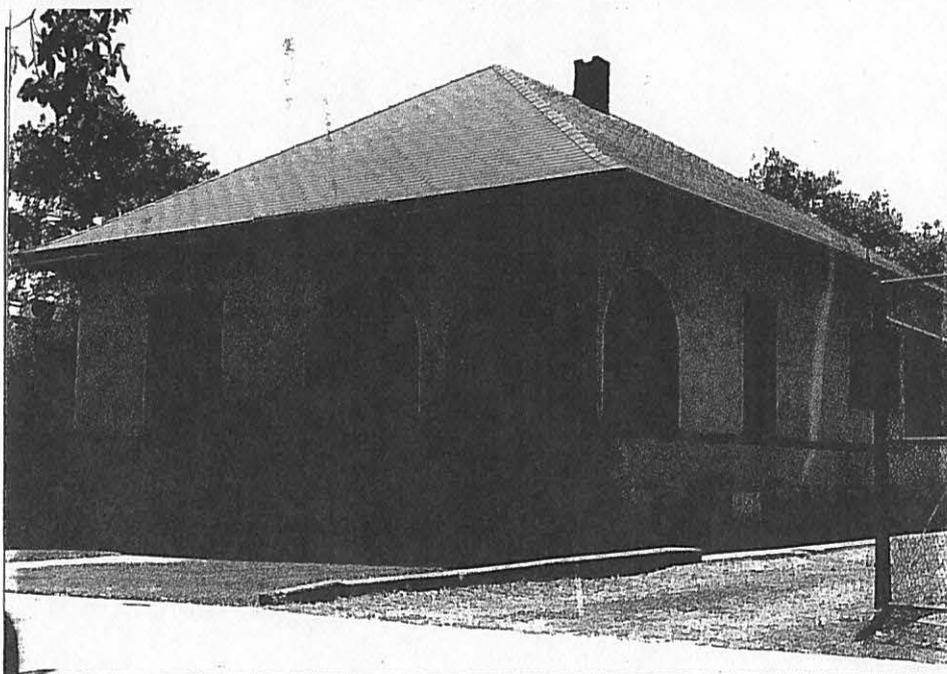
**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
T D

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A bellcast hipped roof, featuring enclosed eaves and plain brackets, crowns the single-storied Colonial Revival house at 460. A brick chimney can be seen near the peak of the roof. The house is clad in stucco, and is bordered with a beltcourse at window sill height. A recessed porch, framed with three arches, occupies the northeast corner of the front facade, with the stucco-clad railing capped with wood molding, a continuation of the beltcourse. A double-hung window and two doors look out onto the porch. All have slightly extended lintels at the top. The doors appear to be original, having plate glass windows in the center and recessed above and below the windows. The arrangement of the two doors, with the door on the side leading to the front parlour and the door in the front facade leading to the family quarters, is not unusual for turn of the century houses. Double-hung windows are used throughout the house, with a screened porch at the back of the house. A gabled lean-to is attached to the back. A single board-and-batten-clad garage is located in the rear.

### SIGNIFICANCE:

This house and an identical next door (razed in 1980's) were built in 1905 by Ninian Hall Ritchey for his two sons, Frank and Arthur. Frank lived in this one briefly. Dale Crawford lived here from 1919 to past 1956. He is variously listed in the directories as a mechanic at the G. A. Young Garage on Main Street, a fireman (NASSA), a farmer, and a fireman (MCAF).

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
560 EL CAMINO REAL

**DATE:**  
1915

**STYLE:**  
INDUSTRIAL

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**  
TUSTIN GARAGE



### DESCRIPTION:

A high stucco-clad Mission-style front facade, accented at the corners and on each side of the center panel with large square piers, caps the industrial building on the corner of El Camino Real and Sixth Street. Concrete caps further accentuate the piers. The transom below, which runs across the entire front, is covered with vertical carsiding. A gabled roof, clad in rolled roofing, cuts into the parapet from the back. Two sections of plate glass windows, set in wooden frames, are placed on each side of the centered carsiding-clad freight door. Brick wainscotting, not original, runs below the row of windows. The south side, facing Sixth, is clad in vertical carsiding. A wood-framed freight door is located near the back and a variety of double-hung and jalousied windows punctuate the facade. The rear of the building is clad in vertical sheets of corrugated metal.

### SIGNIFICANCE:

George Williams bought the corner property from Franklin P. Crawford and built the garage in 1915. The property was sold to La Fortier Gates in 1916 and operated as the "Arrow Garage", Herman B. Gates, Propr. Gates leased to William Huntley and Nickolas Gulick in 1917. They operated their "Tustin Garage" (started at 275 C Street in 1915) from the building which they then purchased in 1919 and owned until 1943. William M. Huntley was elected to Tustin's first city council at the time of incorporation in 1927. He served as mayor from 1932 to 1940 and was a member of the Volunteer Fire Department. He kept and maintained Tustin's first fire truck (now on display at the Tustin Area Museum) at this garage. Few pioneers contributed more than Huntley did to the growth and development of Tustin as a city. Later owner, Barney and Patricia Bryce (1943) and Glen and Virginia Stevens (1950) continued the operation of a garage on the site until the 1980's. This garage has considerable historic importance to the City of Tustin because of its former owners and its role in the community.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
14772 HOLT AVE

DATE:  
1890

STYLE:  
VICTORIAN-EASTLAKE

SOURCE: RATING:  
E B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

Hidden behind a thick expanse of trees, bushes and plants, on a large piece of property, the single-storied Victorian Eastlake cottage at 14772 is barely visible from the street. The property is centered through wrought iron gates in the center of a long arched vine-covered arbor which shelters the driveway. The cottage is to the north of the driveway, with the front facing the south and the west side facing the street. The gabled roof runs from east to west and the gable faces feature fancy-cut notched wood shingles and louvered vents (not original). Narrow shiplap siding covers the exterior and the foundation is clad in 1 x 12 boards, placed vertically. The offset front porch features a shed-style roof, supported by chamfered square posts. An Eastlake-style railing, with both vertical and horizontal 2 x 2 incised balusters, borders the porch. A pair of matching inverted cross doors, placed side-by-side, are original and feature molding-framed panels with diagonal corners. A single double-hung window occupies the space on the west side of the doors while a pair of the same style are located on the east side. A wing, capped by a side-facing gabled roof, extends from the east side of the house. Double-hung windows are used throughout the house. A clapboard-clad cottage is located behind the house. A large red barn, clad in the original board-and-batten siding on the side facades, has a clapboard-clad front facade and a large shed-style addition to the south side. The gable face has been covered with 1 x 12 vertical board siding, scalloped along the bottom edge. The barn is in good condition and has been painted fairly recently. This property has changed little in over 50 years. The heavy undergrowth and huge trees provide a view of the type of locally-grown plants and trees that were popular with Orange County residents many years ago. The house is significant for its original integrity and as a good example of a pre-turn-of-the-century farmhouse.

### SIGNIFICANCE:

In 1889, Anna Clifford deeded the property to Mary J. Clifford, who was listed in the 1901 Directory as a widow. Hans P. Christensen, a carpenter, acquired title in 1907. According to the 1916 Directory, the household consisted of six Christensens: Hans and his wife, Emma; George C., a blacksmith; J. Bryan, a student; Madeline D.; and Norman E., a watchman. The 1931 Directory lists only Hans and Emma Christensen at this address. Norman is listed as a carpenter living at 119 North C Street. Frank Logan, followed by his son, Charles Logan and daughter, Florence Marshall, acquired portions of the property beginning in 1917. Charles (who was a member of Tustin's first city council) and his sister owned the house during the 1930's and rented it to an elderly lady for \$16 per month. Elmer Frisbie, a salesman for Sears & Roebuck, owned the house from 1945 to 1947. Louis B. Guerra acquired title in 1947; his wife, Christine, still lives there. The house cannot be seen from the street because of the dense shrubbery. This house is one of the few grove houses left from Tustin's primary settlement period. It retains much of its original integrity. The large piece of property and barn are representative of a lifestyle that has largely disappeared in Orange County.

MRS. GUERRA REQUESTED THAT THERE BE NO PUBLICATION OF INFORMATION REGARDING THE HOUSE.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

1252 IRVINE BLVD

**DATE:**

1929

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T B

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

The imposing two-storied stucco-clad Ralph House, built in 1929, is a good example of a Spanish Colonial grove house. T-shaped, with a single-storied wing projecting to the north, the house is topped with a low-pitched red-clay-tile-clad gabled roof. The low-pitched front-facing gabled wing of the two-story section features close eaves and a round vent near the peak, while the single-storied wing on the north is clad in a matching side-facing gabled roof. A trio of tall, narrow multi-paned casement windows, balanced by a pair of wider shutter-accented windows below, is centered in the second-story face of the front facing wing. A narrow wrought iron balcony accents the trio of windows on the second floor. The front door, located in the center, is recessed and reached through a covered entry with a shed-style roof which forms a continuation of the main roof. The steps and entry floor are clad in brick. The door is made of stained rustic wood. A pair of recessed multi-paned windows, flanked by rustic shutters, is located to the north of the entry. A large arched plate glass window and an enclosed porch are located in the north side. Recessed multi-paned casement windows are used throughout the rest of the house. A second floor balcony, bordered with square stucco-clad piers and a plain wood balustrade, is located in the rear, adjacent to the north side of the house. Several new two-storied buildings, also in the Spanish Colonial style, surround the house on three sides. The house is now a dental office.

**SIGNIFICANCE:**

The Archibald Ralph House, built in 1929 in the Spanish Colonial style, is a superior example of a Spanish Colonial Revival grove home. It is now in use as a dentist's office, and additional office buildings, designed in the same style, surround the house. This large house possesses the characteristics which make it a good representation of the grove homes built by successful businessmen in the area. This pattern played a major role in the development of Orange County, particularly during the years between 1900 and 1955. The Ralphs purchased 40 acres from his friend, James Irvine, in 1919. He planted the trees, built the stable, and developed the property into an income-producing ranch. He continued to work full time at the Orange County Insurance Agency, founded by him in 1919. He was active in business affairs in Santa Ana. In 1926 he is listed as the Secretary of the Auto Club of Orange County, the manager of the Auto Indemnity Exchange, the Secretary and General Manager of the Orco Finance Company, and the owner of the A. S. Ralph Insurance Company. Born in Michigan, he was a Major in the Horse Calvary during W. W. I. A talented professional photographer while living in Michigan, he went on to become a civil engineer before he transferred his interest to the insurance business. He paid \$40,000 for the 40-acre ranch. His interest in horses continued and he and Louise, his second wife, had a 9-stall stable and a full time groom/horse trainer. They were prominent in horse show circles and collected many ribbons and trophies at horse shows held in the Santa Ana Bowl. Mr. Ralph closed his Santa Ana office in 1930, due to declining health and the effects of the Depression, but he continued to run his insurance agency from this home. He died in 1937 at the age of 56, and his second wife, Louise, whom he married in 1925, lived in the house until she died in 1980. She maintained the 40-acre ranch until 1962, when she sold off part of the property for a housing tract. The house remains, set well back from the street, a symbol of a prosperous, uncrowded agricultural era which began to disappear in the 1950's.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

160 MAIN ST (E.)

**DATE:**

1880

**STYLE:**

WESTERN FALSEFRONT

**SOURCE: RATING:**

E A

**ALTERATIONS:**

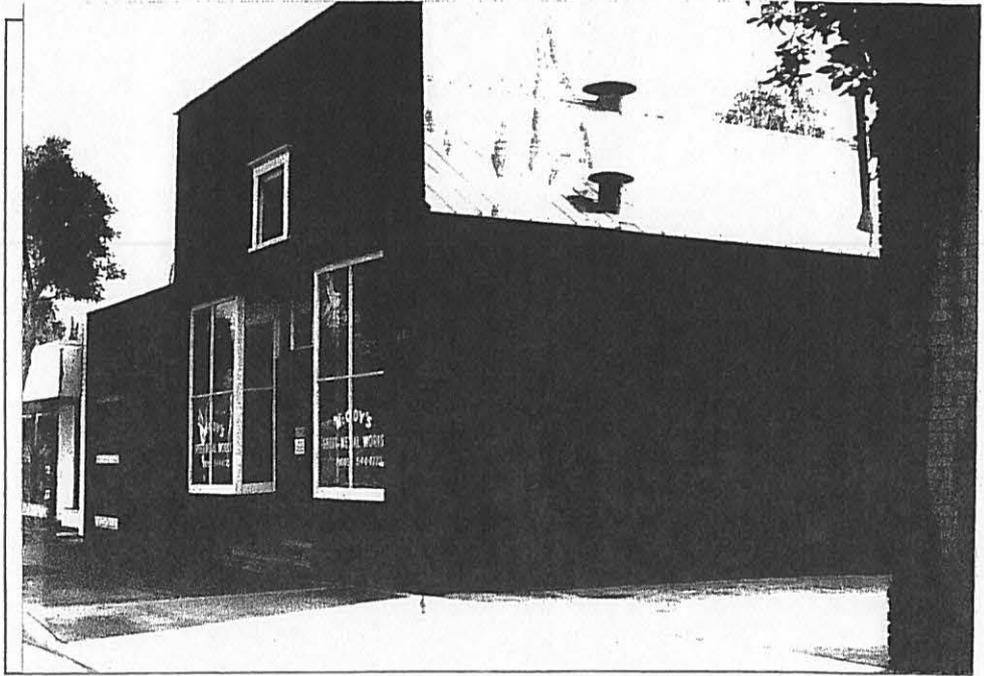
F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

MC COY SHEET METAL



**DESCRIPTION:**

Wide shiplap siding covers the exterior of this very old Western Storefront industrial building. A front-facing gabled roof, clad in corrugated metal panels, is attached to the back of the tall, unbroken wooden parapet. The matching show windows on each side of the centered entrance doors contain four panes each. Molding-trimmed sills and vertical carsiding panels cover the bulkhead below. Narrow matching windows and bulkheads, placed on the diagonal, flank the doors. Double panes of glass, set in wooden doors with chamfered edges around the opening, accent the top 2/3rds of the doors. A diagonal banding of wood and a row of wooden hobnails, running in the opposite direction, form an "X" in the bottom section. The ornate brass handle appears to be original. A double transom is located above the doors. The porch floor is wooden and the steps, not original, are concrete. A lean-to on the east side has an unbroken parapet at the first floor height, and a carsiding-clad freight door near the northeast corner. The west side of the building is also clad in shiplap, while the east side is covered with corrugated metal. The windows on the west side include a 2-over-2 double-hung, a 4-over-4 double-hung, and 2 small single-paned windows. An inverted cross door, with the original white porcelain knob and keyhole, also occupies the west side.

**SIGNIFICANCE:**

This building was originally located on the SE corner of Main and El Camino Real, facing Main Street. It was moved to its current location in the 1920's. The earliest owner of record was Harlan Fairbanks (1887) who had a real estate office and, later, a drug store here. In 1916, Richard Mc Carthy, operated the Tustin Billiard Hall from this building. McCoys' Sheet Metal Works, established by Harry R. McCoy, and still operated by Curtis McCoy, has occupied the building since 1928. McCoys Sheet Metal Works made many of the utensils used in the Utt Juice Company. The McCoy Sheet Metal Works building is a rare example of a Western Falsefront building and retains most of its original integrity. Because of its architecture, its role in the broad patterns of Tustin history, its contribution to the Utt Juice Company and the agricultural industry, and its associations with important Tustin citizens, this building appears eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

165 MAIN ST (E.)

**DATE:**

1935/36

**STYLE:**

MODERNE

**SOURCE: RATING:**

E C

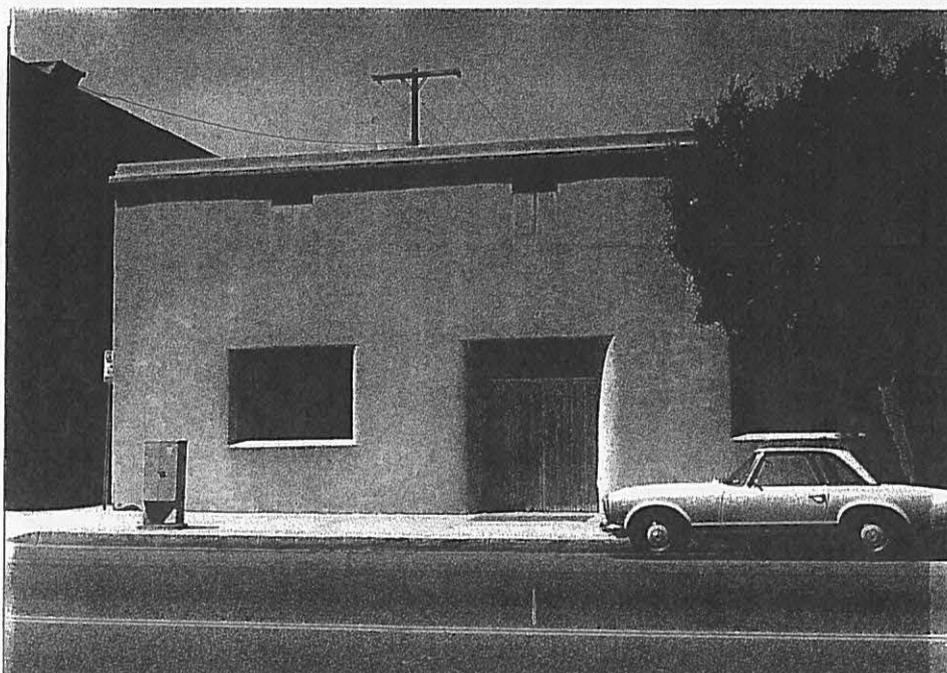
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

The single-storied stucco-clad Moderne front facade of this building conceals a front-facing gabled roof. The metal and side facades are clad in corrugated metal sheets. Carsiding-clad double doors, with a multi-paned transom above, are centered in the front facade. Rounded stucco corners frame the recessed doors. A pair of matching plate glass windows, also surrounded with rounded corners, flank the doors. A row of louvered vents runs across the top, directly below a narrow cornice. The west side has no windows. Corrugated metal panels and screening cover the rear of the building. By looking at the back one can see that this property is related to the Utt Juice Co. buildings to the east.

**SIGNIFICANCE:**

Arcy Schellhous had this building constructed in 1935 or 1936 to provide additional storage space for the adjacent Utt Juice Company. The facade was "dressed up" because it faced Main Street; the other storage sheds to the rear of the plant were of corrugated metal. The Utt Juice Company closed its doors in 1973, three years after Schellhous died. (See 193 E. Main for further information.) This building is significant for its associations with the Utt Juice Company and the Utt family. It is one of the few Moderne buildings in Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

185 -191 MAIN ST (E.)

**DATE:**

1922

**STYLE:**

NEO-CLASSICAL BRICK

**SOURCE: RATING:**

E B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Single-storied and constructed of light and dark gold brick, the building shown above is connected to a Moderne building on the west side and a Victorian storefront on the east side. The unbroken parapet is crowned with an elaborate cornice of brick. Below, vents containing five vertical bricks and edged with darker gold bricks, are spaced along the frieze. A row of white glazed brick runs across the entire front facade and down the pilasters on each side. Recessed double wooden doors, accented with a large window in the center of each section, are topped with a single transom. A single plain door and transom are located in the center of the front facade, with a recessed four-light plate glass window to the west. The back of the building is clad in brick and features a row of recessed windows set in arched brick frames. A small gabled roof can be seen at the top of the main flat roof with unbroken parapet.

**SIGNIFICANCE:**

C. E. Utt built this Neo-Classical Revival brick building in the early 1920's. It was part of the Utt Juice Company complex which occupied this half of a block in the historic commercial center of Tustin. It is significant for its association with the Utt family, major contributors to the economic and civic life of Tustin for over 50 years. In addition, it contributes to the streetscape of the historic commercial center and the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

193 MAIN ST (E.)

**DATE:**

1912

**STYLE:**

VICT. - ITALIANATE

**SOURCE: RATING:**

E A

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

UTT JUICE CO.

**DESCRIPTION:**

Crowned with an ornate metal cornice featuring large ornate brackets at each end and in the center, the single-storied storefront shown above is an unusual example of Victorian Italianate and retains most of its original integrity. Rows of closely-spaced brackets, a row of large dentil work, a band of vertical panels, a row of molding, a row of smaller dentil work, and several rows of molding above the transoms create the horizontal lines of the cornice. The transoms consist of large luxor glass panels. The double storefront design features centered recessed entrances with diagonal sections leading to the double doors. The storefront on the east has plate glass panels facing front with a glass diagonal on west side while the east side has been altered with wood panels. The original bulkheads of both stores have been covered with plain wood panels. The western-most storefront has plate glass store windows with matching diagonal windows. The east side is constructed of poured-in-place concrete while the west side has a common wall with another commercial store. A poured-in-place addition at the back has several blocked-up doors and window spaces. There are several large corrugated metal sheds that were used to process fruit for the Utt Juice Company. A row of three sheds faces Prospect. Two of these buildings run from the alley on the west to Prospect Street on the east. Similar in size and design, the buildings are topped with front-facing gabled roofs which are clad in screening at the gables. The roofs and sides are all clad in corrugated metal sheets. The storefront building, with its elaborate metal cornice and luxor glass transoms, is significant for its rare and pleasing design, while the juice processing sheds are significant as the location of an industry and family that was important to Tustin history.

**SIGNIFICANCE:**

This building, owned by E.E. Utt from 1908 to 1932, originally housed a dry goods store operated by Charles Sauers and Phillip H. Bergquist. Sauers served on the elementary school board, was elected to the first Tustin Union High School Board of Trustees in 1921, and served as the first clerk of the board. C.E. Utt moved his juice-making operation from his back porch at home into the building about 1920. Utt was one of Tustin's major developers, buying land and preparing it for use, then selling it. Besides founding the Utt Juice Company, Utt was a director in both the Bank of Tustin and the First National Bank of Tustin, owner of the Tustin Water Works (1897), instrumental in forming the Tustin Union High School District (1920), developer of Lemon Heights, rancher, and was a partner with Sherman Stevens and James Irvine in developing agriculture on the Irvine Ranch and establishing the San Joaquin Fruit Company. His son, James "Jimmy" Utt served as Tustin's representative in congress during the 1930's and 40's. Arcy Schellhaus, who helped establish the Utt Juice Company bought Utt out around 1932 and was the sole owner until his death in 1970. The company closed its doors in 1973.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
115 MAIN ST (W.)

DATE:  
1912

STYLE:  
NEO-CLASSICAL

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:  
TUSTIN HARDWARE



### DESCRIPTION:

An elaborate metal cornice, with large ornate brackets at each end, crowns the single-storied building shown above. Rows of closely-set brackets, a row of dentil work, and a molding-trimmed frieze form the cornice. The transom area below is covered with a board-and-batten panel. The pilasters on each side are of white painted brick. Matching plate glass windows form the symmetrical storefront, with diagonal plate glass windows leading to the deeply-recessed entrance. The pair of double entrance doors, topped with a transom, are made of wood and centered with large windows. The east facade is clad in plaster over red brick. The west side is poured-in-place concrete.

### SIGNIFICANCE:

C. E. Utt bought this property in 1912 from Mary Tustin, widow of founder Columbus Tustin (for further information on Utt, see 193 E. Main St.) Utt had this building erected and leased it to Alton Alderman, who, with Charles Logan, established the Tustin hardware Company in 1913. (Alderman later acquired ownership in 1926). The store became a social center of early Tustin as people would stop in to chat around the pot-bellied stove after they picked up their mail across the street. Alfred Ray Auger bought the business about 1935. In 1965, he sold to Betty and Harold Adams, who owned it into the 1980's. This building appears to be eligible for the National Register on the basis of its architecture, degree of original integrity, associations with the Utt Juice Company and the Logans, and as a representative of the broad patterns of Orange County's agricultural industry.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

130 MAIN ST (W.)

**DATE:**

1914

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

E C

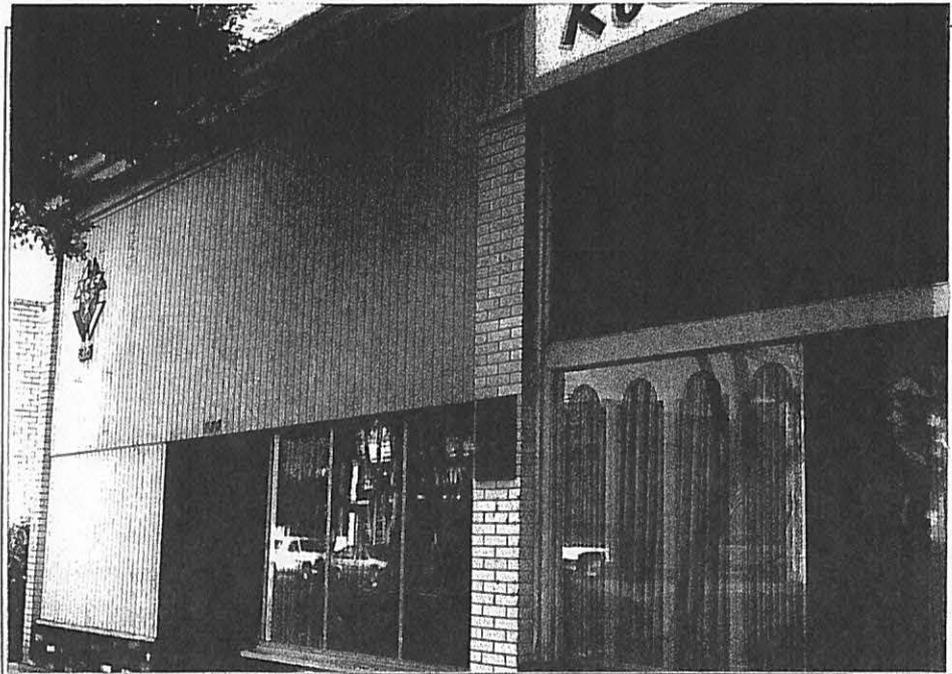
**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

This is the eastern-most store in a row of three single-storied with common walls. All three are crowned with a matching metal cornice, accented at the corners with elaborate metal brackets. White glazed brick pilasters separate the storefronts. This section is the most altered. Vertical carsing covers the transom area and the eastern-most store window. Plate glass panels form the other store window and brick bulkheads cover the space below the windows. The recessed door is new. The east side of the building is poured-in-lace concrete.

**SIGNIFICANCE:**

This store front is part of the three that were built about 1914 on property belonging to the Tustin family. It has housed a variety of businesses over the years, including the Tustin Drug Co., N.G. Walterhouse, proprietor (1914 to 1920's); the Tustin Stage Line, Lusk and Smith, proprietors; the Tustin Branch Library (1938 to 1949); and the Knights of Columbus (1962 to present). This is one of three bays which make up the storefront of this single-storied commercial building. As part of Tustin's historic commercial center, they are significant to the Tustin Cultural Resources District. In addition, this section is significant as the location of the Tustin Drug Co., the Tustin Stage Line and the Tustin Library.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

138 MAIN ST (W.)

**DATE:**

1914

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

E C

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

The original purple luxor glass transoms are a prominent feature of the single-storied commercial building. The center storefront in a row of three, this store retains much of its original integrity, including the metal cornice and brackets on the parapet. Matching plate glass windows and diagonal show windows lead to the centered recessed entrance. The brick which covers the bulkheads is not original. The double doors in the center are new. The back of the building is the original red brick and features arched tops on the door and windows.

**SIGNIFICANCE:**

This store front is part of the three that were built about 1914 on property belonging to the Tustin family. It has housed a variety of businesses over the years, including: John A. Williamson's Barber shop, which not only cut hair, but also provided bath tubs which were used by dusty cowboys in town from the Irvine Ranch; Ed Helt's Barber Shop (dates unknown); Haynes Soil Lab (1954 to 1961); and Rose Maries's Draperies, Rose Gourley and Marie Zamora proprietors, (1961 to present). This is one of three bays which make up the storefront of this single-storied commercial building. As part of Tustin's historic commercial center, they are significant to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

140 MAIN ST (W.)

**DATE:**

1914

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

E C

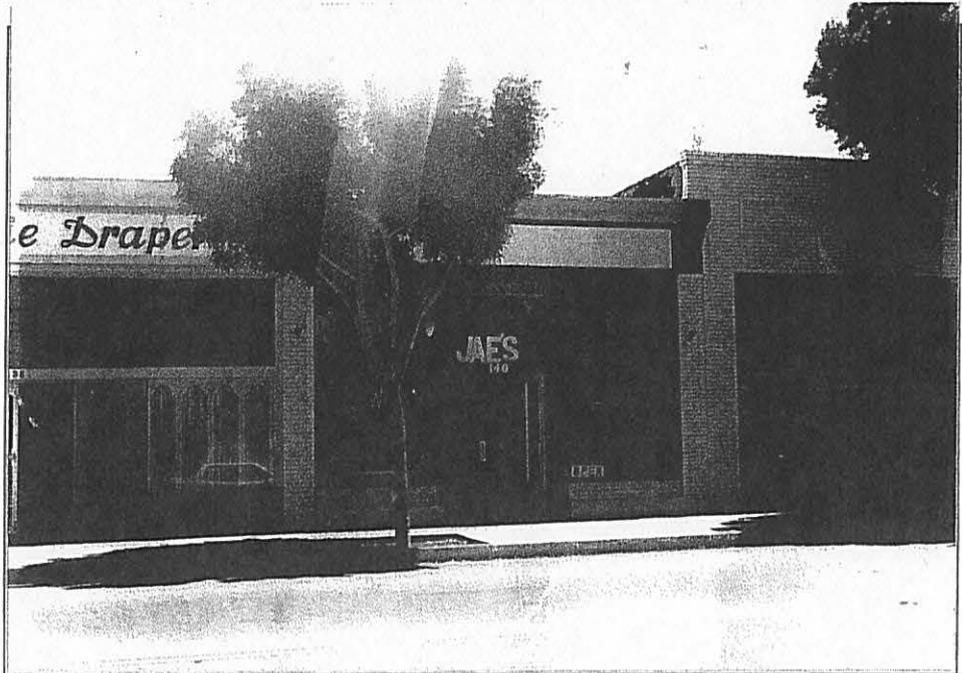
**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

This storefront is the western-most of the three that form this single-storied commercial building. The metal cornice, plain frieze and metal brackets match the others. A row of plain glass panels occupies the large transom area. A wooden beam runs across the top of the show windows. The front-facing plate glass windows and diagonal side windows flank the centered recessed entrance. The ledge below the windows and the bulkheads are clad in white glazed brick. The wooden doors, accented with tall narrow windows, appear to be original. The back of the building features the original red brick a walk-in door, and three double-hung recessed windows. The interior walls are brick.

**SIGNIFICANCE:**

This storefront is part of the three that were built about 1914 on property belonging to the Tustin family. It served as the Tustin Post Office from 1914 to about 1920. Postmasters during that period: J.A. Phiney, 1914 to 1920; Florence Stone, 1920 to 1924; Mamie Phiney, 1924 to 1927; Cinderella Phiney, 1927 to 1936. From 1973 to 1980 the building housed Main Street Antiques. This is one of three bays which make up the storefront of this single-storied Commercial building. As part of Tustin's historic commercial center, they are significant to the Tustin Cultural Resources District. In addition, it is significant as the site of Tustins's post office from 1914 to 1920.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
148 MAIN ST (W.)

**DATE:**  
1914

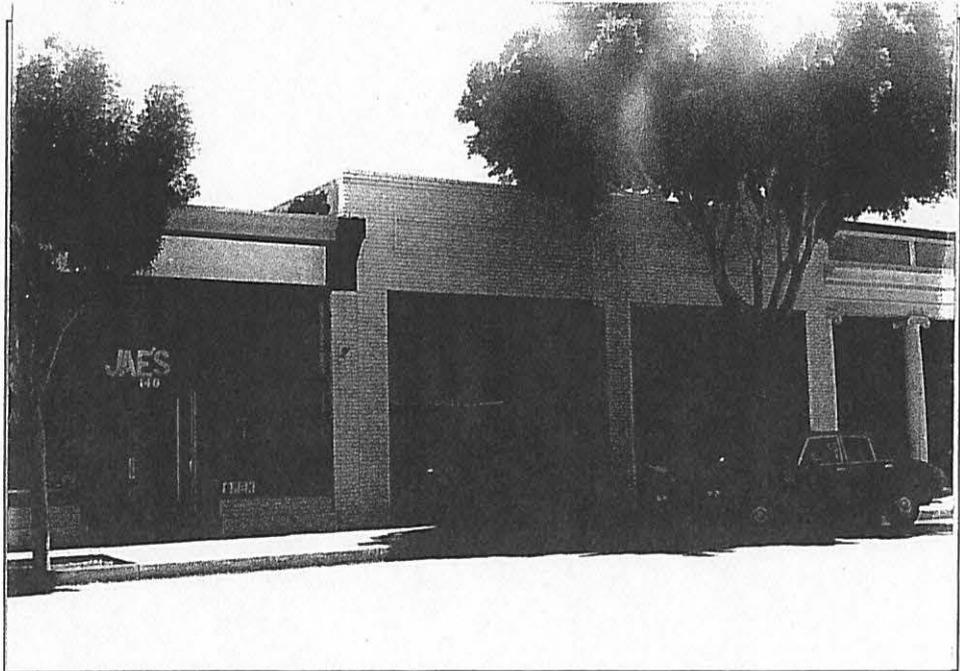
**STYLE:**  
COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**  
E C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

The single-storied commercial building at 148 shares common walls with the set of three storefronts on the east and the Neo-classical store building on the corner of Main and C. An unbroken white glazed brick parapet, edged at the top with three rows of matching brick, caps the two-bay storefront. Recessed panels of matching brick, outlined with a projecting brick border, accent the parapet. Pilasters of matching white brick frame the plate glass storefronts and metal bulkheads (not original). The entrance, featuring new doors and transom, has been changed to the west side.

### SIGNIFICANCE:

This building was erected shortly after World War I on the site of the old Tustin Building, which was the original store and living quarters of the Columbus Tustin family, founder of the City. Stores operating out of the existing building include the J.P. Murphy Venetian Blind Shop (1947) and Decollections Antiquities (1974). The building is significant historically but the architectural character has recently been altered. It does contribute to the Tustin Cultural Resources District and to the historic commercial center of Tustin. The building is significant historically but the architectural character has recently been altered. It does contribute to the Tustin Cultural Resources District and to the historic commercial center of Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

150 & 158 MAIN ST (W.)

**DATE:**

1914

**STYLE:**

COMMERCIAL - NEO-CLASSICAL

**SOURCE: RATING:**

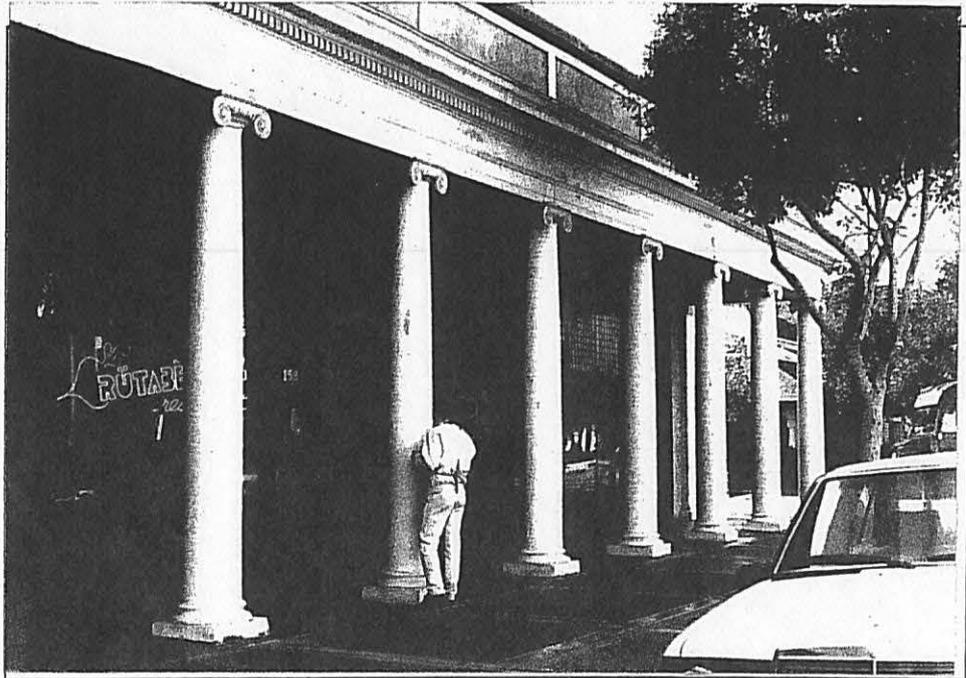
E A

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A row of round columns, topped with Ionic capitals, are the most prominent feature of the single-storied double storefront on the corner of West Main and B Streets. The flat roof, fronted with a parapet of recessed stucco-clad panels, is bordered with a ledge at the top. A heavy molded cornice, edged in a row of dentil work trim, occupies the space above the columns and recessed storefront. Large plate glass windows and luxor glass transoms form a row along the back of the recessed porch. The floor of the porch is diamond-scored concrete. The transom of the eastern-most section has been replaced with plain glass, and a newer plate glass window and door installed below. Wood entrance doors lead to the interior. The interior has the original tin ceiling, and some fine ca. 1910 light fixtures. The plaster has been stripped from the interior walls to expose the red brick. A row of six deeply-recessed arched windows, centered with stained glass, is placed high on the west side of the building. The rear of the building is red brick with brick arches above large double-hung windows and a row of three wood-and-glass doors. This building maintains most of its original integrity and sense of classical architectural character. The recessed porch with recessed columns is very unusual.

**SIGNIFICANCE:**

Sam Tustin, son of founder Columbus Tustin, built this building in 1914. Charles O. Artz leased it and moved his general store (drygoods and groceries) here from the Tustin Building next door, operating until 1931. The building has had various uses since then including: the Tustin Elementary School District classes, during repairs after the 1933 earthquake; Steve Andert's Custom Upholstery (1964-1975); and John Manley's Tustin Village TV (1973 -?). Rutabegorz Restaurant has occupied both sections of the building since the late 1970's. Because of its Classical architecture, degree of original integrity, associations with the broad patterns of Tustin history, and connections with prominent citizens Sam Tustin and Charles Artz, this building appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
201 MAIN ST (W.)

**DATE:**  
1929

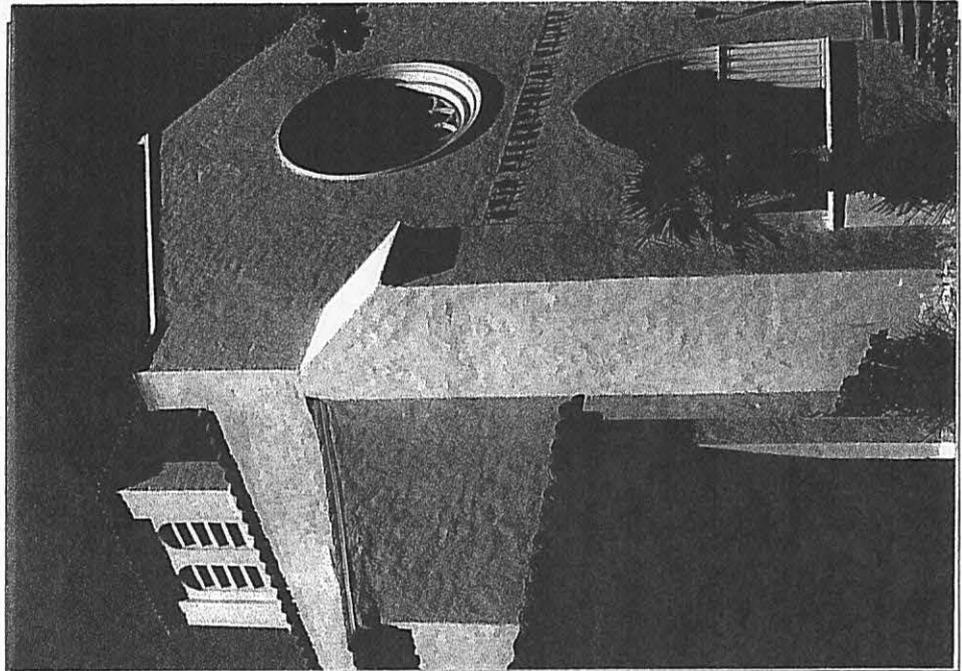
**STYLE:**  
SPANISH COLONIAL/GOTHIC

**SOURCE: RATING:**  
E A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**  
PRESBYTERIAN CHURCH



### DESCRIPTION:

Large and imposing, the stucco-clad Spanish Colonial church shown above features Gothic overtones. A red-clay-tile-clad front-facing gabled roof is fronted with a shaped parapet, bordered with a ledge at the top. A square four-story tower, topped with a red-clay-tile-clad hipped roof and crowned with a large cross, is located near the back on the east side. Pairs of arched louvered vents accent the sides of the tower face below the roof line. The recessed center section features a pair of recessed multi-paned arched casement windows. A pair of heavy wood doors on the bottom floor are sheltered by a red-clay-tile-clad shed-style roof. A Gothic-influenced rose window, trimmed in several rows of molding, is centered in upper portion of the stucco-clad front facade. The main entrance doors, located below the rose window, are deeply-recessed and framed with rows of rounded cast concrete molding, capitals and columns. The wide double doors are accented with rows of stained and varnished recessed panels. The concrete open porch and steps are bordered with a wrought iron rail. Buttresses accent the front corners on each side of the main front facade. On the east facade matching buttresses occupy the spaces between the Gothic arched windows adorned with diamond-paned stained glass. A flat-roofed stucco-clad wing was added to the back of the east side in 1953. A red-clay-tile-clad shed-style roofed port cochere extends to the west side. An arcade of arched openings leads to the new building on the west. The landscaping features mature trees and plants and is well-maintained.

### SIGNIFICANCE:

The Tustin Presbyterian Church replaced its 1884 original Victorian sanctuary with the present building in 1929 at a cost of close to \$60,000. William Bowman was the builder. Samuel F. Shiffler was the minister at the time, followed by J.S. Hydonus (1932-1934), Calvin A. Duncan (1934-1944), Karl J. Christ (1945-1970), Howard Jamison (1971-1984), and Gregory Clark (1985-1988). The Tustin Presbyterian Church was a major influence in the community and its members were the community leaders. Mary Tustin, wife of Tustin's founder, as a charter organizing member in 1884. Because its great significance to the broad patterns of Tustin history and because of its fine architectural styling, the Tustin Presbyterian Church appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
228 MAIN ST (W.)

DATE:  
1887

STYLE:  
VICT. - QUEEN ANNE

SOURCE: RATING:  
E A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:  
STEVENS HOUSE



### DESCRIPTION:

This lovely Queen Anne cottage, with its intricate detailing and fanciful tower has been one of Tustin's favorite residences since it was constructed in 1887. Listed on the National Register of Historic Places, the house was restored as an office building in 1981. It is a superior example of Queen Anne architecture. The house originally stood among several acres of avocado and orange trees. Several office buildings, a gazebo, a garden, and a pergola now exist where the grove was located. However, a row of specimen trees and plants along the west side has been preserved and the expansive front lawn retained. Wide shiplap siding covers the exterior of the grey and white house. The roofscape features a truncated hipped roof, a tower, two pedimented gables, a heavy cornice with enclosed eaves and a frieze decorated with a row of rosettes. The original wrought iron cresting borders the truncated section and the turret, while wood cresting runs along the tops of the gables. Medallions, set in a wide band ring the center of the turret. Carved brackets accent the corners and the turret. A narrow band, accented with a cutout bracket shape at each corner, runs below the frieze. A row of molding trimmed horizontal panels, two bands of vertical molding-trimmed panels, rosettes, brackets, and vertical rows of half-round molding decorate the turret, and five tall, narrow double-hung windows look out onto the front lawn. The shed-style porch roof is centered with a small pedimented gable with enclosed eaves, molding trim, and a finial. Elaborate turned posts, accented with rosettes, support the porch roof. The railing is made of squares with circular cutouts in the center and separates with round balusters. Brackets and pierced work accent the porch frieze. The same style railing is used on each side of the wooden steps, ending at carved newel posts. The front doors are centered with rare etched glass with a red background. Cranes and water plants set the theme. The gabled wing to the east of the porch is topped by a pedimented gable with enclosed eaves. A large horizontal stationary window, edged with a border of stained glass squares, is centered below the gable. A couple of rows of pierced and cutwork between that window and a large plate glass window centered in the square bay below. Narrow double-hung windows occupy the sides of the bay. A similar bay is located in the center of the west side and features a multi-paned window below the gable. The multi-paned window does not appear to be original. A single-storied porch in the southwest corner has been enclosed. A porch on the east side matches the front porch. A red brick chimney also graces the

### SIGNIFICANCE:

This well preserved Victorian house was built in 1887 by City pioneer Sherman Stevens for his bride Martha Snow. The house was designed by architects Costerigan and Merithew of Los Angeles and built of redwood shipped from Eureka, Ca. Sherman Stevens became a very wealthy and influential man. He invested in various business ventures in town, including the J.E. Curry store in the old Tustin Building. In a partnership with Ed Utt and James Irvine, he developed orange and walnut groves on the first 1000 acres of the Irvine Ranch to be developed for agricultural purposes. The three partners also organized the San Joaquin Fruit Company. Stevens and Utt developed Lemon Heights. Stevens was a very refined man who traveled widely, bringing plants, birds, and artifacts home from around the world. His large aviary of exotic birds were the site of field trips for many Tustin teachers and his extensive collection of paintings is now housed at Bowers Museum in Santa Ana. After the death of Martha Stevens in 1948, the house was inherited by their son, Horace, a prominent orchardist. It was sold in the late 1970's to the Douglas Gfeller Construction Company, which developed an office complex called Stevens Square, and saved the original house for use as an office. This fine Victorian is listed on the National Register of Historic Places.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
320 MAIN ST (W.)

DATE:  
1928

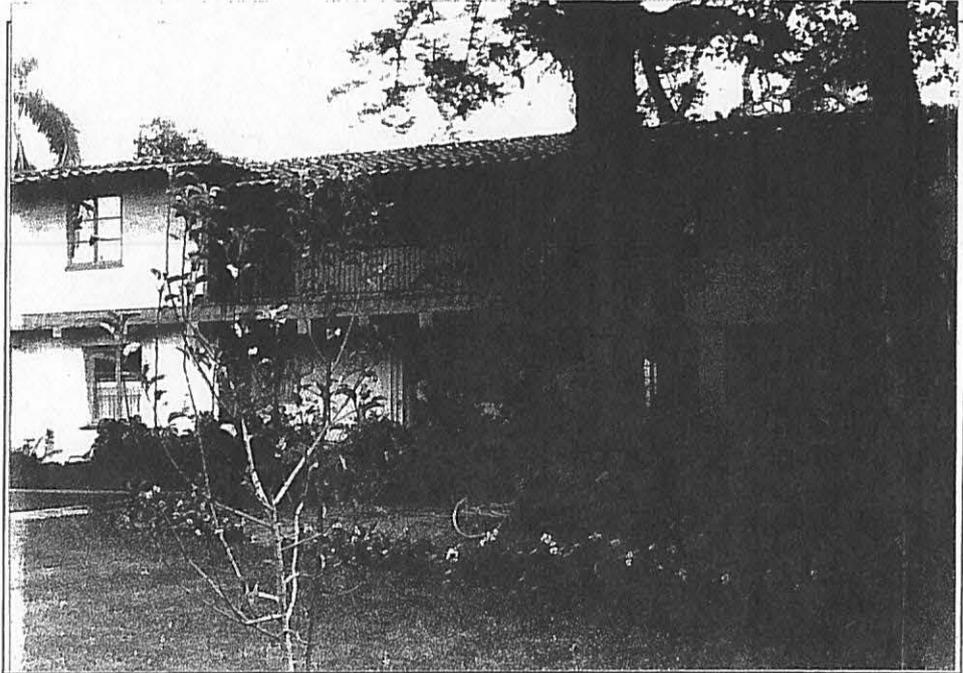
STYLE:  
PERIOD REVIVAL-MONTEREY

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

One of the few Monterey Revival homes in Orange County, the two-storied stucco-clad residence on the corner of Main and B Streets is topped with a low-pitched combination hipped and gabled roof, clad in heavy red clay tiles. A front-facing wing at the east end projects forward, to form a shallow ell shape. A pair of multi-paned casement windows is centered in both the first and second floor of the wing. The long narrow balcony fits into the corner of the ell, fronting the center third of the facade. It is supported by a heavy wood beam, accented along the bottom with large front-facing exposed beam ends. The beam and supports extend across the wing on the east side, between the first and second floor. Wood posts, connected by wrought iron railings, support the balcony roof. Two windows and a multi-paned french door look out onto the balcony. The recessed entry on the first floor has no posts or railing and is centered with an elaborate molding-trimmed door. All windows are multi-paned and metal-framed. Two large recessed windows are located to the west of the front door, and probably indicate the living room. A port cochere extends across the driveway on the west side and is bordered on both sides with a wrought iron railing. A large matching tile-roofed 3-car garage is located in the rear. The house is centered on a very large piece of property, surrounded by specimen trees and plants. It is a superior example of the rare Monterey Revival style and retains almost all of its original integrity.

### SIGNIFICANCE:

An investor, Will Ferrey built the house in 1928. Guy Bolard was the carpenter and builder family owned it until 1945. Ferrey used materials from the previous house on this site in constructing this Monterey Revival house, with its 18"-24" thick walls. Ed Pankey, owner since 1956, served on the Orange County Farm Bureau and was president when the county started importing water in the 1950's. The sycamore that towers over the house at the rear is estimated to be over 200 years old and is one of the few remaining native sycamores that covered the area when Columbus Tustin established his Tustin City in 1868-70. A superior example of the Monterey Revival style, this house retains most of its original integrity and appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
330 MAIN ST (W.)

**DATE:**  
1914

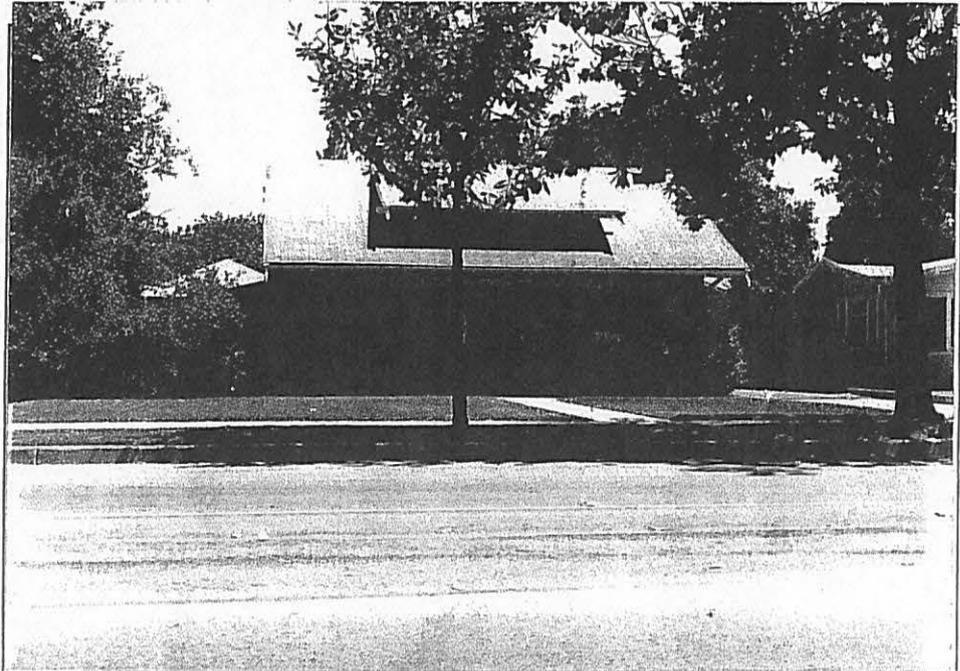
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
E B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A steeply-pitched side-facing gabled roof crowns the single-storied Craftsman Bungalow shown above. The exterior is clad in medium-width clapboards. A wide shed-style dormer, centered with a multi-paned window and louvered vents, accents the front facade. Louvered vents, triangular braces and exposed rafter tails decorate the gables. The frieze above the full porch slants upward, toward a keystone in the center. Large brick columns support the porch roof. Matching piers, connected with low walls of matching brick, flank the entrance. Large plate glass windows flank the centered door. The well-designed Craftsman door is accented with two rows of rectangular beveled glass panes across the top and vertical recessed panels below. Double-hung windows are used throughout the rest of the house. A red brick chimney graces the west side. An wing added to the back matches the original house. A hip-roofed garage is located behind the house. This is one of a row of 4 fine individually-designed Craftsman Bungalows which represent an important era in Tustin.

### SIGNIFICANCE:

Charles O. Artz had the house built in 1914 and it remained in the Artz family until 1942. Charles was a prominent local merchant, owning the store at 150-158 West Main. Ralph Mitchell, owner 1956-1970's was a major orchardist in the area, raising walnuts, then valencia oranges. He served on the Board of Valencial Growers. The four Craftsman Bungalows on this block are major contributors to the Tustin Cultural Resource District and to the historic streetscape of Main Street. In addition, the house's association with Charles Artz and Ralph Mitchell add to its significance.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

340 MAIN ST (W.)

**DATE:**

1914

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

E B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A low-pitched Craftsman-style bellcast gabled roof, with gables facing in all four directions, caps this single-storied bungalow. Matching double gables face each side, creating 6 gables in all. The eaves are ornamented with rows of single exposed beam ends and the gable faces consist of sections of louvered venting alternating with wood spacers. Specialty siding, accented at the bottom with a flared skirt, covers the exterior. The front porch is sheltered by a pergola supported by large stucco-clad vine-covered columns. A row of front-facing beams with carved ends runs across the top of the pergola. Low stucco-clad walls extend from each side of the pergola, creating open porches, accented at the corners with piers and urns. Large plate glass windows, flanked by double-hung sidelights, are located on each side of the Craftsman-style front door. A row of three tall, narrow beveled glass panels forms a stairstep pattern near the top of the door. Double-hung windows are used throughout the rest of the house. A wing added to the west side matches the original house. A matching garage is located in the rear. This is one of a row of four Craftsman Bungalows and has some good Craftsman design elements, including the 6-gabled bellcast roof, the pergola and the flared foundation design.

**SIGNIFICANCE:**

A contractor/builder, Guy Bolyard reportedly built the house about 1914 and acquired title to it in 1921. Albert Thorman (owner 1928 to 1943) worked for the California Division of Highways and was an orchardist. His wife, Jeane, was the secretary to the superintendent of the elementary schools (1945 to 1963) and had an elementary school named after her. Ralph Mitchell (owner from 1943-1948) was a major orchardist in the area, raising walnuts, then valencia oranges. He served on the Board of Valencia Growers. The four Craftsman Bungalows on this block are major contributors to the Tustin Cultural Resources District and to the historic streetscape of Main Street. In addition, the house is significant for its association with Guy Bolyard, the Thormans, and the Mitchells.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
345 MAIN ST (W.)

DATE:  
1905

STYLE:  
COLONIAL REVIVAL

SOURCE: RATING:  
E C

ALTERATIONS:  
S

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

The original section of this two-storied clapboard-clad Dutch Colonial Revival home is on the west and is crowned with a pedimented gambrel roof. Bands of fishscale shingles alternate with sections of square wood shingles on the facade of the prominent front-facing gable. The upper third, accented by a pair of single-paned windows, projects outward above the second floor windows. The trio of multi-paned casement windows share a common lintel. A narrow balcony, featuring closely-spaced turned balusters and supported by carved braces, fronts the windows. A shed-style roof extends from the bottom of the balcony to the enclosed eaves. Below, a recessed door, flanked by rounded pilasters and sheltered by a small arched portico, is fronted by a small elevated open porch. A slanted bay window occupies most of this section of the front facade and is centered with a large multi-paned window and 6-over-6 double-hung sidelights. The eastern-most section of the addition imitates the pedimented gambrel roof shape and gable face patterns of the original western-most section, with the exception of the large two-story clapboard-clad chimney in the center. 8-over-8 double-hung windows flank the chimney on the second floor, while larger 12-over-12 double-hung windows are used on the first floor. A shed-style front porch is centered in front of the wing which connects the two gambrel-roofed wings. It is supported by pairs of round columns resting on square wood paneled piers. Turned balusters connect the piers. The double front doors are new and are ornamented with ovals of etched glass and molding. A large gabled dormer, centered with a multi-paned window, is located in the center of the roof above the porch. A bay window is located on the east side, first floor. A large hipped dormer can be seen on the west side. Below a pair of french doors, with sidelights, is fronted by a railing of turned balusters. A pergola shelters a large section of the driveway on the west side of the house. A wing added to the back matches the original house in character. A clapboard-sided gabled garage is located near the back of the property. Although the house has been significantly changed, the original portion is still visible and the addition is appropriate in size, scale, and design to the original Dutch Colonial Revival architecture.

### SIGNIFICANCE:

This house was originally built by P.W. Swartz in 1905 on five acres at another location for a cost of \$1600. While at its original location it was owned by Charles Bowman, fumigator (1919) who remodeled the house, enclosing the porch. Tustin Union High School District first principal J.W. Means also lived in the house. The house was subsequently bought and moved to its present site by Means and remained in their family until 1974. Means served as the high school principal from 1921 to 1941. Subsequent owner Bob Edgells has modified the original house. The house is significant for its Dutch Colonial Revival style, a relatively rare style in Orange County, and for its associations with the Bowman and Means families. It contributes to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
350 MAIN ST (W.)

**DATE:**  
1910

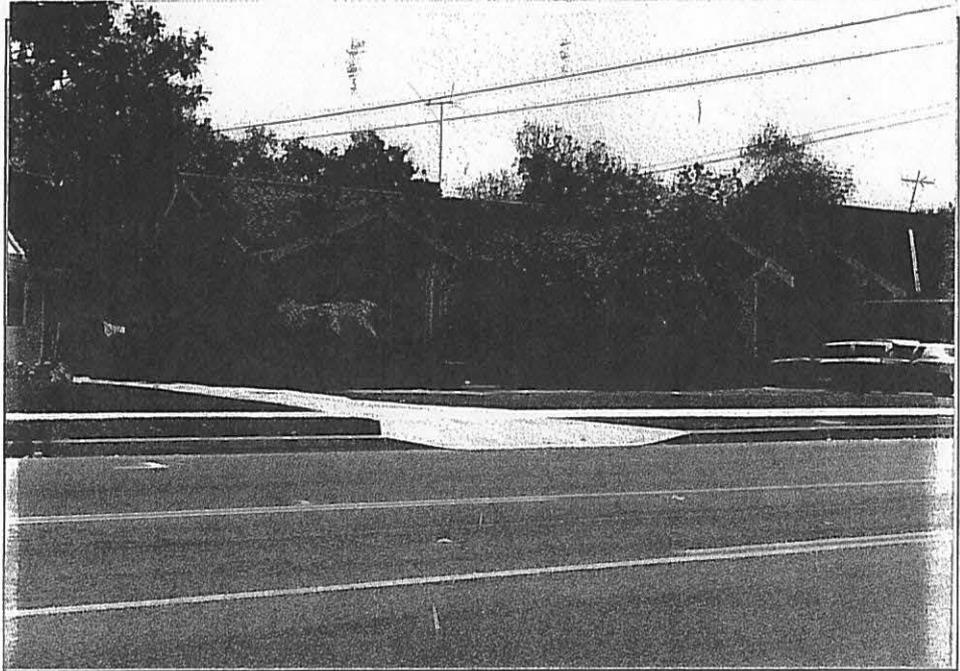
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
E B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

One of four fine Craftsman Bungalows in a row, this Oriental-influenced home at 350 Main is single-storied and clad in Specialty siding in the top two-thirds and 3 very wide clapboards along the bottom third. A beltcourse at window sill height separates the two patterns. The long side-facing gabled central roof and front-facing gabled wings on each end form a "U" shape, with the front porch in the center. Triangular braces decorate the corners and peak of each gable and horizontal louvers cover the gable faces. An diagonally-placed braces create the Oriental appearance. Brick piers flank the concrete front steps. Large plate glass windows, with transoms above and narrow double-hung sidelights, occupy the fronts of the wings and the corner of the porch facade. The front door features a row of individual glass panes.

### SIGNIFICANCE:

Jasper Leck owned this property and adjacent land from 1905 to 1921 and had the house built around 1910. Leck lived in the big Victorian at 320 W. Main for which the original blueprints (designed by architect Frederick H. Eley) are on file at the Tustin Area Museum. Leck, a rancher, was elected to the County Board of Supervisors from the Fifth District (1911-1918). William Ferrey lived here from 1921 until 1928 when he had the Victorian demolished and replaced by the Monterey style house at 320 W. Main. Charles Bowman, agriculture fumigator and Tustin businessman, lived here from 1928 to 1930. George Howley, a partner in Graves and Howley contributors to the Tustin Cultural Resources District and to the historic streetscape of Main Street. In addition, the house's association with William Ferrey, Jasper Leck and Charles Bowman provide additional significance.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
400 MAIN ST (W.)

**DATE:**  
1914

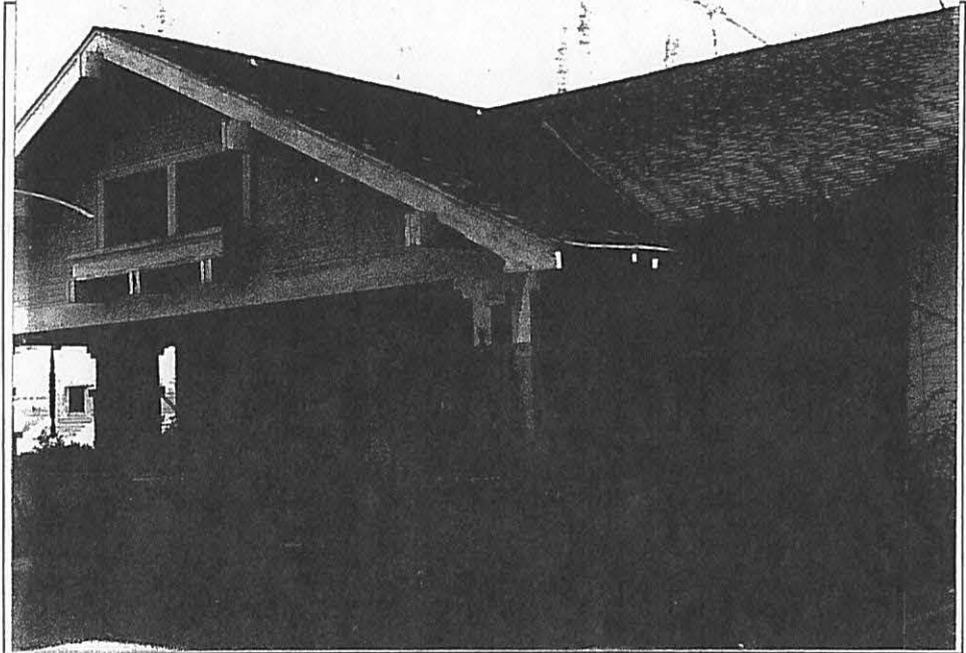
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
T A

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

One of the finest Craftsman Bungalows in Tustin, the single-storied house shown above is capped with a medium-pitched side-facing gabled roof and wide front-facing gabled porch roof. All are accented with heavy single exposed beam ends and vertical lath venting. Pairs of windows, accented with borders of leaded glass, and fronted with window boxes supported by three heavy front-facing beam ends, are centered in the gables. Narrow clapboard siding covers the exterior. A wrap-around porch, supported by pairs of short, square wooden posts, resting on large brick piers, extends across the front of the house and down the east side. A matching pier and solid brick-clad rails border the porch. Oriental-influenced cross beams accent the tops of the square brick porch posts. Large plate glass windows, topped with leaded glass transoms and flanked by double-hung sidelights, are balanced on each side of the front door. The wide Craftsman-style front door is decorated with vertical beveled glass windows and flanked by leaded glass sidelights. The porch floor is concrete. Large plate glass windows are used near the front on the east and west facades. Double-hung windows are used throughout the rest of the house. A matching garage is located in the back. This house is significant for its superior Oriental-influenced Craftsman detailing, as well as for being part of an important group of four Craftsman Bungalows.

### SIGNIFICANCE:

Waldo and Jessie Leihy had the house built in 1914; it remained in the family until 1946. In 1913, after 30 years of ranching, he sold his 20-acre grove, located on Santa Clara. The Leihys son Oscar operated a garage, first called Tustin Cyclery, then Leihy's Garage, at 135 West Main Street. Henry J. Boosey, owner from 1946 to 1958, was a farmer on the Irvine Ranch. Current owners, Richard and Sally Vining have been active in the formation of the historical district. The house is especially significant for its fine architectural details and Craftsman styling.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
405 MAIN ST (W.)

**DATE:**  
1919

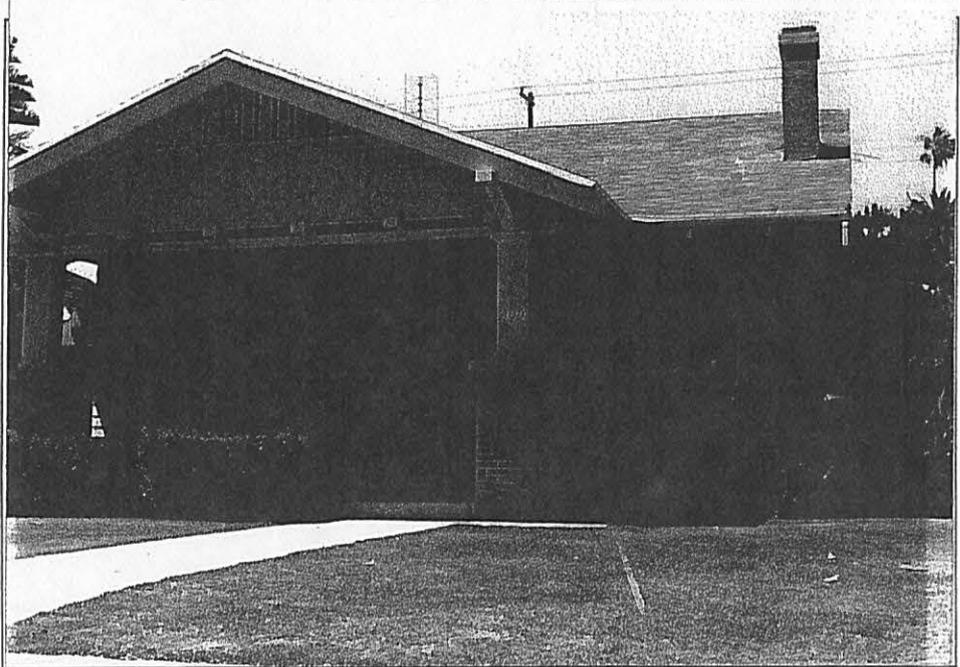
**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A medium-pitched side-facing gabled roof, accented with triangular braces and wide vertical ventwork, caps the single-storied Craftsman Bungalow shown above. A matching front-facing gable forms the offset front porch. A row of front-facing beam ends runs along the bottom of the gable face. The porch is supported by two square wooden columns, trimmed with molding and resting on large square brick piers. A matching pier is located on the west side of the concrete entrance steps. There is no railing. Medium-width clapboard siding covers the exterior. A pair of plate glass windows is located on each side of the front door. The door, accented by tall rectangular windows, is flanked by multi-paned sidelights. A new brick chimney, flanked by double-hung windows, and a shed-style screened porch grace the east side of the house. A matching double garage is located in the rear.

### SIGNIFICANCE:

A local rancher Samuel W. Suddaby, is believed to have built the house in 1919. His grandson, Cecil, who worked at Smart & Final grocers and owned a large orange grove on the west side of Newport Avenue at First Street, inherited the house but did not live in it. The Craftsman styling of this house makes it a good contributor to the Tustin Cultural Resources District and to the Craftsman theme of this block of Main Street. In addition, the house is significant for its associations with the Suddaby family.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
415 MAIN ST (W.)

**DATE:**  
1950

**STYLE:**  
FIFTIES

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**  
ROCK HOUSE



### DESCRIPTION:

Although the house shown above was built in 1950, it is included here because it is unique and represents a personal statement of the owner-builder. The owner has covered all sides of the house and garage with rocks of many colors collected during his travels as an engineer in the Rocky Mountain States. The main hipped roof is fronted with a large front-facing gabled roof, clad in vertically-placed boards with a scalloped edge along the bottom. Horizontal louvered venting accents the peak. A large plate glass window, flanked by narrow double-hung sidelights, is centered in the front wing. The entrance is in the west side of the wing and is sheltered in a recessed entryway. It is hidden from view by an openweave screen made of rocks. A rather imposing chimney, also clad in rocks, adorns the southeast corner. The garage, located in the back yard, matches the house.

### SIGNIFICANCE:

This unusual house covered by rocks was built by Struan Robertson who purchased this property in 1947 from Clara Macomber, who, at one time, owned most of the block. A civil engineer, Robertson had collected the rocks from the central and Rocky Mountain sites as he worked at various jobs. The rocks cover the house and chimney and are even used on the sidewalk and curbing. This is a Tustin landmark of the future and has associations with the field of geology.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

420 MAIN ST (W.)

**DATE:**

1887

**STYLE:**

VICT. - STICK

**SOURCE: RATING:**

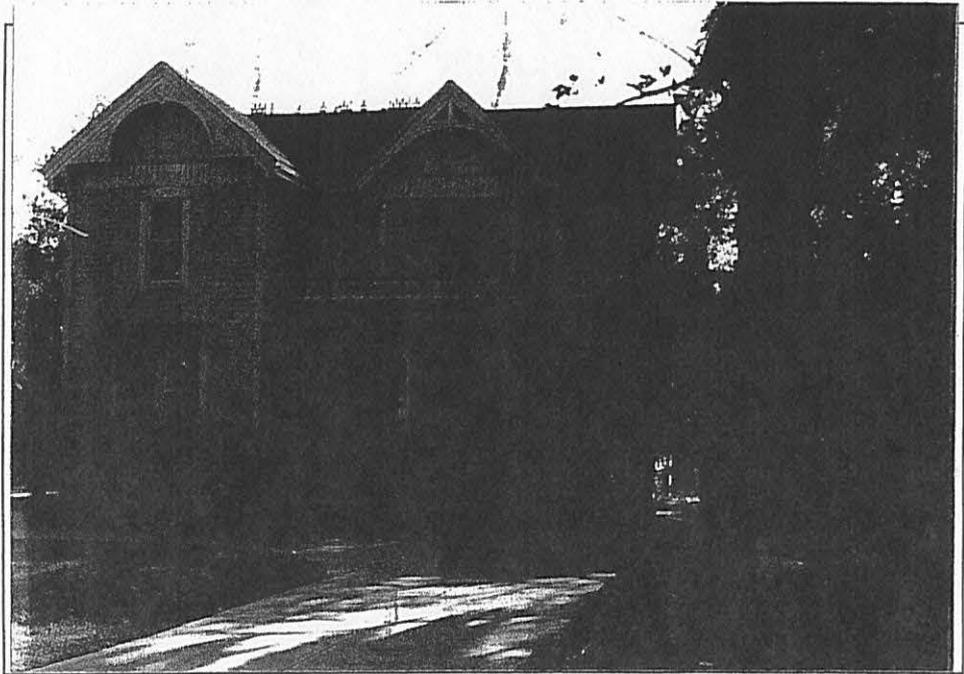
T A

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A truncated gabled roof, in a "T" shape crowns the two-storied home shown above. Narrow shiplap siding, accented at the corners with unusual beaded trim boards, covers the exterior. The trim boards are cut in a bracket shape at the top. The attention to detail exhibited in the design of this house is remarkable. Because of the stickwork in the gable faces, it is classified as Victorian Stick. The double front-facing and side-facing gables are decorated with fishscale shingles, arch-shaped bargeboards, teardrops and rosettes. Rows of pierced work, in an arrow pattern add a strong horizontal line below the gables. A single double-hung window in the second floor and a pair of matching windows, sheltered by a shed-style hood, occupy the front wing. A secondary gable, with a similar design, caps the front facade above the second story. Double-hung windows are used throughout the second floor. The original door, accented with a large plate glass window, is surrounded by a three-sectioned transom and sidelights. The porch roof is supported by elaborate turned posts, ornamented with a pierced frieze and carved brackets. The railing is made of turned balusters. The steps are now red brick. A matching porch on the east side leads to the entrance on that side. The original door, topped with a multi-paned glass window and accented at the bottom with ornate recessed panels, leads to the interior. Double-hung windows with ornamented lintels, flank the door. A single-storied wing on the back of the east side contains a row of casement windows. Latticework encloses the back porch and a matching gazebo and carport are located close by. A large red two-storied barn with shiplap siding and newer wood doors sits near the back of the property. This house sits on a large lot, surrounded by specimen trees and plants, and is reached by a circular driveway. It is one of the finest Victorian Stick homes in Orange County.

**SIGNIFICANCE:**

George C. Case purchased the 96' x 333' lot for \$1920 in 1887 and built the house of redwood. Edmond J. Cranston and his wife, Vinnie, were owners from 1913 to 1917. Edmond was a banker, who reopened the Bank of Tustin, renaming it First National Bank of Tustin. Charles Vance purchased both the house and Cranston's interest in the bank in 1917 and the house remained in the Vance family until 1972. Charles Mitchell, owner 1972-1985, was a teacher and principal with the Tustin Elementary School district from the 1950's into the 1980's. Because of the fine architectural design of this house, the rarity of the Stick style in Orange County, and the associations with the Cranstons and the Vances, this house appears to be eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
430 MAIN ST (W.)  
**DATE:**  
1887

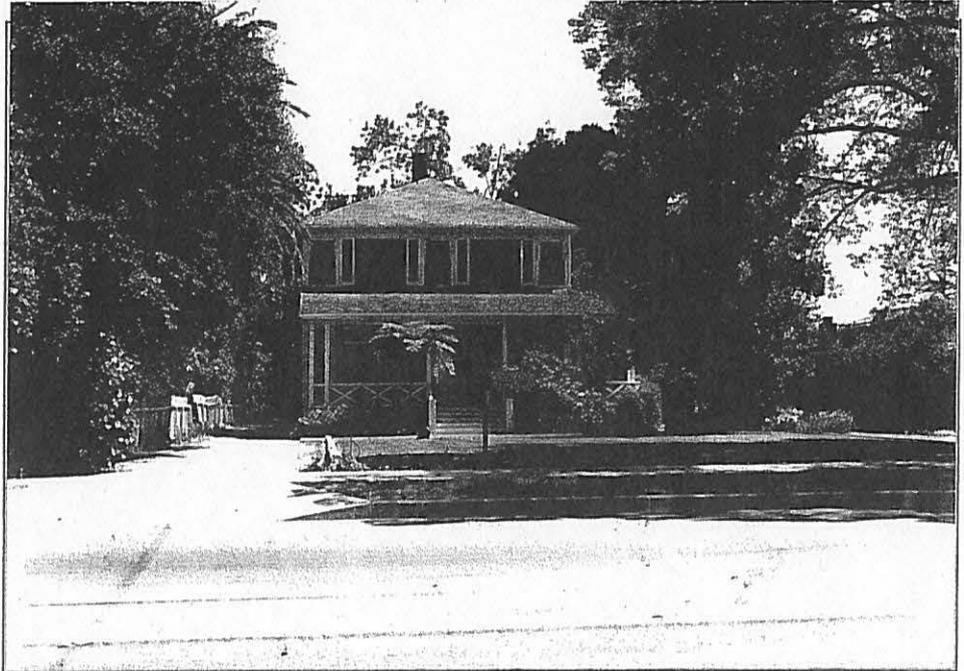
**STYLE:**  
MODIFIED QUEEN ANNE

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Narrow shiplap siding covers the exterior of this two-storied Queen Anne house which sits far back on a large lot on Tustin's Main Street. A circular driveway curves in front of the house. Although the second story and front porch have been somewhat altered as the result of a fire, the house still retains most of its Victorian character. An elongated hipped roof, with enclosed eaves and an offset brick chimney near its center, crowns the second floor. The single-story wrap-around porch runs across the front of the house and down the west side. Double-hung windows, in pairs and singles, line the second floor and are flanked with shutters. A large plate glass window on the east side is topped with a diamond-paned transom. A high stationary horizontal window, bordered with cutwork along the bottom, is located on the west side of the front door. The door, which appears to be original, is centered with a plate glass window in the top and ornamented with recessed panels, molding, and rosettes. The porch roof is supported by wooden posts and a railing with criss-cross balusters connects the posts. A pair of 6-over-6 double-hung windows and a pair of plain double-hung windows are used on the east side. A large second floor balcony is located in the back, above a single-story wing. Vertical carsiding covers the foundation. A double garage, capped with a side-facing gable roof and featuring carsiding-clad doors, is located behind the house.

### SIGNIFICANCE:

George C. Case bought the property from Harriette N. Kellom in 1887, paying \$1920 for the 96' x 333' lot, and is believed to have built the house, which is constructed of solid redwood. Early pictures of the house show a wrap-around porch with a turned wood balustrade. Alonzo R. Kendell, who lived at 420 West Main, bought the property around 1890 and the two houses remained together under various owners until 1913. Mary H. Bardin, owner 1902 to 1920, was an accomplished horsewoman, who rode in the Pasadena Tournament of Roses, and lost a leg in an equestrian accident. Elizabeth and/or Archie Robinson owned and lived in the house from 1920 to 1945. Paul and Martha Snow have owned the house since 1945. The Snow Chapel at the Advent Christian Church is named after Paul Snow's grandmother, Cynthia Snow. This house has much historical significance because of its associations with George Case, Mary Bardin, the Robinsons and the Snows, all important to Tustin history. The alterations, in particular the loss of the porch railing, might preclude the house from being eligible for the National Register.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
455 MAIN ST (W.)  
**DATE:**  
1905

**STYLE:**  
COLONIAL REVIVAL

**SOURCE:**   **RATING:**  
E                   C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Colonial Revival in style, the single-storied clapboard-clad house on the corner of Main and California is capped with a hipped roof edged in carved brackets. A pedimented gable extends forward to form the roof of the front porch. Wood shingles and a small diamond-paned window, flanked with louvered vents, cover the gable face. The front porch, supported by round wooden columns, resting on solid clapboard-clad rails, occupies half of the front facade and has been partially enclosed along the front and west side with multi-paned wood-framed glass panels. A pair of matching double-hung windows, with molding-trimmed lintels, occupies the space to the east of the front door. The front door is accented with a horizontal window at eye level, and recessed wood panels. Double-hung windows are used throughout the rest of the house. A single gable-roofed garage is located at the rear of the property, off California Street.

### SIGNIFICANCE:

The house was originally built as an annex to the house at Main and El Camino Real (current site of the Knights of Pythias building) and was relocated to this site in 1920. The Utt family, who built the house, owned a large store on the SW corner of Main and El Camino Real. Minnie Childs (owner 1920 to 1943) until her marriage to Perry Lewis, around 1928. She was well-known for her art and literary works; was active in civic, club, and social affairs of the community; and was a charter member of the Laguna Beach Art Association. The house is significant for its Colonial Revival styling. Because it has been on this site since 1920 this can be considered its historic location. It is also significant for its association with the Utt family.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
520 MAIN ST (W.)

DATE:  
1930

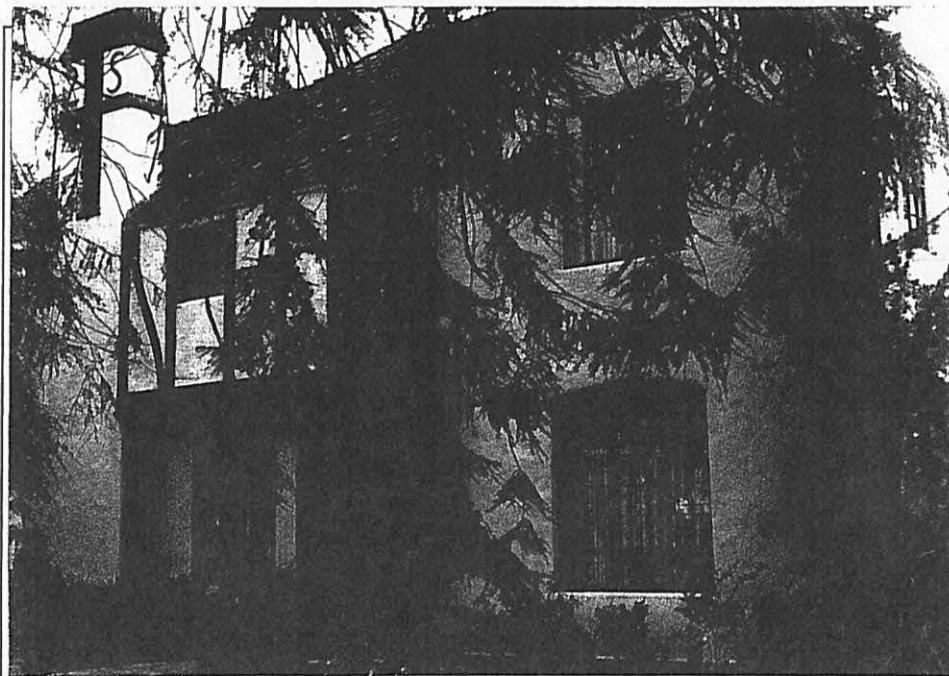
STYLE:  
PERIOD REVIVAL - TUDOR

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

One of the finest Tudor Revival homes in Tustin, the two-storied residence on the corner of Main and Pacific is clad in stucco and crowned with a combination hipped and gabled roofscape. The roof is now clad in wood shakes. The front-facing gable is clad in shiplap siding and centered with a louvered vent. All windows, except a small 1940's-style cantilevered bay on the west side, are recessed multi-paned metal-framed casement windows. A large multi-paned leaded glass window in the first floor, front facade, is bordered with stained glass and topped with a Byzantine arch. The half-timbered cantilevered second floor is accented with heavy brackets across the bottom. The front door is ornamented with recessed wood panels and three windows at the top. A Byzantine arch, surrounded by red brick trim, frames the recessed doorway. Multi-paned casement windows, with matching transoms, flank the door. The large stucco-clad chimney, detailed with a herringbone inset in the center, is typical of English Tudor design. A fanciful chimney pot adorns the top. Sets of three-sectioned casement windows and transoms occupy the first floor, front facade, and the east side. A variety of sizes of the same style window are used throughout the rest of the house. A single-storied wing on the back appears to have been added at a later date. The lot is very large and contains specimen trees and plants. The stucco-clad triple garage is centered with the original paneled wood doors with carsiding accents and 2 rows of medallions. The architectural elements featured in the design of this house combine to make it a fine example of English Tudor Revival.

### SIGNIFICANCE:

A surveyor, Roy C. Browning had builder William Bowman construct this English Tudor style house in 1930. The family lived here into the sixties. Because of its architectural integrity it is one of the finest examples of Tudor Revival architecture in Orange County. The house is also significant for its association with Roy Browning and William Bowman.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
525 MAIN ST (W.)  
DATE:  
1915

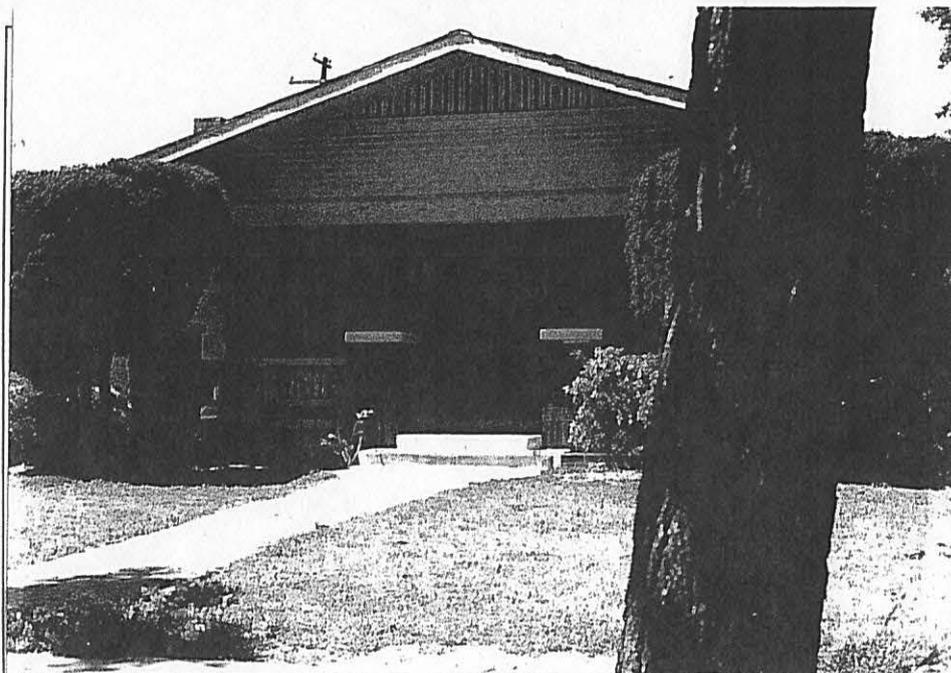
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
E C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A double gabled roof, fronted with a wide front-facing porch gable, caps the single-storied California Bungalow shown above. Varied-width vertical venting and single exposed beam ends accent the roof line. Narrow clapboard siding covers the exterior. Square wood columns, trimmed in molding and resting on square brick piers, support the porch roof. Matching piers on each side of the centered entrance are made of brick in shades of tan, red and gold and topped with concrete caps. A railing of wide and narrow balusters runs between the piers. Pairs of double-hung windows flank both sides of the new wood door. A recessed open porch is located on the west side, between the side-facing double gables. A matching brick chimney adorns the front section of the west side and is flanked by double-hung windows. A clapboard-clad double garage is located in the back yard.

### SIGNIFICANCE:

A retired farmer, Charles Greenwood and/or his wife, Belle, owned the house from 1921 to 1933. Ira E. and/or Daisy Price owned the house from 1933 to 1960. The First Advent Christian Church acquired title in 1962. This house contributes to the Tustin Cultural Resources District and fits well into the historic Main Street streetscape.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

555 MAIN ST (W.)

**DATE:**

1881

**STYLE:**

VICTORIAN GOTHIC CHURCH

**SOURCE: RATING:**

E A

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

FIRST ADVENT CHURCH

**DESCRIPTION:**

The oldest church in Tustin, the original front section of this rectangular church building is illustrative of the basic style built by Orange County pioneers. A steeply-pitched front-facing gabled roof, crowned with an octagonal tower and matching steeple, caps the building and features enclosed eaves with a narrow overhang. The bell tower has been enclosed with louvered venting and blank wood panels. Shiplap siding covers the exterior and the base of the tower. The cornice of the tower is trimmed with dentil work. A large arch-topped stained glass window, featuring a pastoral scene with Jesus in the center, is centered in the front facade. The entrance is located on the east facade, very close to the front of the building. A pair of wooden double doors is centered in an entry accented with large rectangular panels of wood on each side. A row of 20-over-20 stained glass windows, topped with heavy wood cornices, runs down each side. The rectangles of glass are in muted colors. A diamond-paned stained glass window is located near the front of the west side, and is flanked by the same type of large wood panels as are used on each side of the main entrance. A large two-storied addition on the back uses the same shiplap siding as the older building. Its front-facing gabled roof telescopes northward from the front building. A few 21-over-21 windows are present on the first floor. 6-over-6 windows, used singly and in groups of two or three, are featured on the second floor. Hooded dormers, which reach down into the second story, also contain 6-over-6 windows. Flat-roofed porticos, supported by wood posts, are centered on both the east and west sides of the addition. A modern addition has been added to the back of the historic building and its historic addition. There have been some changes to the front building through the years. The 10-foot front section, including the steeple, was added in the 1930's and the flagstone around its foundation in the 1950's. Because of its age, its architectural integrity, and its representation of the typical early (1870-1900) Orange County Church, this building is probably eligible for the National Register.

**SIGNIFICANCE:**

The First Advent Christian Church is the oldest continuously active Protestant church in Orange County occupied by its original denomination. The Church, which was organized in December, 1880, built this building in 1881 which has been in continuous use by that denomination ever since. Two of the original pews, which were shipped around the Horn in the 1880's remain in use. The sanctuary is in the original building. The foyer and steeple were added in the early 1930's and the classroom and meeting buildings were constructed in 1935. The church was organized in the home of Caroline Downs and Virgil Hunt was the first pastor. Original members of the church include many of the City's prominent pioneer families such as Utt, Warner, McFadden, Tustin, Shatto, Downs, Squires, Hanson, and Bowman. This building appears to be eligible for the National Register of Historic Places in the categories of architecture, broad patterns of Tustin history and persons prominent in the City's history. The church is an Orange County Point of Historical Interest.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
630 MAIN ST (W.)

DATE:  
1888

STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
E A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Wide shiplap siding, edged with corner boards, covers the exterior of this fine single-storied Italianate home. It is much larger than it appears from the street, and is situated on a deep lot, dotted with mature trees and plantings. Carved brackets accent the enclosed eaves of the truncated roof. Double-hung windows, topped with molding-trimmed peaked lintels, flank the front door. Carved brackets accent the bottom of the window sills on all of the windows. The wood-paneled front door, with a cast iron grill at eye level, is elaborately trimmed in molding. An arched portico, supported by large ornate brackets, shelters the front door. The brick steps and wrought iron railing are not original. A square bay occupies the eastern-most half of the front facade, and is centered with a pair of tall, narrow double-hung windows in the front and a single matching window in each side. Carved brackets trim the roofline. A matching bay is located on the west side. The west side also is graced by a red brick chimney, flanked by a pair of double-hung windows. A wing on the back of the house matches the front portion, except for a multi-paned multi-framed window on the west side. This is one of a handful of homes of this age and style remaining in Orange County and is illustrative of the homes built by the early pioneers between 1870 and 1885.

### SIGNIFICANCE:

Caroline Downs reportedly lived here for two years, after having the house built in 1888. She was instrumental in the organization of the First Advent Christian Church. Her children were George, Cynthia, Elva, and Henrietta, who married P.T. Adams. Cynthia married Hiram K. Snow and after she died, Hiram Snow married her sister, Elva. The Snow chapel at the Advent Church was named in memory of Cynthia. A wholesale seed grower, Edwin M. Haven and son, Lawrence, lived here in the 1910's. Edwin established the Haven Seed Company in Santa Ana. William and Grace Leinberger owned the property from 1920 to the 1970's. He worked as cashier at the First National Bank of Tustin for 50 years and was also a volunteer fireman. This house is significant for its associations with several prominent Tustin residents: the Downs family, the Havens, and the Leinbergers. Additionally it is noteworthy as a fine example of the rare Italianate style.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
665 MAIN ST (W.)  
DATE:  
1883

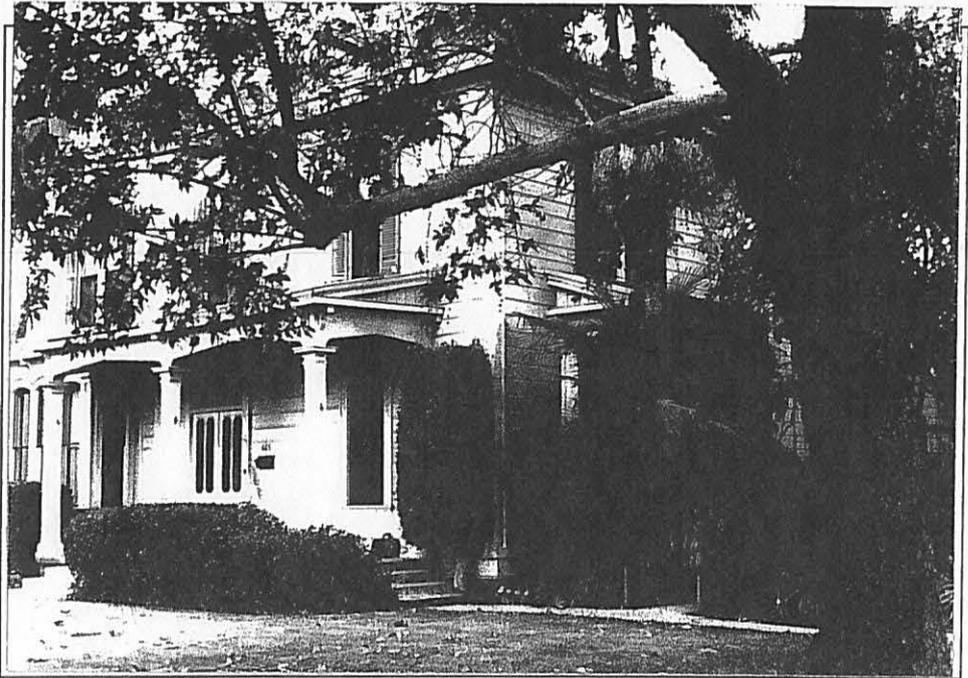
STYLE:  
VICT. - ITALIANATE

SOURCE: RATING:  
T B

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A truncated hipped roof, with a front-facing gable on the west side of the front facade and another gable facing east, crowns this fine example of an Italianate home. The eaves are enclosed and a plain frieze runs below the roof line. A matching front-facing gabled dormer, centered with an arched double-hung window, extends from the front facade of the roof. A pedimented cornice accents the pair of arched double-hung windows centered below the front-facing gable. All windows are double-hung and arched at the top, with wide molding-trimmed cornices. The louvered shutters are rare and appear to be original. The home is clad in wide shiplap siding, trimmed with corner boards. A square bay, topped by a shed-style roof, is accented with carved brackets and a frieze with a border of arches along the bottom. A trio of matching windows graces the center section of the bay, with matching windows facing the sides. The original pair of double screen doors, accented by a molding-trimmed edge, leads to a short space between the screen doors and the double front doors. The diagonal molding-trimmed corners of the screen are indicative of early 1880's architectural detailing. A large single-paned arched transom is located above. Three pillars and two pilasters, accented with molding-trimmed capitals and bases, support the porch. There is no railing. A single-storied square bay, which matches the one on the west side of the front facade, is located at the south end of the east facade. Two pairs of double-hung windows, one on the first floor and one on the second, are located below the gable in the east facade. The property is large and there are several specimen trees surrounding the house. The shiplap-sided garage, located on the east side, was designed to match the house, but was built many years later. The side-facing gabled roof features a front-facing gable on the west end. A pair of arched double-hung windows has been placed below the gable face. A pair of shiplap-clad garage doors sit side-by-side in the eastern-most half of the front facade. This house is very rare, as there are only a handful of homes of this style in all of Orange County. It exhibits much attention to architectural details, retains almost all of its integrity and was undoubtedly one of the finest homes built locally during the 1880's.

### SIGNIFICANCE:

Nelson Vanderlip, a banker, built the house about 1883, on a 20-acre parcel on the south side of Main Street, across from its present location. The property was acquired by Horatio Augustus Allen in 1903, and later became the home of his son Lucius. Allen owned orange groves on the west side of Glen Ave (now the Costa Mesa Freeway) at Main Street. Charles Eelles, owner 1961 to 1985, moved the house across Main Street to property that had been in his mother's family since 1905. (The heirs of J. O. Preble, one of Tustin's earliest pioneers.) by moving the house, it was saved from demolition when the Santa Ana and Costa Mesa Freeways were built. The remainder of the original property became Tustin Acres, an apartment/condominium complex. This rare example of Italianate architecture retains almost all of its architectural integrity and all of its fine details. In addition, its associations with Nelson Vanderlip, a prominent local rancher, and Horatio Allen add significance to the house. However, it must be rated as a B because it has been moved relatively recently from an agricultural setting to an urban setting.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

1681 MITCHELL AVE

**DATE:**

1919

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

E B

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

An Airplane Craftsman Bungalow, the house shown above was once located in the center of an orange grove. Originally "U" shaped with a shed-style porch in the center of the front-facing "U", the house features features a two-storied center section with single-storied front-facing wings on each end. The roofline is accented with horizontal louvered venting at the peaks, triangular braces, and exposed rafter tails. A ribbon of three double-hung windows is centered in the front facade of the second story. A trio of double-hung windows faces front in the south wing, while a ribbon of four smaller windows is located in the northern-most wing. The porch has been enclosed with large multi-paned windows, centered with a pair of multi-paned french doors. An open porch and foundation have been clad in used brick. On the south facade a pair of plate glass windows flanks a 1930's gold and tan brick fireplace. Double-hung windows are used throughout the rest of the house. A matching gabled garage and a large corrugated metal barn are located in the oversized yard.

**SIGNIFICANCE:**

William H. Bowman and his wife, Ruth, bought the 5-acre-plot on which this house sits in 1913 and built the house in 1919. Mr. Bowman started as a carpenter and became Tustin's most prolific building contractor during the Teens and Twenties. He owned extensive citrus groves which are now covered with condominiums. His wife, Ruth, who died in 1981, at the age of 93, was his business partner and bookkeeper. Her obituary says "His building enterprises, for which Mrs. Bowman also served as bookkeeper, included the Tustin Presbyterian Church, the Ebell Club (Santa Ana), Balboa Bank, and the Santora Building in Santa Ana." The Bowman family came to Orange County in 1881. William built two houses for his father, William D. Bowman, at 450 and 520 First Street. His father was a pioneer citrus grower. This house is one of the few remaining representatives of the Craftsman-era grove house remaining in Tustin and is significant for its associations with Mr. Bowman.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
125 MOUNTAIN VIEW DR

**DATE:**  
1924

**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

The three matching front-facing gabled roofs, accented by variegated vertical lath ventwork, single exposed beam ends and exposed rafter tails, are the most important design detail of this Craftsman Bungalow. Narrow clapboard covers the exterior of the house. The porch is supported by tapered brick columns resting on larger square brick piers. A pair of double-hung windows is centered in the front of the southern-most wing. The multi-paned front door is adjacent to a large plate glass window, flanked by double-hung sidelights. Double-hung windows are used throughout the rest of the house. A matching gable is located in the center of the south facade. A single matching garage, topped with a gabled roof, is located in the rear.

### SIGNIFICANCE:

D. M. Forney and his wife, Ida, owned all of the lots on the east side of Mountain View when the tract was opened in 1923. The subdivision was called Mountain View Gardens. In 1924 this lot was purchased by Cyrus Newman and his wife, Elizabeth. The Newmans were ranchers who owned property on First Street, but built this home as their "town home". Cyrus O. Newman and his wife, Frances, also lived at the home. Cyrus O. was a carpenter in 1925, but later worked at a citrus packing house. In 1929 the Newmans moved to Orange and Gladys and Ernest Watson bought the house. They were in the investment and real estate business. Two years later the Watsons moved to 124 Yorba Street, but continued to own the home on Mountain View for several years. In 1946 Ernest Dargatz of Anaheim bought the house, selling it to George Henry Cobb that same year. John Whisenand and his wife, Rhoda, were the new owners in 1949 and continued to live in the home for several years. Mr. Whisenand was in U. S. Marine Corps. The house is a good example of a Craftsman Bungalow and the design of the three matching front-facing gables adds interest to the front facade through the use of a significant character-defining Craftsman architectural element. The house is significant for its architecture and its associations with the Newman family.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
140 MYRTLE AVE  
**DATE:**  
1928

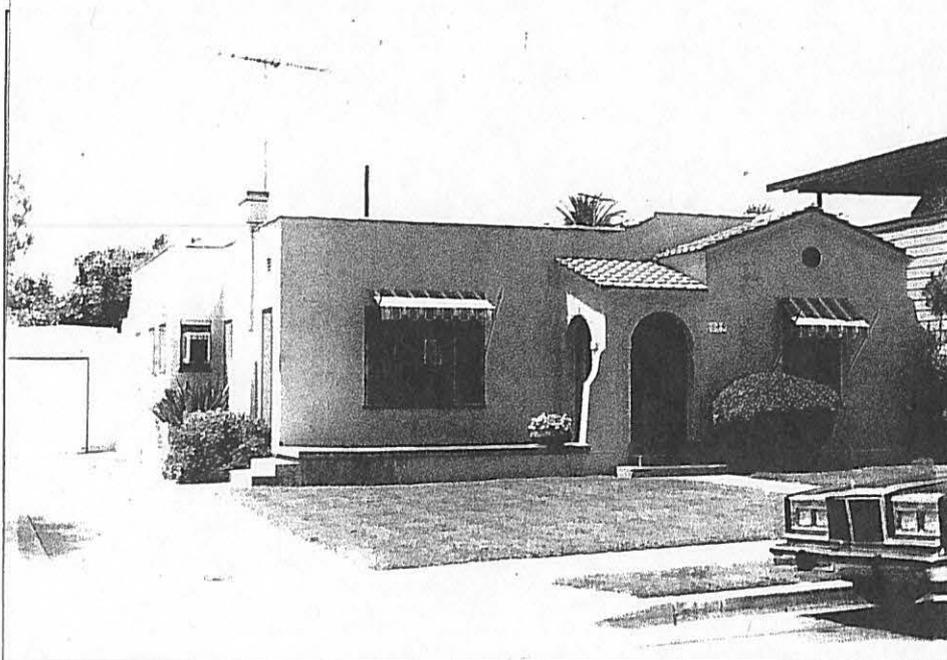
**STYLE:**  
SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Red clay tile edges the parapet of the single-storied stucco-clad Spanish Colonial Revival house shown here. The parapet features a shaped step at the north end. A red-clay-tile-clad front-facing gabled roof, with close eaves and a round clay tile vent, forms a wing to the north of the covered entrance. A plate glass window, sheltered by a canvas awning, accents the center. Both of the front windows are flanked by spear-like wrought iron awning holders. A wing wall extends down on the north side of the gable. The recessed entry, capped by a shed-style roof clad in red clay tile, features arched openings in the front (east) and south walls. An open porch, constructed of concrete, extends across the front of the south half of the front facade. A plate glass window, flanked by casement windows, looks out onto the porch. A stucco-clad chimney and recessed open porch are located on the south side of the house. A matching garage in the rear has a flat roof and is clad in stucco.

### SIGNIFICANCE:

This Spanish colonial Revival house is one of about six of the exact same plan that were built in Tustin by the same contractor. Two others are at 140 and 148 Mountain View. J.R. Harbour, who owned the house from 1925 to 1934, owned and ran the Tustin Drug store, which was severely damaged in the 1933 Long Beach earthquake. He sold the house in 1934 to Charles and Frances Logan who remain as owners to the present. Charles served as deputy sherrif and assistant marshall and was on Tustin's first City Council, serving from 1927 to 1942. Frances worked for the First National Bank of Tustin for many years and was recently honored as a Tustin Woman of the Year. This house is significant as a contributing resource to Tustin's historic streetscape and for its associations with the Harbours and the Logans.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
175 MYRTLE AVE  
**DATE:**  
1924

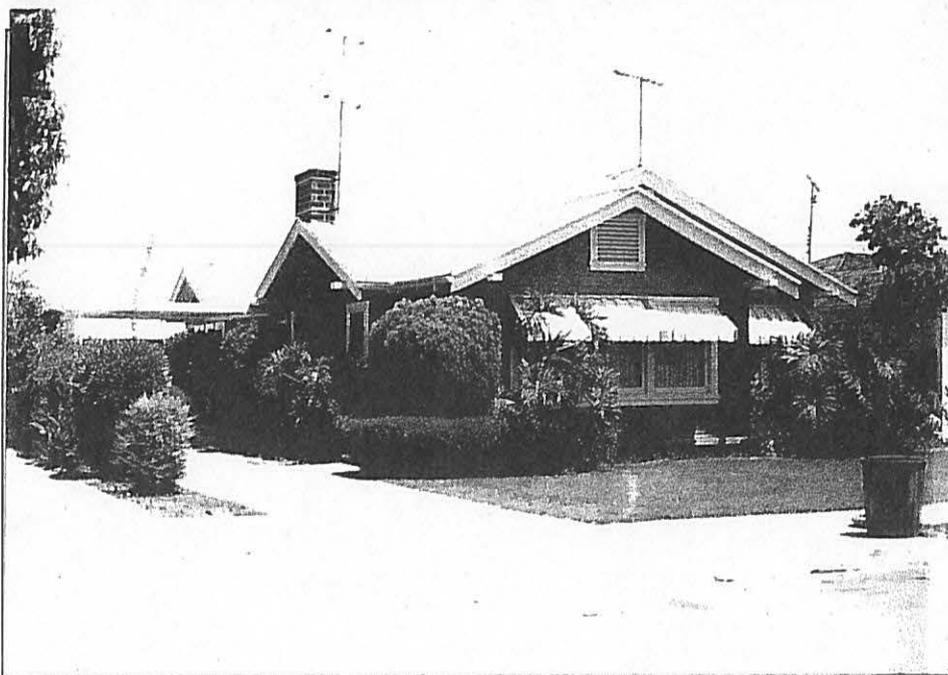
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**   **RATING:**  
T                   C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A double gable, accented with single exposed beam ends, square louvered vents, and exposed rafter tails, caps the single-storied California Bungalow shown above. A pair of matching gables face the driveway (north ) side, separated by a covered porch. A trio of stationary single-paned wood-framed windows, capped with newer vinyl awnings, look out from the center of the front facade. The multi-paned front door, with matching sidelights, is placed in the north side of the west-facing front facade. A plate glass window, flanked by double-hung windows with mullioned borders along the top, is centered in the front of the side-facing gabled wing on the south side of the main facade. A red brick chimney, with mullion-bordered double-hung windows on each side, graces the north facade. Double-hung windows are used throughout the rest of the house. A carport stretches across the driveway, across from the porch in the center of the north side. Virginia Nisson was a member of the Carson family.

### SIGNIFICANCE:

Harold Taylor purchased two lots from Alice Albee in 1923 and built this single-storied bungalow in 1924. He and his wife, Bertha, owned a nursery at the corner of 1st and B Streets. They lived in this house until 1930, when Leslie L. Carson and his wife, Edith, purchased the house. They were ranchers. The Beswicks, Benjamin and Dora were the next owners. Dora died in 1948 and Benjamin continued to live here until 1951. The house was sold back to the Leslie and Edith Carson in 1952. He died in 1957 and the property was sold to Virginia Nisson, a member of a local ranching family. The bungalow is appropriate in size and scale to the rest of the neighborhood and contributes to the historic streetscape.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
215 MYRTLE AVE

**DATE:**  
1926

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**   **RATING:**  
T                   C

**ALTERATIONS:**  
S

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

An ell-shaped gabled roof caps the single-storied Craftsman Bungalow shown above. Exposed beam ends accent the corners of the gables. Asbestos siding now covers the exterior. Tapered wood columns, resting on brick piers, support the pergola located in the ell in front of the entrance. A ribbon of five single-paned casement windows dominate the front facade, while a large plate glass window, topped with a multi-paned transom, overlooks the pergola. Double-hung windows are used throughout the rest of the house. A red brick chimney graces the driveway (north) side of the residence. A grass strip runs the length of the middle of the driveway. There are several of these original driveways still existing in Tustin. A gable-roofed single garage is located in the back.

### SIGNIFICANCE:

Alice Albee sold the land for this bungalow to Dwight and Esther Hayden in 1925. Within a year they had built the house and settled down to stay for 16 years. Mr. Hayden was a driver for the Shell Oil Company. Max Vakers purchased the house in 1942 and owned it only a year before selling it to Palmerio Chessa. Four years later Vergil and Doris Tibbets, who owned a produce store at 408 S. Main in Santa Ana, purchased the home. By 1951 Wilber and Thelma Dolly were the owners. He was a general inspector at the Lighter-Than-Air (blimp) Base. This bungalow is one of several which contribute to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
350 MYRTLE AVE

**DATE:**  
1926

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**  
DUPLEX



### DESCRIPTION:

This Spanish Colonial duplex is located on the corner of Main and Myrtle, with one entrance on Main and one on Myrtle. A flat roof and unbroken parapet, edged with a row of red clay tile, cap the "H"-shaped building. Matching plate glass windows with plain transoms, sheltered by stucco hoods clad in red clay tile and supported by wood brackets, are located in both front wings, in the center of the wings, and on the south side of the entry porch on the west side. The Main Street entrance porch occupies the space in the corner of the ell, against the western-most front-facing wing, while the Myrtle Street entrance is in the center of the east facade. Red-clay-tile-clad front-facing roofs, with close eaves, cap the porches, which also feature arched openings and entrances. A pair of small, double-hung windows is located on the north side of the Myrtle Street entrance porch.

### SIGNIFICANCE:

John Rinard, a building contractor living on Pasadena Avenue with his wife, Ermina, purchased this lot and built this Spanish Colonial duplex in 1926. It was purchased immediately by Mrs. Effie Slusser. She was the widow of Bayard Slusser, and at that time was a teacher at Tustin High School. She had formerly lived with the Fred Preble family a block to the east. By 1927 she had transferred to Tustin Grammar School. She lived in one side of the duplex until she died in 1946. Robert and Esther Kneeland bought the building in 1947. He was a lawyer for the S. T. I and G Company. Two years later he had become a Deputy District Attorney for Orange County and had moved to Hewes Avenue in Santa Ana. Samuel G Borum purchased the duplex and moved into the Myrtle Street side. He was a clerk for C. A. Cleary Co., a sporting goods store at 365 D Street in Tustin. Although this building is probably not significant on its own, it does contribute to the character of the Tustin Historic District, and is of an appropriate size and scale for Myrtle Street.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
1501 NISSON RD  
**DATE:**  
1946

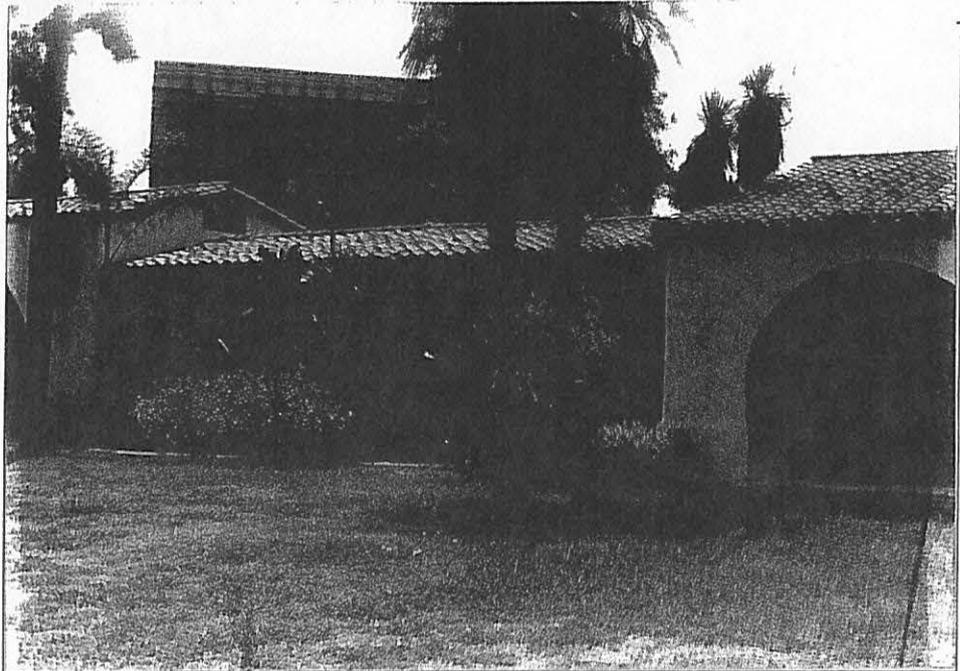
**STYLE:**  
SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

This large multi-level Spanish Colonial Revival house, clad in stucco, used to be reached by a road from the east, but the freeway caused the entrance to be changed to the northwest side of the house. The central core is three-storied and topped by a red-clay-tile-clad hipped roof. Rustic beam ends accent the eaves. Pairs of three-light casement windows look out from all three stories. Stucco hoods shelter the tops of many of the windows on the first and second floors. A pair of french doors, looking out onto a balcony with a rusticated wood railing, occupy the northwest corner. A gable-roofed single-storied wing can be seen on the south side of the main section. An arcade, enclosed with multi-paned windows and french doors, runs along the east and north facades. A long, low red-clay-tile-clad gabled roof caps a wing which extends to the east, and forms a link between the main section and a single-storied arched opening on the east. A hexagonal stucco-clad tower, with a matching low-pitched red-tile-clad roof, anchors the east end of the house. A clapboard-clad residence and garage are located across the driveway, to the north. This house is significant because it is a unique example of Spanish Colonial architecture and the fine attention to detail.

### SIGNIFICANCE:

Although this house appears much older, an obituary (June 11, 1980) about Harold Gimeno mentions that "He also was termed an old-fashioned architect because he designed the homes he lived in. One of these houses, a Mediterranean-styled mansion on Nisson Street in Tustin, was built in 1946 and is still occupied by family members." An advocate of the economical approach to public buildings, Gimeno was credited with the design of more than 50 buildings in Orange County, including the imposing Santa Ana Public Library on Civic Center Drive and Ross. He designed Valley High School, the present St. Joseph's Church in Santa Ana, the Medical Center Building on 17th in Santa Ana, St. Timothy's marble-domed cathedral in Los Angeles, and at least two dozen schools from Blythe to Fortuna. He received his education at the University of Oklahoma and Harvard University. He is credited with founding the School of Architecture at the University of Oklahoma in 1927. He was an accomplished landscape artist, violinist and pianist as well. He often became involved in the buildings he designed. He donated the very large European painting hanging at the west end of the main room of the Santa Ana Library and painted the ship portrait hanging at the east end. This home is significant for its association with Mr. Gimeno and for its unique architectural style.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
140 PACIFIC ST

DATE:  
1925

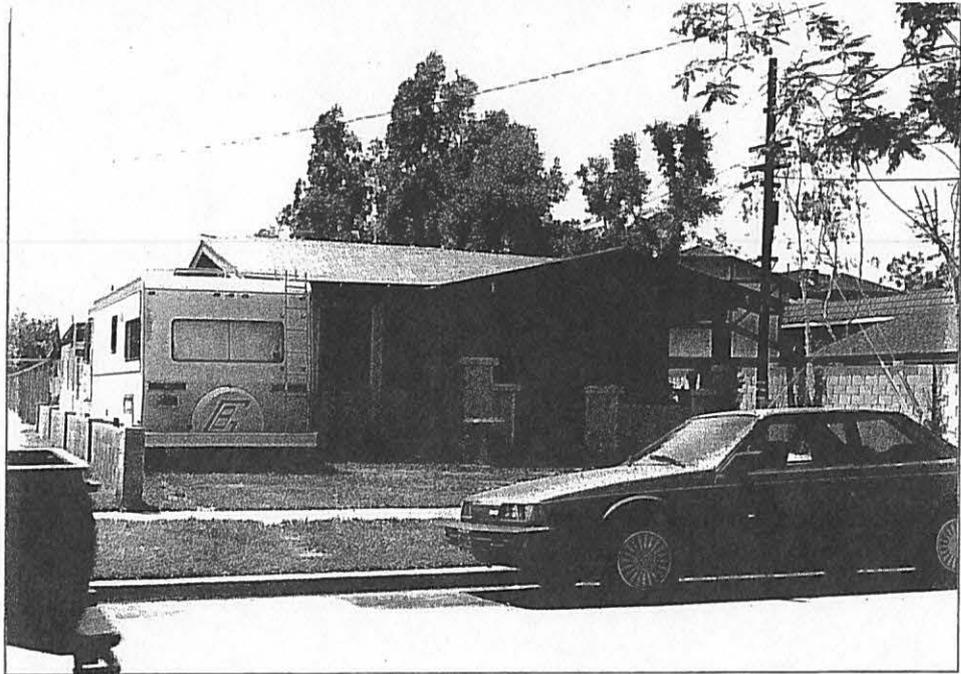
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

This single-storied stucco-clad California Bungalow is a twin to the house on the south at 150. The low-pitched side-facing gabled roof features an offset front-facing gabled porch, accented with 6-inch-wide boards, placed vertically. Single exposed beam ends and rafter tails add interest to the roof line. Stepped stucco-clad piers, topped with square porch posts, support the porch. Double-hung windows, in pairs and singles are used throughout the house. The original Craftsman-style front door, featuring two rows of three rectangular windows at the top, is still in use. A new coat of stucco has a rough-textured finish which conveys a modern appearance. A row of apartments has been added to the back.

### SIGNIFICANCE:

William Bowman, a prominent Tustin building contractor, built this bungalow and the one next door at 150 Pacific in 1925. Like most of his neighbors, he had purchased the property from Alice Albee in the mid-1920's. R. O and Estelle Ferris, who lived in Laguna Beach, bought the house from William Bowman soon after it was constructed, for use as a rental. The Bowman family held the mortgage for several years. In 1934 John Dunstan, who owned several pieces of residential rental property in the old section of Tustin, purchased the property. Gordon and Margaret Everson were the new owners in 1935. His occupation is listed as "driver". A retired couple, Amos and Christine Cox, owned and resided in the house from 1946 until 1954, when it was sold to Florence and Conway Coate. He was a sheetmetal worker by trade. Although this house is not large, it is representative of the many single-storied bungalows which line the streets of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

145 PACIFIC ST

**DATE:**

1924

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

T B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:****DESCRIPTION:**

A good example of the California Bungalow, this house features an offset front-facing gabled porch which matches the taller main gabled roof. Vertical lattice venting occupies the gable peaks and single beam ends and rafter tails accent the roof line. Narrow clapboard siding covers the exterior and rounded molding trims the corners. The porch is supported by square wooden posts, trimmed with molding at the top. The porch floor is made of concrete and there is no railing. 6-over-1 double-hung windows, topped with slant-cut lintels, are used throughout the house. A small porch is recessed in the north side, leading to the house from the driveway. The original matching garage, with car-siding-clad doors, is located at the rear.

**SIGNIFICANCE:**

This house is located on the back portion of four lots purchased by John McFadden from John and Sarah Alley in 1901. At that time Mr. McFadden owned a Santa Ana store specializing in hardware, guns, ammunition, tennis goods, and baseball goods. He built a house on the corner, facing First Street and opened an insurance office in his home. He died in 1920, and his wife, Freda, sold the house to Lester and Myrtie Keever. They sold a lot facing Pacific to Ellen Howes (widow John D.) and she built this house in 1924. She was a fruit picker. She continued to live in the house until 1957, when Peter and Agnes Koford, a retired couple, purchased the residence. In 1958 the house was sold to Burt Huff. Although probably not significant on its own, this home contributes to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
150 PACIFIC ST

DATE:  
1925

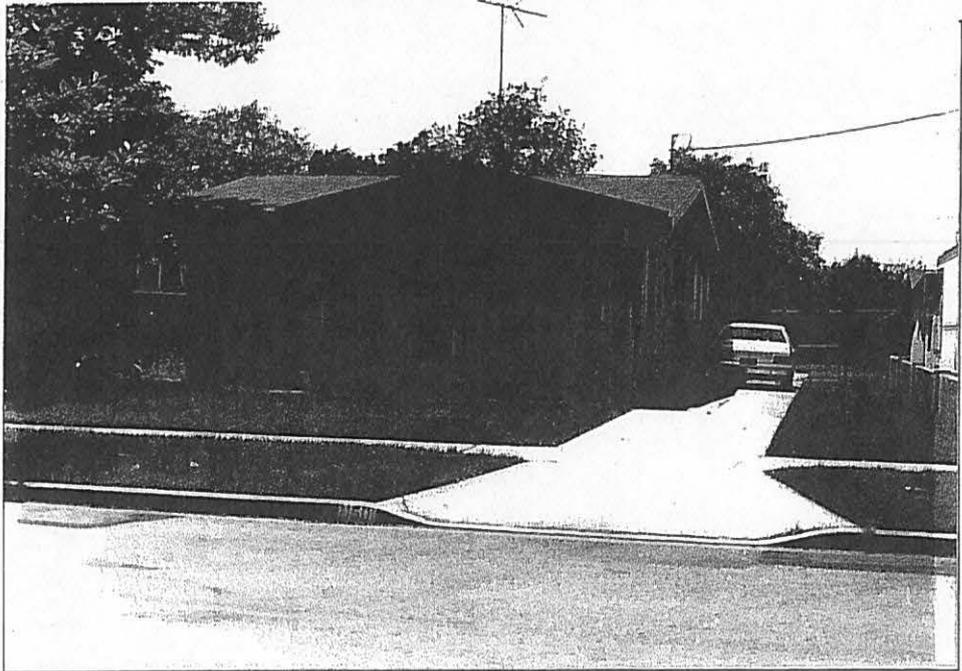
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Stucco now covers the exterior of the clapboard-clad single-storied California Bungalow at 150. It is a twin to the one on the north at 140, and has a smooth finish more like that used on houses fifty or sixty years ago. The low-pitched roof features side-facing gables and an offset front-facing porch gable. 6-inch-wide boards, placed vertically, occupy the gable faces. Square columns, sitting on stepped stucco-clad piers, support the porch roof. Double-hung windows, in pairs and singles, are used throughout the rest of the house. The front door is new. The original single clapboard-clad garage is located in the rear and features its original car-siding-clad doors.

### SIGNIFICANCE:

Constructed by William Bowman in 1925, this bungalow is very similiar in design to the one next door at 140. Bowman, who arrived in Tustin in 1881, was a pioneer in the fruit-growing industry. He went into the ranching business in 1887, with apricots, walnuts, and oranges as his primary crops. He owned 20 acres of land and leased additional property. E. A. Drake owned the house from 1925 until 1934 and appears to have maintained it as rental property. He sold it to John Dunstan, who lived on 17th Street near Prospect, and it continued to be in use as a rental unit. In 1939 Edward and Mary Fuller, a retired couple from Santa Ana, purchased the house and moved in to stay for several years. These bungalows, though probably not significant on their own, contribute to the historic fabric of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
155 PACIFIC ST

DATE:  
1915

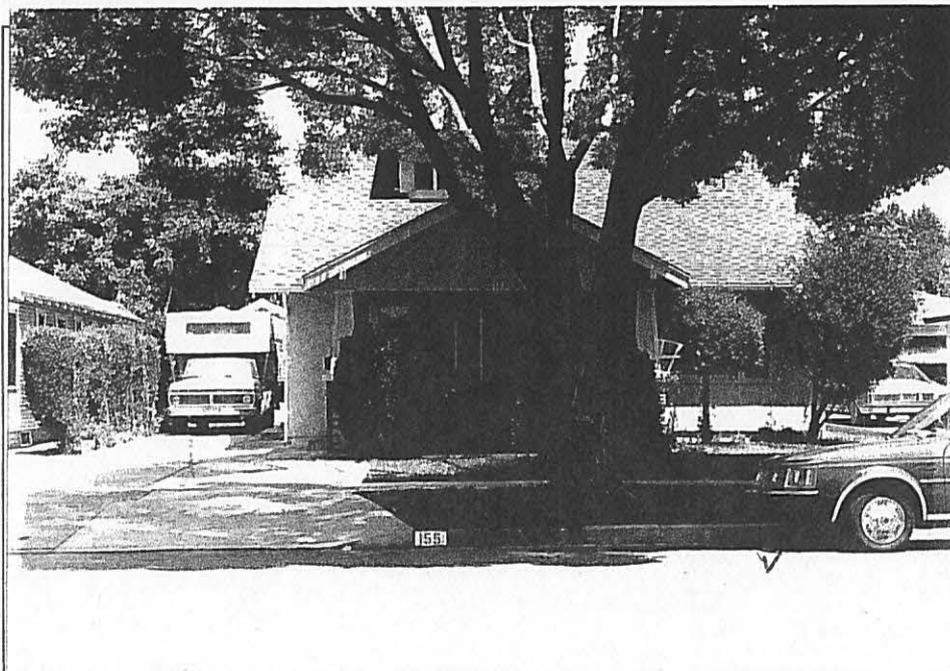
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T C

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

A steeply-pitched side-facing gabled roof, accented with a gabled dormer, crowns this 1 and 1/2-story Craftsman Bungalow. The front and side gable faces feature latticework venting and single exposed beam ends. Stucco now covers the original clapboard-clad exterior. Tapered elephantine columns, trimmed in molding, and supported by piers in two shades of grey brick, support the porch roof. A plate glass window, topped with a plain transom and flanked by double-hung sidelights, looks out on the porch and a matching set is located to the south of the porch. The front door is new. A sliding glass door has been installed on the north side. A shed-style room has been added to the back. The original single clapboard-clad garage is located in the rear.

### SIGNIFICANCE:

The Fewell family built this Craftsman Bungalow on 1.75 acres in 1915. Anderson Fewel (note the single "1" used in 1889) originally purchased the property in 1893, building a house on the Second Street side of the parcel. Anderson had two sons, William and Edward, and two daughters, one of whom was named Mildred. William, a farmer, passed away soon after he built this house. His wife, Alice, lived here until the mid-1920's when she moved around the corner to the original family home on Second. She sold this house to ranchers John and Sadie Thompson in 1925 and they lived in the house for 22 years. In 1947 Leslie and Minnie Sorenson, also ranchers, purchased the residence and lived there until 1956. At that time Virgil and Arleta Pringle bought the house and stayed for several years. He was the owner of VeE. Pringle Termite Control Company in Santa Ana. Although probably not significant on its own, the house does contribute to the historic streetscape of the Tustin Historic District and is one of several good Craftsman Bungalows built during the Teens, a significant growth period for Tustin. It is also significant for its connections with a pioneer area ranching family, the Fewells.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
160 PACIFIC ST  
DATE:  
1927

STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

U-shaped in design, the stucco-clad Spanish Colonial Revival house shown above features a flat roof with a shaped parapet. A gabled wing, capped with a red-clay-tile-clad roof, extends from the front facade on the south side and is centered with a 3-pipe vent and a pair of 4-over-4 double-hung windows. A wide 12-over-1 double-hung window, flanked by 4-over-1 double-hung sidelights, is centered in the flat-roofed northern wing, while a matching window set is placed in the center of the recessed centered entryway. Both have arched tops. A wing wall forms a graceful shape to the south wing. The natural wood door, accented with glass panes, is located in the side of the northern-most wing. A matching stucco-clad flat-roofed garage is located in the rear. This house is significant for its fine Spanish Colonial detailing.

### SIGNIFICANCE:

Alice Albee sold the land for this house to Floyd and Daisy Turner in 1925. The Santa Ana Improvement Company, whose president was William F. Croddy, was in charge of construction. Their office was at 801 W. Third Street in Santa Ana. Floyd Turner was a foreman for the Tustin Lemon Association and lived on Holt Ave. in Tustin before moving to this house. In 1927 he became a foreman for the Central Lemon Association packing house. The Turners lived in the house until 1945, when the property was purchased by Roy and Elsie Combs. Roy, who was a carpenter, used the house as rental property. John and Bessie Atchison owned and lived in the house from 1946 until 1949. Earl and Lillian Rowenhorst were the next owners of the Spanish Colonial style house. He was the Assistant Superintendent of the Tustin Water Works. Although this house is probably not significant on its own, it does contribute to the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
165 PACIFIC ST  
**DATE:**  
1923

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**   **RATING:**  
T                   D

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Originally an ell-shaped Colonial Revival home, this single-storied house has had the front porch enclosed and a smaller porch added to the center of the front facade. The ell-shaped roof of the main structure features medium-pitched side-facing gables. Narrow clapboard, trimmed with corner boards, covers the exterior. 1-over-1 double-hung windows are used in pairs and singles throughout the house. Narrow molding trims the top of each lintel. The added porch, which features a front-facing gabled roof and attached pergola, are supported by thin wood posts, with diagonal supports at the roof line. Carved balusters form the railings.

### SIGNIFICANCE:

Clarence W. Sheats, who was in the real estate business in Tustin and Santa Ana in the 1880's, 90's and early 1900's, sold three lots to B. F. Maxon in 1889. Mr. Maxon sold the lots (1.75 acres total) to the Fewel family, who owned it until 1923. Anderson Fewel (note the single "l") was the first of the family to own the property and he passed it to his sons, William and Ed Fewel. By 1915, the second "l" had been added to the name. Walter and Jessie Craig, who built the house in 1923, moved in in 1924. He was a painter for the C. F. Mitchell Company. They moved to Santa Ana in 1932 and Amelia Truitt was the new owner of the house. She sold the house to Beulah Langdon Bernier. Jerome Kidd, who lived at 124 North B Street and operated an auto repair shop at 305 West First Street, owned the house for a short time in 1943. He was a Tustin Councilman in the 1940's and served as Tustin's Mayor. James and Maude McKee, who were retired, bought the house in 1944. Mr. McKee died in 1948 and his family continued to live in the house for over 20 years. Although this bungalow is not architecturally significant on its own, it does contribute to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
190 PACIFIC ST  
**DATE:**  
1915

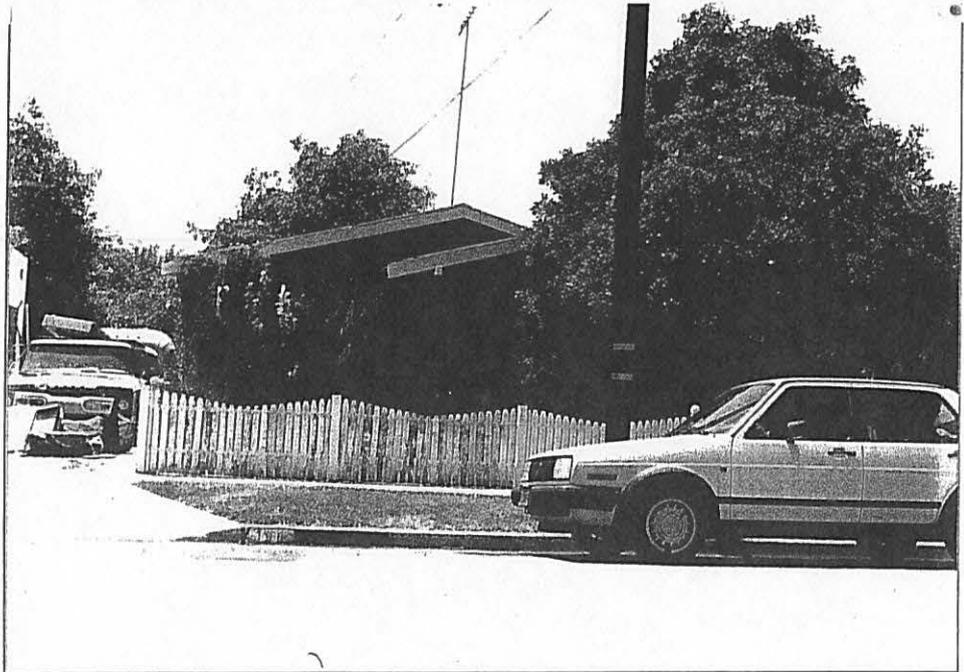
**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE:**    **RATING:**  
E                    C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Narrow clapboard covers the exterior of the single-storied California Bungalow shown here. The low-pitched main roof and offset porch roof are accented with single exposed beam ends, vertical lath ventwork in a variegated pattern, and exposed rafter tails. The porch is supported by square wood posts and there is no railing. The window pattern is Craftsman in style, featuring narrow borders of glass and square corners on all sides of the large center glass. The porch steps and floor are clad in used brick. A carport extends from the north side. A neat white picket fence surrounds the front yard.

### SIGNIFICANCE:

In 1922 Alice Albee, who inherited from her husband, Charles, a large parcel of land surrounding their home on the south side of First Street between Pacific and Myrtle, sold most of the parcel to George Prather, a local rancher. In 1923 Clifford Prunty purchased two lots (25 and 27) He built a small California Bungalow on this lot in 1924 and lived in it until he died in the Mid-1940's. He and his wife, Lorna, moved from Wisteria Street in Santa Ana. He worked for the Santa Ana Iron Works for many years, becoming foreman in 1929. F. C. Prunty, their son, also worked at the iron works, starting as a mechanic. He and his wife inherited the house and it was in the Prunty family for over 40 years. Although this bungalow is not significant on its own, it does contribute to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
200 PACIFIC ST

**DATE:**  
1924

**STYLE:**  
SPANISH COLONIAL REVIVAL

**SOURCE:** T      **RATING:** C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A stepped center section caps the parapet of the single-storied stucco-clad Spanish Colonial Revival home at 200 Pacific. The symmetrical front facade is centered with a plain wood door with multi-paned sidelights. Two matched pairs of multi-paned casement windows flank the door. The same style windows are used throughout the rest of the house. A flat-roofed stucco-clad garage is located in the rear.

### SIGNIFICANCE:

Benjamin F. Kinyon purchased the land for this house from George Prather in 1923 and built this Spanish Colonial home in 1924. He lived here with his wife, Luthera, until he passed away in 1930. The Kinyons were retired and their son, John, was a partner in the service station named the Kinyon and Wolvern Co., located in Santa Ana. Luthera continued to live in the home until she died in the early 1940's. In 1951, Mrs. Verna Ware, a widow, purchased the property. She lived there until 1956. Although not particularly significant on its own, this residence is one of a row of pre-1940 houses which contribute to the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
210 PACIFIC ST  
**DATE:**  
1910

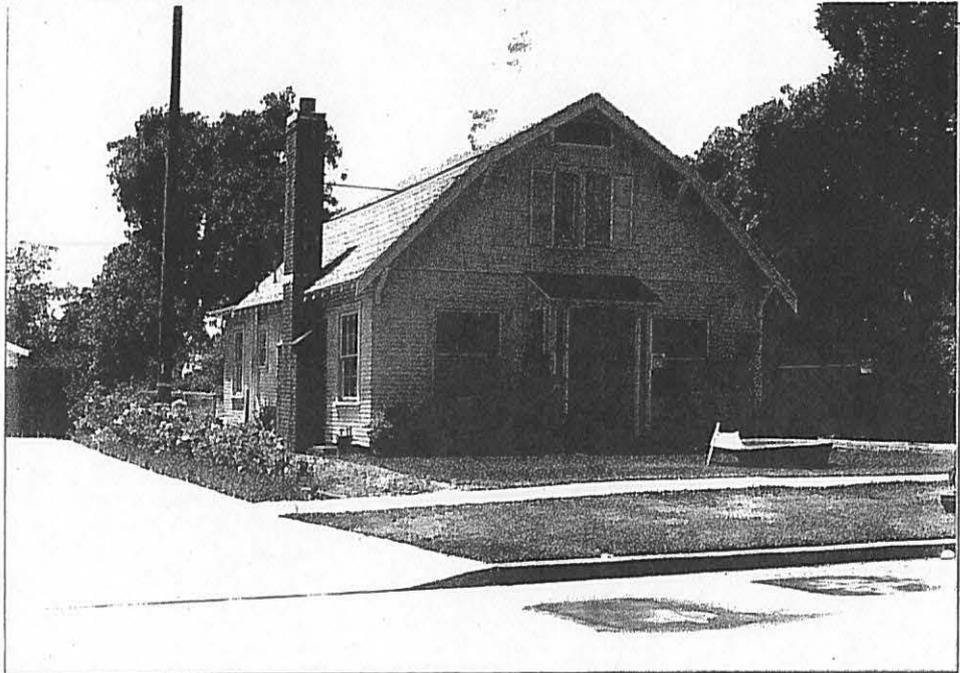
**STYLE:**  
COLONIAL REVIVAL

**SOURCE:**   **RATING:**  
E                   C

**ALTERATIONS:**  
M

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A Dutch-style gambrel roof, with front and rear-facing gables, crowns the 1 and 1/2-story bungalow shown here. The front gable face is clad in wood shingles and accented with triangular braces, a louvered vent at the peak, and exposed rafter tails. A pair of matching recessed multi-paned casement windows, flanked with added shutters, is centered in the gable. A small shed-style porch, supported by two pairs of narrow wooden posts, was probably added during the 1950's. The lower floor is clad in narrow clapboard siding. Identical 6-over-6 double-hung windows flank the front door and the same style window is used throughout the rest of the house. A flat-roofed clapboard-clad wing has been added to the north side, in the rear.

### SIGNIFICANCE:

The first transaction regarding the division of this land from the large parcel owned by Alice Albee in 1922 was the sale of lots 25 and 27 to Clifford Prunty, who built a house on lot 25 (190 S. Pacific). In 1923, Alice Albee resold the property to A.C. Newell. He, in return, sold it to George Brown in 1925. William Satterwhite purchased the house and lot in 1926 and moved in with his wife, Louise, in 1929. This house appears to be much older than the 1920's, and was probably moved there some time after 1922. The Satterwhites owned a cesspool business in Tustin for several years, and had previously lived at 420 W. Second Street. In 1937, three years after William died, Louis sold the house to Orville Northrup. At that time the Northrups lived at 416 Wilshire in Santa Ana and was a teacher in the Costa Mesa School District. He went on to become the Principal at Tustin high School. It appears that he bought this house as an investment. In 1947 he sold it to George Huffman. Elizabeth Duvall owned in the 1950's and it was a rental. There are few examples of Dutch Colonial Revival architecture in Tustin. This house contributes substantially to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
245 PACIFIC ST  
DATE:  
1933

STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

Symmetrical in shape, with a front-facing gabled roof and matching centered portico, the California Bungalow shown here is a typical example of that style. Narrow clapboard covers the exterior. Exposed beam ends accent the corners of the gables and a louvered vent is centered in the front gable face. Tapered wooden posts support the porch. There is no rail and the stoop is concrete. A pair of matching double-hung windows is located on each side of the porch. The varnished wood door, accented with a large window in the top half, appears to be original.

### SIGNIFICANCE:

James and Sarah Brown, who owned four lots at Third and Pacific and lived in a house on that corner, sold this lot to Arthur and Elizabeth Widden in 1932. They built this house and moved here from their previous address at 520 S. B Street. He was a mechanic. They continued to live in the house for several years. Although the house is probably not significant on its own, it does contribute to the historic streetscape of the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
250 PACIFIC ST

DATE:  
1928

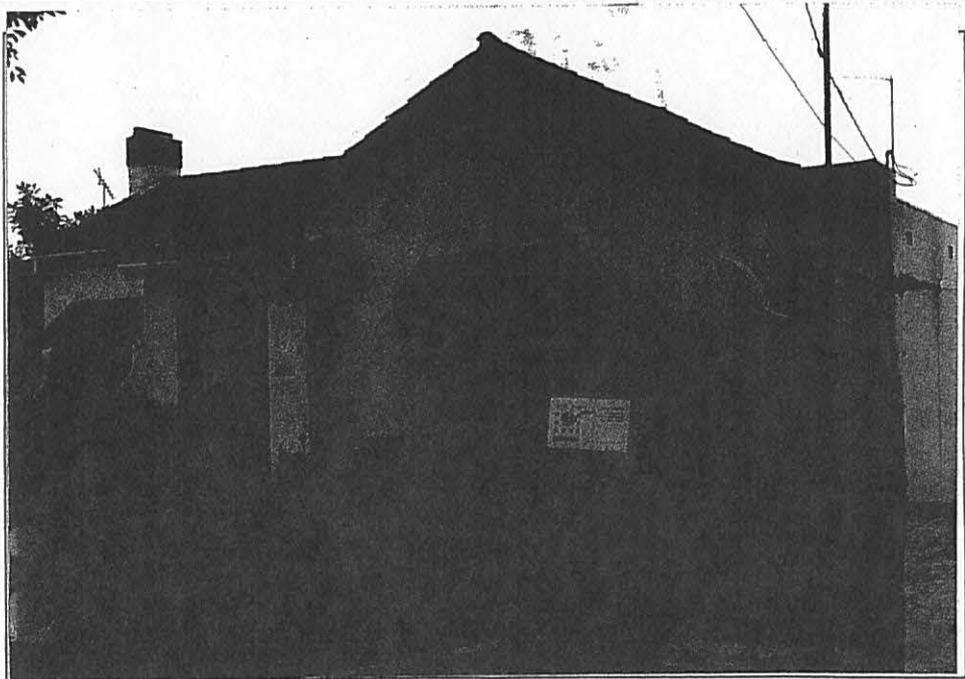
STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

An elaborate red-tile-clad roof shapes the character of the ell-shaped single-storied Spanish Colonial Revival house at 250 Pacific. A gabled wing, projecting toward the front, is centered with a round gable vent and a nine-light window. A shaped wingwall on the north end matches one on the south end of the covered entrance. A Byzantine-style arch leads into the entry porch. A matching arch opens onto the open courtyard on the south side; the area is bordered with a low solid stucco-clad wall. A stucco-clad chimney, flanked by small windows, is located on the south side. A 9-light stationary window, flanked by multi-paned casement sidelights, looks out onto the courtyard. Casement windows are used throughout the rest of the house. Cloth awnings provide shade. The original varnished door is still in use.

### SIGNIFICANCE:

F.M. Carter who owned this house from 1928 to 1965 operated a grocery store adjacent to the Knights of Pythias building on El Comino Real. This house is a fine example of a Spanish colonia home and receives its significance from its architectural character.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
260 PACIFIC ST  
**DATE:**  
1910

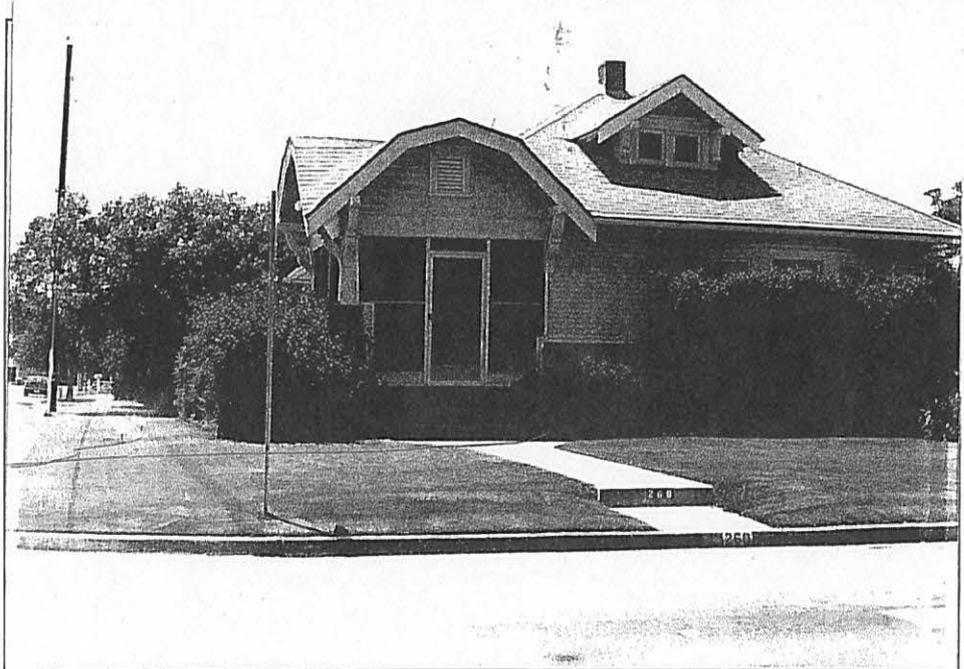
**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

Capped by a high hipped roof, the Dutch Colonial Revival bungalow on the corner of Pacific and Third Street features eye-catching gambrel-shaped corner-facing gables which shelter the recessed screened porch in the southeast corner. A matching gabled dormer, centered with two windows, is located in the center of the front facade. A red brick chimney extends from the center of the hipped roof. Elaborate carved triangular brackets and exposed beam ends accent the roof line. The top two-thirds of the house is clad in narrow clapboard siding while the bottom third is clad in natural-color manufactured stone. The front steps and piers match the foundation. A plate glass window, topped with a plain transom and flanked by double-hung sidelights, is located to the north of the porch. This matches an identical bay on the south facade, behind the porch. A concrete porch and manufactured stone foundation run the length of the south side. Small double-hung windows and the back door are located at the southwest corner. A barn, constructed of 1 x 12 lumber and topped with a front-facing gabled roof, can be seen at the back, facing Third Street. It still has its original wooden doors which slide on a metal track. This house gains significance as one of the few Dutch Colonial Revival homes in Tustin.

### SIGNIFICANCE:

Godfrey F. Andriest purchased the southeastern part of this block in 1909 and, reportedly, built his house and set out walnut trees. he and his wife were German musicians; he taught violin, she taught piano. Joseph S. Hansell has been the owner since 1943. The Dutch Colonial Revival styling of this bungalow is unique. The house possesses almost all of its original integrity even though the porch has been screened. The manufactured stone foundation is rare in Tustin, although it was popular in other Orange County cities.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
765 PACIFIC ST

DATE:  
1875

STYLE:  
VICT. - GREEK REVIVAL

SOURCE: RATING:  
E A

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

The 6-over-6 double-hung windows, set in boxed frames, indicate that this house could be the oldest in Tustin. Portions of this Greek Revival house appear to have been built during the 1870's. Narrow clapboard siding covers the front and back of the 1 and 1/2-storied southern-most gabled section, while board-and-batten siding covers the smaller single-story ell. Diamond-cut shingles and a 2-over-2 double-hung window occupy the front and back gables of the taller section. The shutters are not original, but are appropriate. Enclosed eaves, trimmed in molding edge the gabled roof. The single-story ell also features a 6-over-6 double-hung window, resting beside the front door (not original) and a small single window. The porch has been restored with turned posts, decorative brackets, and carved balusters. A flat-roofed clapboard-clad addition in the rear is attached to a gable-roofed addition on the north. The garage is double in size, with the west half enclosed as living quarters. A white picket fence borders the large yard.

### SIGNIFICANCE:

The existing house was moved onto the site. Stan Best, the Orange County egg man lived in the house in the 1950s and 60s. This house is of National Register quality because of its 1870's architectural integrity and because it is probably the oldest surviving house in the City. In addition to its age, it is a rare and very good example of an early Orange County home.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

410 PACIFIC ST

**DATE:**

1925

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

E C

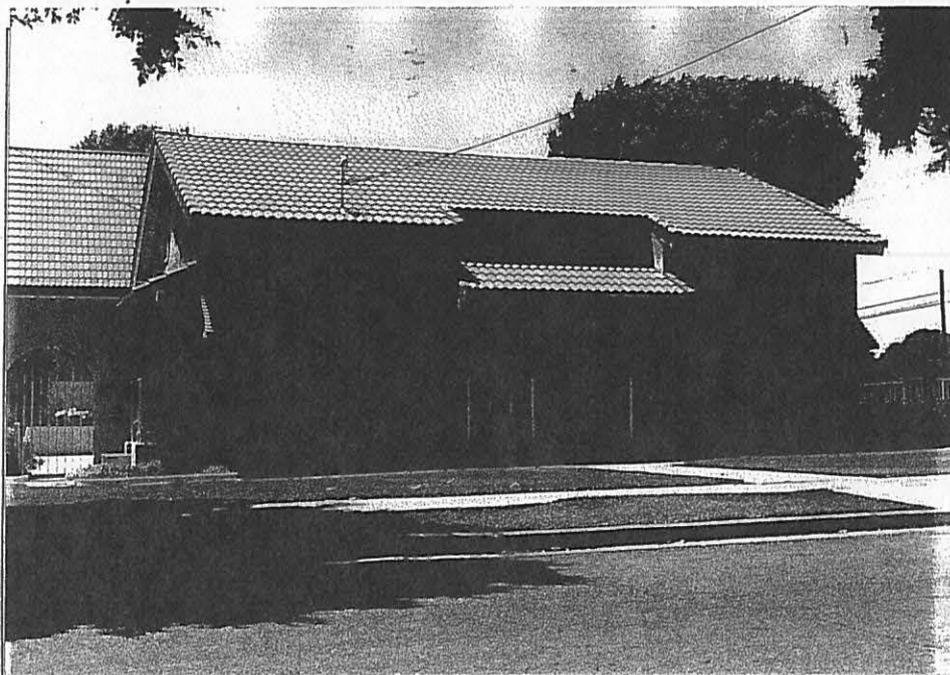
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Clad in stucco, the single-storied Spanish Colonial Revival building shown here has had a new gabled roof, clad in red clay tile, installed in place of the original. Although this is a major alteration, it is marginally in keeping with Spanish Colonial architecture. The ornate carved brackets which support the porticos on the north, south, and east sides and the mullioned window pattern are important design elements. Red clay tile was used on the porticos and on hoods above the windows on the east side. The windows and doors are decorated at the top and bottom with narrow borders and square corners of glass, with a pair of panels filling in the area between the borders. A pair of these windows flank the matching door, topped by a red-clay-tile clad portico, on the north side. The open porch is concrete, bordered with wrought iron railings. A recessed porch on the east side is sheltered by a red-clay-tile-clad roof and bordered with a wrought iron railing. A trio of matching casement windows is located on the north side of the porch and a row of high single-paned casement windows occupies the south side. Jalousied sidelights (not original) flank the door. Another red-clay-tile-clad portico, with matching brackets, shelters the door on the south facade. A small stucco-clad house, topped with a flat roof, is located behind the main house. The front door is accented with a large window in the center and flanked by an arched plate glass window on the north and a wrought iron gate, set in an arched stucco-clad frame, on the south side. A small stucco-clad garage, with a flat roof and plain wood garage doors, is located to the south of the small house.

**SIGNIFICANCE:**

Edmond Kiser acquired the property in 1924, when Pacific Street south of Main was opened. He was a builder by trade and probably built the house. He served as a volunteer fireman and, in 1927, he was elected to Tustin's first city council. William Otis, president of Santa Ana Finance Co., owned the property from 1926 to 1929, but he probably did not live there. Fred Schwendeman owned the house from 1929 to 1946 and lived here into or through the thirties. He was a partner in the Tustin Cement Pipe Company and in charge of field and installation work. The company produced an average of 2500 lineal feet of pipe per day, and employed 30 to 60 men. A recognized authority on cement piping, Schwendeman supervised the installation of the Irvine Company's network of irrigation pipelines. He served as Commissioner of Health and Safety on Tustin's first City Council from 1927 to 1937, and was a Volunteer Fireman, a member of the Knights of Pythias, and a member of the Lions Club. Subsequent owners were: Leslie W. Bennett (1946-52), a superintendent of William Iverson, oil distributors in Santa Ana; and Edwin A. Veeh (1952-1965+), a science teacher at Tustin High School. Note: The address given in the directories was 600 W. Main. The house was given a new roof in 1987. Instead of replacing the flat roof (surrounded by a tile-topped parapet), a pitched tile roof was added, which changed the looks of the house considerably. The major architectural alteration to the roof is not compatible with the original character of the house; for this reason the house is categorized as a C. However, it is significant for its associations with Edmund Kiser, Fred Schwendeman and Edwin Veeh.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

510 PACIFIC ST

**DATE:**

1925

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

T C

**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

A front-facing hipped gabled roof, with matching front-facing gabled porch top the single-storied Bungalow shown above. Single exposed beam ends accent the corners of the gable and crisscross ventwork covers the vent at the peak of the main roof. Narrow clapboard siding covers the exterior. The porch is supported by square wooden posts, resting on tapered stucco-clad piers. The porch floor is concrete and there is no rail. A pergola, located on the north side of the porch, is covered with latticework on the top and at the north end. A pair of double-hung windows is located on the north side of the porch, while a trio of the same style occupies the space to the south. The front door contains five large horizontal glass panels. A brick chimney on the south side is flanked by small double-hung windows. The same style is used throughout the rest of the house. A recessed porch in the center of the south side features a multi-paned door and sidelights. A matching clapboard-sided gabled garage is located in the rear.

**SIGNIFICANCE:**

The property on which this early subdivision was originally plotted belonged to the Marple family from 1903 until 1925. Richard Marple and his wife, Edna, had an orchard on this property. In 1924 their son, Harry Howard Marple, had Pacific Street extended from Main to Sixth by building a road through the middle of the orchard. He then sold individual lots to persons wanting to build a new home. Matthew and Emma Dixon bought this particular lot and moved here from North Broadway in Santa Ana when the house was finished in 1925. After Emma died in 1931, the house was sold to Frank and Ethel Chapman. In 1937 Harold and Gladys Carson bought the property. He ran a service station at Third and D Streets in Tustin until 1965. Harry and Gladys McCoy bought the house in 1945. They were the owners of the McCoy Sheet Metal Works, a long-established and well-respected sheet metal shop. They lived here through the 1950's. Gladys McCoy sold the house to Willie Turner at that time. Although perhaps not architecturally significant on its own, this bungalow contributes to the historic streetscape of the Tustin Historic District. The association with the McCoy's and the Marples adds to the importance of the home.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
520 PACIFIC ST  
DATE:  
1929

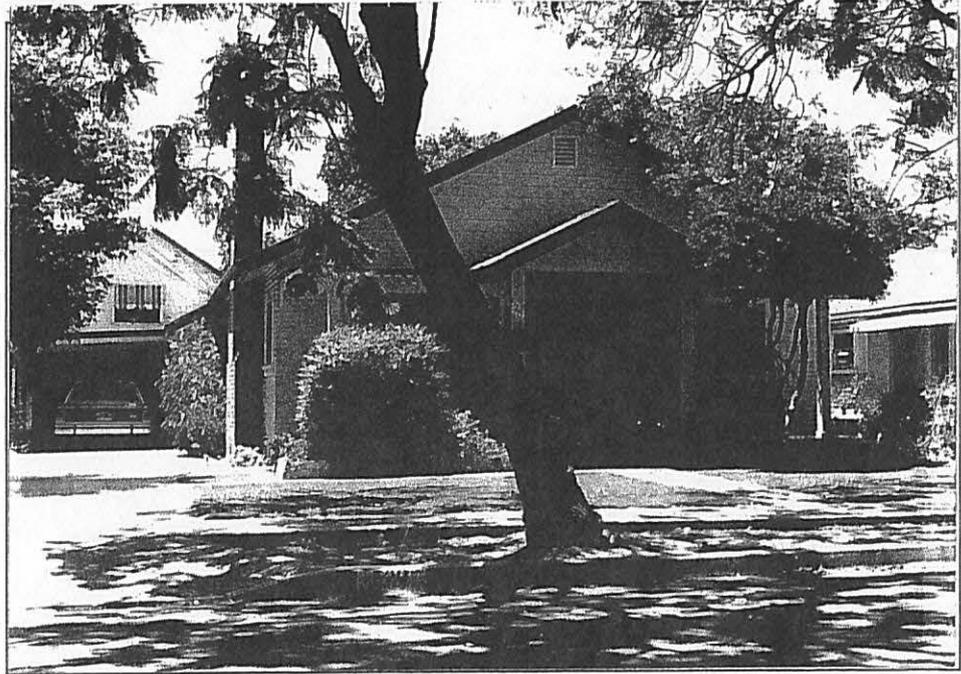
STYLE:  
CALIFORNIA BUNGALOW

SOURCE: RATING:  
T C

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
YES

COMMENT:



### DESCRIPTION:

The single-storied house at 520 is topped with a front facing gabled roof and matching centered porch. A small louvered vent is centered below the peak. Shiplap siding, in a style made in the 40's and 50's, covers the gables, indicating that the roof is not original. Narrow clapboard siding covers the first floor exterior. Square posts, resting on tapered clapboard-clad piers, support the roof. The concrete porch extends to each side, topped with pergolas. The front door features a mullioned border and is flanked by large plate glass windows. Double-hung windows are used throughout the rest of the house. A red brick chimney on the south side is flanked by windows. A carport and a two-story clapboard-clad garage are located on the south side, behind the house. The garage, which appears to be original, is topped with a gabled roof with a hip at the peak. The siding is narrow clapboard, which seems to indicate that the house once was also all clapboard-sided with a hip at the peak of the front-facing gabled roof.

### SIGNIFICANCE:

This California Bungalow was built on one of the lots along South Pacific Street which were subdivided by Harry Marple. He was the son of Richard and Edna Marple, fruit growers, who owned an orchard on this property from 1903 until the property passed to Harry in 1924. He dedicated a strip down the center, from Main to Sixth Streets, for the extension of Pacific Street. He sold this lot to George Gaylord in 1929. The Gaylords received a completion notice on their home that same year. George was a well-liked wood shop and physical education instructor at the Tustin Grammer School for several years. After he retired in the 1950's, he became a carpenter. The Gaylords were still living in the house in 1965. This bungalow fits well into the streetscape of the Tustin Historic District and contributes to the tree-lined street because it is of an appropriate size and scale.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
535 PACIFIC ST

**DATE:**  
1925

**STYLE:**  
CALIFORNIA BUNGALOW

**SOURCE: RATING:**  
T C

**ALTERATIONS:**  
S

**HISTORICAL DISTRICT:**  
YES

**COMMENT:**



### DESCRIPTION:

A steeply-pitched gabled roof, with gables to all four sides and a gabled porch to the front, caps this single-storied California Bungalow. A narrow vertical louvered vent is centered at the peak and single exposed end beams and rafter tails accent the roof line. The house is clad in stucco. The offset porch features a shaped opening, leading to a concrete porch, which continues across the front to the north. A row of mullions caps each door and window, forming transoms above the plate glass windows and double-hung sidelights which flank the porch. A square bay with a shed-style bay is located in the south facade. Double-hung windows are used throughout the rest of the house. A small single-storied bungalow, clad in narrow clapboard siding is located behind the house. It is curious that the house contains very old 2-over-2 windows.

### SIGNIFICANCE:

The property on which this early subdivision was originally plotted belonged to the Marple family from 1903 until 1925. Richard Marple and his wife, Edna, had an orange orchard on this property. In 1924 their son, Harry, Howard Marple, had Pacific Street extended from Main to Sixth by building a road through the middle of the orchard. He then sold individual lots to persons wanting to build a new home. Harrison and Neppie Malicot bought this lot in 1924. He was a tree doctor for the San Joaquin Fruit and Investment Company for several years. In 1931 he worked as a foreman for the Iron's Nursery Co. By 1941 he had become a janitor in the Tustin School system. Through most of the time they owned the house, he and his wife lived at the corner of Second and C Streets, using this house as a rental. In 1945 they sold the residence to Luther E. and Susie Miller. They were ranchers who were retired. The Millers lived in the house for over 20 years. The house contributes to the historic streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

560 PACIFIC ST

**DATE:**

1930

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T C

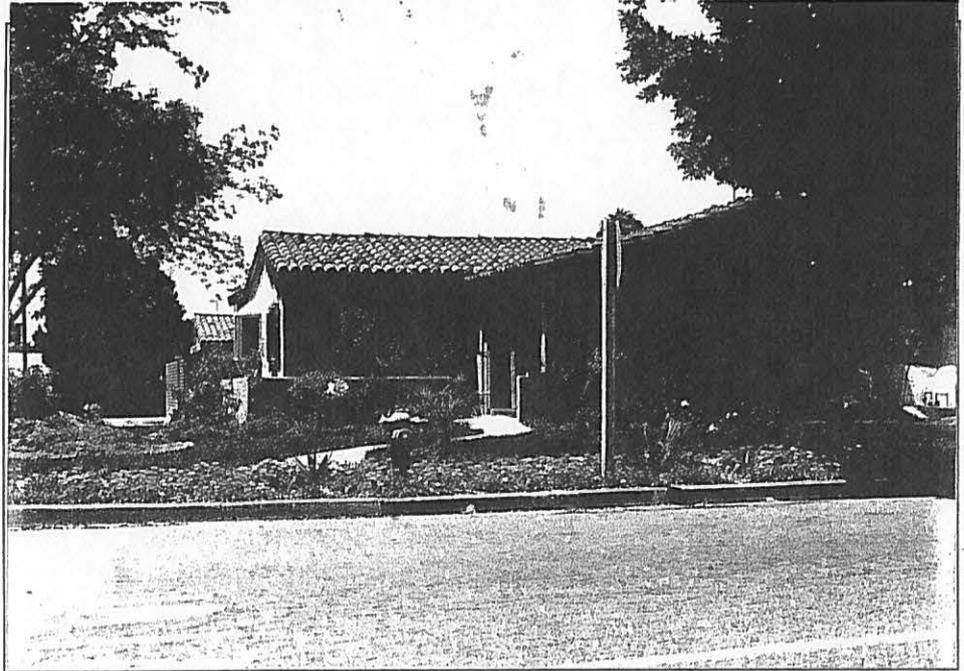
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Spanish Colonial Revival in style, the single-storied home on the corner of Pacific and Sixth is clad in stucco. The ell-shaped gabled roof is clad in red clay tiles and features round vents at the gable peak. A large plate glass window, with a heavy beamed lintel, is centered in the front-facing wing. A diamond-paned grill is located beside the window. The main roof extends downward to create a shed-style entry on the south side of the wing. Heavy square wood posts support the entry roof. Pairs of casement windows, flanked with wood shutters, face into the courtyard in the ell. The open courtyard is bordered by a low stucco-clad wall. A cantilevered bay is located on the south side and an addition has been built on the back. A matching single garage is located in the back.

**SIGNIFICANCE:**

Harry Marple was the developer of the 1924 subdivision that created the extension of Pacific Street from Main to Sixth and provided lots for a row of new homes to be built along each side. Harry was the son of Richard and Edna Marple, fruit growers who had an orchard on this site from 1903 until 1924. In 1916 Harry is listed as a grocer with a store in Santa Ana. During the the 1920's and 30's he, and his wife, Dora, owned a ranch at Greenville Road in Santa Ana Gardens, 3 and 1/2 miles southwest of Santa Ana. In 1930 Harry's son, Floyd Marple, sold this corner lot to Robert and Evelyn Korff. Mr. Korff was a teacher at Tustin High School during the 1930's. In 1946 the Korff's moved to a ranch at 13148 Foothill, but retained this property as a rental. Evelyn Korff died in 1949. An attractive Spanish Colonial Revival home, the Korff House contributes to the streetscape of the Tustin Historic District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

310 -A PASADENA AVE (S.)

**DATE:**

1880

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

E A

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

[Empty rectangular box for description]

**SIGNIFICANCE:**

[Empty rectangular box for significance]

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

310 -B PASADENA AVE (S.)

**DATE:**

1880

**STYLE:**

VICT. - ITALIANATE

**SOURCE: RATING:**

E B

**ALTERATIONS:**

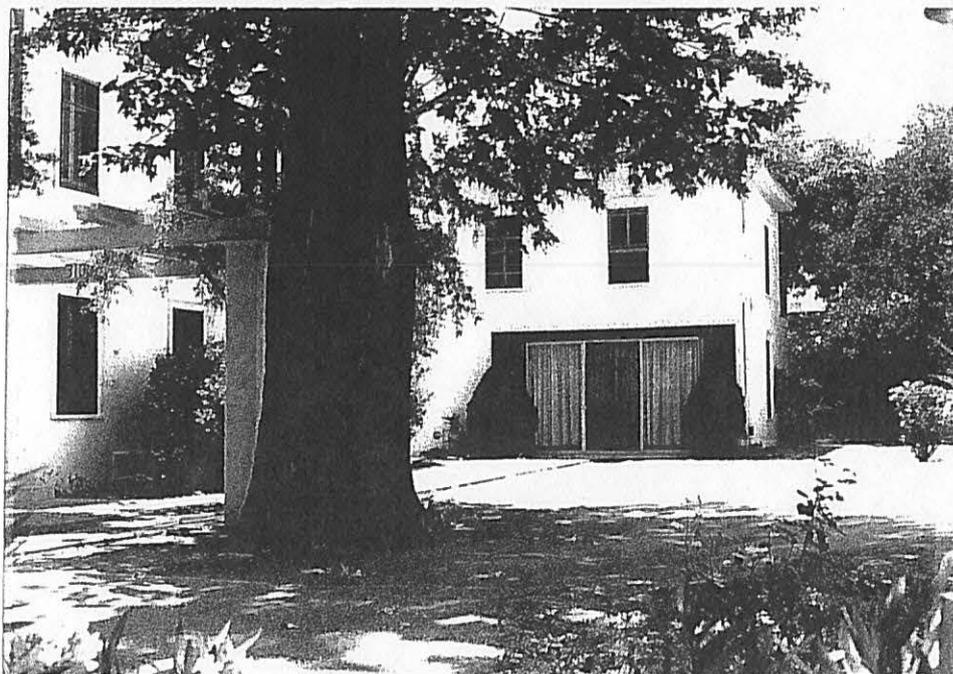
S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**

CARRIAGE HOUSE

**DESCRIPTION:**

The carriage house, which belongs to the large home on the same property at 310 A Pasadena, has been altered several times. Unless the alterations are reversed, the building is more significant for its historical importance than its architectural integrity. The roof is flat, with an enclosed cornice and the exterior is now clad in stucco. The 2-over-2 double-hung windows, which are typical of those used in the 1870's and 80's, are used throughout the building. Two are centered in the front facade, second floor. A small single-paned window can be seen on the north side, near the eaves. The original carriage door has been replaced with aluminum sliding glass doors, an alteration that would be easy to reverse. As part of a National Register application for the main house, this building would probably qualify for that listing. However, it does not appear to be eligible on its own unless the alterations are reversed.

**SIGNIFICANCE:**

The original use of this building is believed to be a stage stop, as evidenced by a Tustin Area museum photo of an open horse-drawn stage in front of the house. Charles Wheaton Wilcox, who came to Tustin in 1874, "bought a three-story hotel and after removing one story he used it as a residence and it was called 'The Villa' situated at 310 South Pasadena Avenue in Tustin", according to a paper by his granddaughter (Miriam Kraft Rice). Wilcox's large collection of books was housed in "The Villa" in a eucalyptus wood paneled library, which is believed to be the first such use of this wood. Wilcox was one of Tustin's major pioneers. He helped found and was a director of the First National Bank of Tustin. He owned property at Tustin's Avenue and First Street, planted to concord grapes. He was an orchardist and an amateur horticulturist who was one of the first to graft five varieties of citrus onto one root. With Dr. Wall, he started a packing house, the first in the area, and later formed the Santiago Fruit Growers Association in Orange. He helped start the Episcopal Church of Tustin. He was a director of the Santa Ana Abstract Company and a receiver of the old Seibert Bank in Santa Ana. Although the family owned the property from 1893 to 1920 none were residents as of 1916. The house was occupied by renters. John D. Rinard, a rancher and realtor, owned and lived here from 1920 to 1946. Rinard converted the house into apartments, and a garage and stuccoed over the wood siding. Dirk Bode acquired the property in 1958 and Mrs. Bode still lives here.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

240 -A PROSPECT AVE

**DATE:**

1933

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

T

C

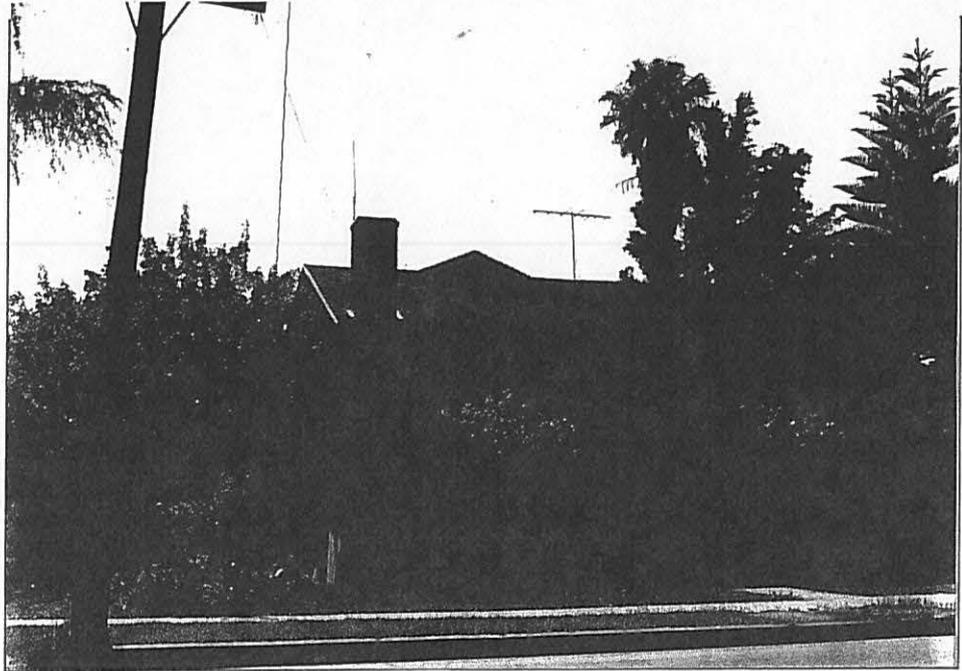
**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

This unusual house appears to be two connected structures, with a side-facing gabled roof on the single-story front section and a two-story front-facing gabled roof behind it. Wide shiplap siding covers the exterior. A small arched hood covers the front door. Double-hung windows flank the door. A red brick chimney graces the front facade, near the south end. Casement windows are used throughout the rear section.

**SIGNIFICANCE:**

John and Jessie Kiser built this house in 1933 and moved in in 1934. He was a millman for the Barr Lumber Company and the Santa Ana Lumber Company. They lived here for over 20 years. Although the house is not significant on its own, it does contribute to the historic streetscape of the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

240 -B PROSPECT AVE

**DATE:**

ca. 1935

**STYLE:**

CALIFORNIA BUNGALOW

**SOURCE: RATING:**

E C

**ALTERATIONS:**

S

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

Situated behind 240 A Prospect, this small cottage has its entrance on the south side. The front-facing gabled roof, clapboard siding, and casement windows are typical of the late teens and early 20's. The door is multi-paned, and sheltered by a small gabled portico, supported by triangular braces. A horizontal vent occupies the space above the portico.

**SIGNIFICANCE:**

John and Jessie Kiser built this rental cottage behind their home at 240 Prospect soon after it was constructed in 1933. He was a millman for the Barr Lumber Company and the Santa Ana Lumber Company. They lived in the front house for over 20 years. Although this cottage does not appear to be significant on its own, it does contribute to the Tustin Cultural Resources District.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

14402 PROSPECT AVE

**DATE:**

1892

**STYLE:**

VICT. - QUEEN ANNE

**SOURCE: RATING:**

T B

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

NO

**COMMENT:**

SPHERE OF INFLUENCE



**DESCRIPTION:**

The Queen Anne cottage shown above sits in the middle of a group of very old trees and is surrounded by a small orange grove. Clad in medium-width shiplap siding, the house retains most of its original integrity, with the exception of the roof on the tower at the northwest corner of the front facade, the front window, and one of the front doors. The front-facing gabled roof is bordered with enclosed eaves. The gable face and smaller offset front porch gable are both clad in fishscale shingles. The larger gable is centered with a rectangular decorative panel, topped with a row of bead-and-reel trim, and flanked on the sides by carved brackets. The circular louvered vent in the center is not original. The smaller gable features a curved bargeboard accented with cutwork. The porch is supported by turned posts. Rosettes, set in square panels, decorate the frieze above the posts. Two doors lead to the interior. The door in the north wall appears to be original, and features a window in the top, molding trim, and dentil work. The door in the east facade is a newer door and is accented with a multi-paned window in the top and a panel in the bottom with criss-cross accents. The six-sided tower, featuring double-hung windows in each section, now has a flat roof. Between the tower and the front porch is a ca. 1900 plate glass window topped with a leaded glass transom. The north side features a lean-to porch with a row of windows. There is another house on the same grounds. It is a ca. 1920 Craftsman Bungalow and sits in the orange grove to the north of this house. This house is not in Tustin proper, but the Historical Society has requested that it be included in the survey.

**SIGNIFICANCE:**

The small Queen Anne cottage, sitting amid a group of mature trees and an orange grove, is significant for its architecture, its setting, its first owner Zeke Zielian, and its place in the broad patterns of the agricultural history of Tustin. John "Zeke" Zeilian Jr. was the much-admired principal of the Tustin Grammar School from 1889 until 1906. He purchased this property, built this house, and planted the surrounding orange grove in 1890. He served an important role in the growth of the Tustin School District while serving two terms on the Board of Education ( July 1, 1898 to July 1, 1906 and June 5, 1912 to May 8, 1918. He ran for County Superintendent of Schools in 1902. He was so much-loved by his students that they formed an organization called "Zeke's Bunch." They met at Irvine Park for a picnic every year from 1922 until 1965. Mr. Zielian died in Santa Ana in 1939. He had sold the orange grove and home to George and Lillian Roy on December 14, 1910. Elizabeth Roy, their daughter, was a talented musician. The Roys maintained dual residences until 1926, the ranch home on Prospect and a house at 1525 N. Main Street in Santa Ana. George died in 1925 and his widow, Lillian, and daughters, Elizabeth and Josephine, lived in the house on Prospect. Josephine continued to live in the house until the mid-1980's.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
14611 PROSPECT AVE  
DATE:  
1928

STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
E A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

Two stories in height, and capped with a heavy red-clay-tile-clad roof, the stucco-clad Spanish Colonial home at 14611 Prospect is one of the finest of that style in the city. A grove house, it sits in the center of a very large walled yard, contains specimen plant life, and is very well maintained. The side-facing gabled roof, ringed with closely-spaced carved brackets and accented with pipe venting at the peaks, runs north to south. A large square chimney, with a row of medallions forming a band around the center, is located near the north end. The porch roof continues across the front to become the port cochere roof. It is supported by large square stucco-clad posts which match those in the port cochere. A large single-storied red-tile-roofed wing extend toward the front (east) from the two-story section. All of the windows are multi-paned metal-framed casement style. A cast concrete decorative panel is centered in the second floor of the front facade. An adjacent window is deeply-recessed, with a tile sill. The window to the north of it is flanked by heavy wood shutters. The front door, which is located in the corner of the ell formed by the front-facing wing, is ornamented with molding in an intricate pattern. The front-facing wing is accented by a large pilaster with a large ornamental scroll on the top. The window which faces the north side and the window in the center of the wing are both multi-paned and fronted with ornate wrought iron grills. A courtyard with a 4-foot wall and square piers which match those on the porch and port cochere, is located to the south side of the front wing. A large garage, topped with a red-clay-tile-clad side-facing gabled roof, can be seen at the back of the house, and has been enclosed.

### SIGNIFICANCE:

William Cheney, the builder of this fine Spanish Colonial home, came to Orange County around the turn of the century, renting 960 acres from his friend, James Irvine. In addition, he operated 600 acres of Irvine's ranch for over 20 years. In 1914 he bought 10 acres of land on the east side of Prospect and built a home for his wife, Eva, and their family. Three years later he purchased this 20 acres on the west side of the street from A. L. Cotant, a fruit grower who lived on Glen (Tustin) Avenue. A major contributor to the Valencia industry, Mr. Cheney planted 815 Valencias on the east side of Prospect and 1600 trees of the same variety on the west side. In partnership with James Utt, he operated a nursery devoted to raising Valencia orange tree stock. In 1921 they had over 12,000 small trees at their location in Tustin. On the land leased from the Irvine Ranch, he raised lima beans, black-eyed peas, barley and hay. He helped organize and was the first secretary of the San Joaquin Lima Bean Growers Association. The organization was successful in raising the price of beans from three and one-quarter cents per pound to fourteen and one-half cents per pound in three years. A successful businessman, he was a stockholder in the First National Bank of Santa Ana. While still living in Los Angeles, prior to 1914, he and his brother co-founded the Farmers Insurance Company. Later he was a member of the Tustin Hills Citrus Association, which owned a packing house on the Southern Pacific railway. As president of the Wyana Oil Company, he was responsible for oil drilling in the state of Wyoming and Orange County. He was awarded a life membership in the Santa Ana Elks Lodge, No. 794. Mr. Cheney, in partnership with Leo Borchard and Guy Wilmot, owned what was considered to be the finest mule in Orange County. He raised approximately 16 mules a year for several years. In 1925 he was a foreman for the County Highways. He and Eva built this fine house of pressed brick, covered with stucco, in 1922. They had lived across the street for 6 years in the home they built on that 10 acres in 1916. The Cheneys continued to live on the

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

14462 REDHILL AVE

**DATE:**

1915

**STYLE:**

CRAFTSMAN

**SOURCE: RATING:**

T B

**ALTERATIONS:**

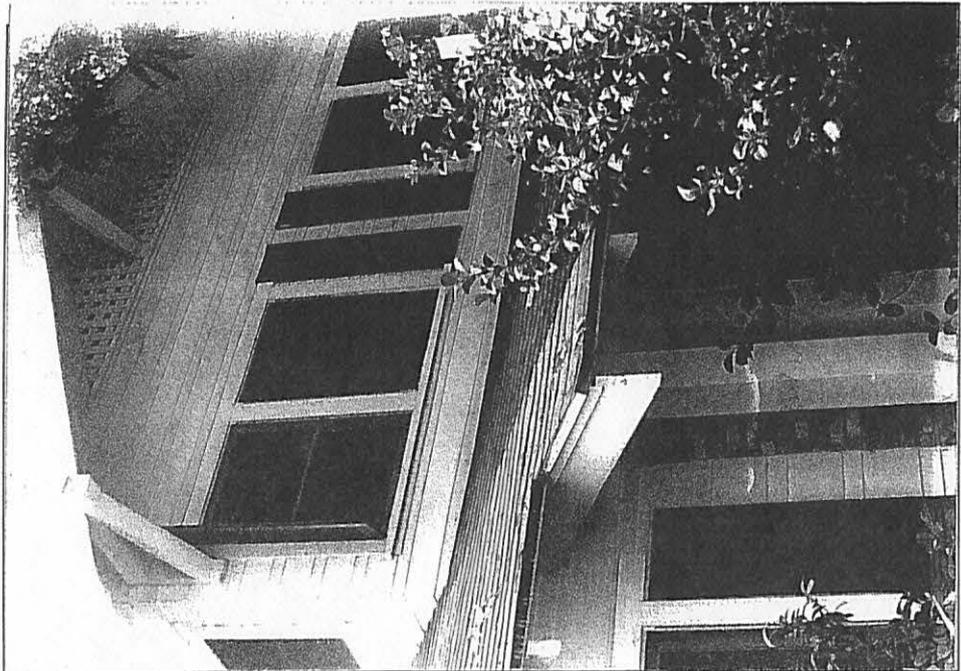
M

**HISTORICAL DISTRICT:**

NO

**COMMENT:**

HOUSE & BARN



**DESCRIPTION:**

Located on the corner of Red Hill and Walnut, the large Craftsman grove house still sits amid a large stand of mature avocado and orange trees. Surrounded by a white board fence and specimen trees, it is barely visible from the street. The two-storied house faces Red Hill and is clad in Specialty siding consisting of wide and narrow alternating boards. The side-facing gabled roof is crowned with a large front-facing gabled dormer that runs from the front of the side-facing roof to the back. Criss-cross latticework venting, triangular braces, and exposed rafter tails decorate the roofline. Two sets of double-hung windows, flanked by louvered shutters, occupy the face of the large dormer. The shed-style front porch is supported by pairs of large square wooden posts. Used brick has been added to the first floor, front facade. The single-storied wings which extend to each side are centered with plate glass casement windows. A shed-style square bay is located in the wing to the east of the front porch. A small garage is partially visible on the Walnut side. A large vertical sided barn with a front-facing gabled roof, centered hay mow door, and sliding barn doors on the ground floor, is also located on the Walnut Street side.

**SIGNIFICANCE:**

In 1915 Clarence Nisson and his new wife, Vera, bought a 10-acre walnut grove at the corner of Red Hill and Walnut. They built a large Craftsman Bungalow that same year, and moved in to stay for the rest of their lives. Clarence was a native Orange Countian, having been born on a ranch at 2500 N. Main Street in Santa Ana. His parents were Mathias and Charlotte Nisson who operated the ranch on N. Main (where Bekins Moving and Storage is now located). Mathias Nisson, who was born in Germany in 1847, came to Orange County in 1876. Both Mathias and Clarence were known for their expertise as walnut and orange orchardists. Clarence and Vera, who was from Waco, Texas, had three sons, Richard, G. Matt, and C. Arthur. Clarence was active in the Elks Club, the Isaac Walton League, and the Tustin Presbyterian Church. He and Vera moved to 2410 Park Blvd. in Santa Ana, where he died in September of 1957. His son, Matt, continued to live in the Craftsman Bungalow and raise oranges and avocados. In March of 1968, 8.51 acres of the ranch were sold to develop a tract, leaving 1.49 acres of land on the corner parcel still owned by the Nisson family. Some especially fine mature trees, including some specimen avocados, surround the original 1915 Craftsman Bungalow and barn. The ranch is one of the few remaining operating groves in Tustin, and the healthy trees are a significant reminder of the thriving citrus industry that shaped the history of Tustin. The Nisson family contributed to the orange and walnut industry and were part of the ranch-oriented settlement period. The house would possibly be eligible for the National Register if it were not for the alterations to the house.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

15500 REDHILL AVE

**DATE:**

1942

**STYLE:**

INDUSTRIAL

**SOURCE: RATING:**

T A

**ALTERATIONS:**

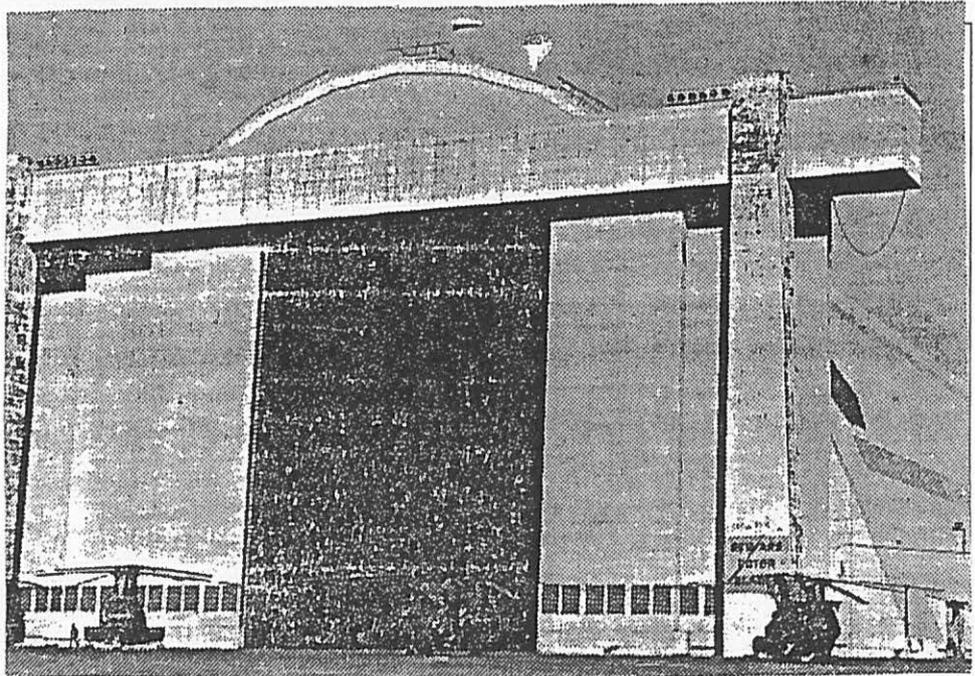
M

**HISTORICAL DISTRICT:**

NO

**COMMENT:**

LTR THAN AIR HANGARS



**DESCRIPTION:**

The huge matching Lighter-Than-Air hangers, built in 1942, were listed as National Historic Landmarks in 1978. Originally built at a cost of \$2.5 million each, the hangers are 18 stories high (178 ft.), three football fields (1088 ft.) long and 297 feet wide. They are considered to be the world's largest unsupported wood frame structures. The arching canopies measure 484,932 square feet and are supported by super structures made of wood beams. Wood was used instead of steel because steel was needed for the war effort. The roof was clad in a new skin of galvanized tin in 1957, but they retain their original appearance. There are 52 concrete posts on each side, resting on the concrete floor. Horizontal wood framing, 12-foot spans, is supported by criss-crossed structural members that cover the entire ceiling. The hangers are constructed in three main sections. Two of the sections are identical supporting structures of concrete, and stand at each end of the hanger. Two pillars, six huge doors, and a brace which connects the pillars at the top, form the framework on which the huge doors slide toward the sides. The pillars are used as pockets to house the hanger doors, and the brace provides the track on which the doors slide. The center section of the hanger is the wood frame. The roof is supported by 51 individual wood braces. Six rows of green plexiglass let light in through the roof of the structure. Offices form narrow rows down the side of each hanger and the large open center section, once used to store the blimps, are now used to repair and store helicopters. The hangers are said to have their own weather; if the huge hanger doors are not kept open in the summer, the hot air rises, causing clouds and, eventually, rain. The twin buildings are not only significant as the world's largest unsupported wood structures, but also for their representation of an important and unique period in our nation's history.

**SIGNIFICANCE:**

The twin giant hangers, located on the 1,561-acre Marine Corps Air Station on the southern edge of Tustin, are listed as National Historical Landmarks. Visible for miles around, the hangers were built in 1942 at a cost of 2 1/2 million dollars each. They, along with other airship hangers built from the same plans in other states, are considered to be the largest wood-supported structures in the world. The hangers stand as high as an 18-story skyscraper and are longer than three football fields. They were originally built to house the huge blimps which were an important part of the United States anti-submarine defense. Each hanger housed 6 ships, or one squadron. During W W II, the Marine Corps Air Station catered to the special needs of naval aviation. It was first commissioned on September 1, 1942, as a U. S. Lighter-than-Air base for the helium-filled airships which were conducting anti-submarine patrols off the Southern California coast. The blimps remained at the base until June of 1949 and the base remained idle until the Korean War. In 1951 the Marines took over the base and installed a fleet of large helicopters. The base became the first such facility to be devoted entirely to helicopters, and is still used for that purpose. The City of Tustin annexed the air station in April of 1976. Even though the blimp hangers were built less than 50 years ago, they are of such significance to the broad patterns of United States history that they were made National Landmarks in August of 1978.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
1042 SAN JUAN ST  
**DATE:**  
1907

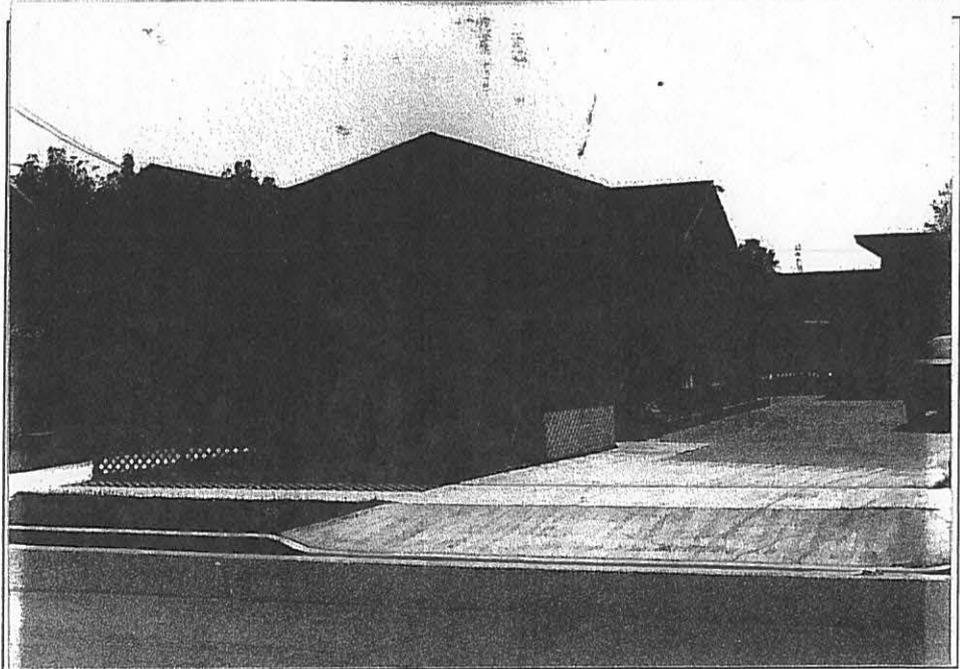
**STYLE:**  
COLONIAL REVIVAL

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

Colonial Revival in style, the single-storied residence at 1042 is crowned with a hipped roof featuring gabled wings to the front and east side. Crisscross latticework venting, carved triangular braces and a row of decorative knobs accent the gable faces. A wrap-around porch runs across the front and down the west side, connecting the gabled wings. The main roof continues downward, without a break, to form the porch roof, which is supported by pairs of narrow wood posts. Horizontal braces accent the posts. A plain wood railing, with both vertical and horizontal balusters, borders the porch. A pair of double-hung windows, topped with molding-trimmed lintels, is centered in the front wing. A large plate glass window rests beside the paneled front door (not original). Double-hung windows are used throughout the rest of the house.

### SIGNIFICANCE:

Edward E. Smith, a local walnut grower, built this house in 1907. He sold it that same year to J. H. Shaffer, who immediately sold it to Martha Rantz. By 1909 Matthew and Birdie Truran had purchased the property, adding to several other lots that they had accumulated in that block. The area became known as "Truranville" by local residents, because the Trurans owned several pieces of property and built several homes here. In 1937 when Birdie Truran's estate was settled, this house was deeded to Ben Truran, one of her sons. Edward Hawkins and his wife, Ruth, purchased the house that same year and continued to own it until 1945. E. J. Richardson and his wife, Vivian, owned the house during the war. He was a carpenter. A good example of a Colonial Revival house, with Craftsman influence, the residence is significant to the city because of its architectural style.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

1062 SAN JUAN ST

**DATE:**

1875

**STYLE:**

VICT. - GREEK REVIVAL

**SOURCE: RATING:**

T B

**ALTERATIONS:**

M

**HISTORICAL DISTRICT:**

YES

**COMMENT:**



**DESCRIPTION:**

The 2-over-2 double-hung windows, with molded cornices, and the wide shiplap siding indicate that this two-story residence is one of a handful of pre-1890 homes in Tustin. The ell-shaped gabled roof is bordered with enclosed eaves. A shed-style dormer has been added on the west side. The front-facing second-story gable is centered with a pair of 2-over-2 double-hung windows with cornices. The porch below is covered with a hipped roof bordered with enclosed eaves, supported by wood posts with vertical cutouts. Plain wood braces, placed on the diagonal accent the posts. The front door, centered with a large window, and a matching pair of 2-over-2 windows look out onto the porch. Another entry door, in the west side of the shiplap-clad addition on the east half of the front facade, is turn of the century in character, featuring a horizontal window at eye level, a horizontal panel across the top, and vertical panels in the bottom third. A pair of 2-over-2 windows is centered in the west side. There are several additions to the rear of the building. A 1940's duplex, with a front-facing gabled roof, is located in the southeastern corner of the back yard and the garage in the southwestern corner. It is clad in vertical carring and is double the normal length. Although this house is in a general state of disrepair and has an inappropriate addition on the front, it still needs to be recognized as a very old building that reaches back almost to Tustin's beginnings.

**SIGNIFICANCE:**

The two-over-two windows, porch posts, and wide shiplap siding indicate that this house is one of the oldest in Tustin. Samuel Bailey purchased 6 lots and this already existing house in 1893. He sold it to Jefferson Dalrymple, the owner until 1907. W. H. Smith, a fruit grower, purchased the property at that time. Less than a year later he sold to L. J. Carden. Carden sold two lots to Matthew H. Truran Sr., and his wife, Birdie. They were ranchers. The Truran family owned several lots on that block of San Juan and built several houses through the years. Margaret Byrd recalls that the area was nicknamed "Truranville" by some Tustin residents. She said that Birdie Truran was a full-blooded Cherokee Indian. Their son was Matthew Truran Jr. He was a cesspool contractor in 1945 and became a building contractor in 1947. By that time Charles and Mary Wise had purchased the home at 1062. He was a building contractor under the title of Wise and Sons. The house became a rental several years ago, and the buildings in the back yard were constructed or moved in in the 1940's. Because of the unusual architectural features and age of this house and its connections with Tustin's early settlement period, it is considered significant to the community.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
220 TUSTIN AVE

DATE:  
1929

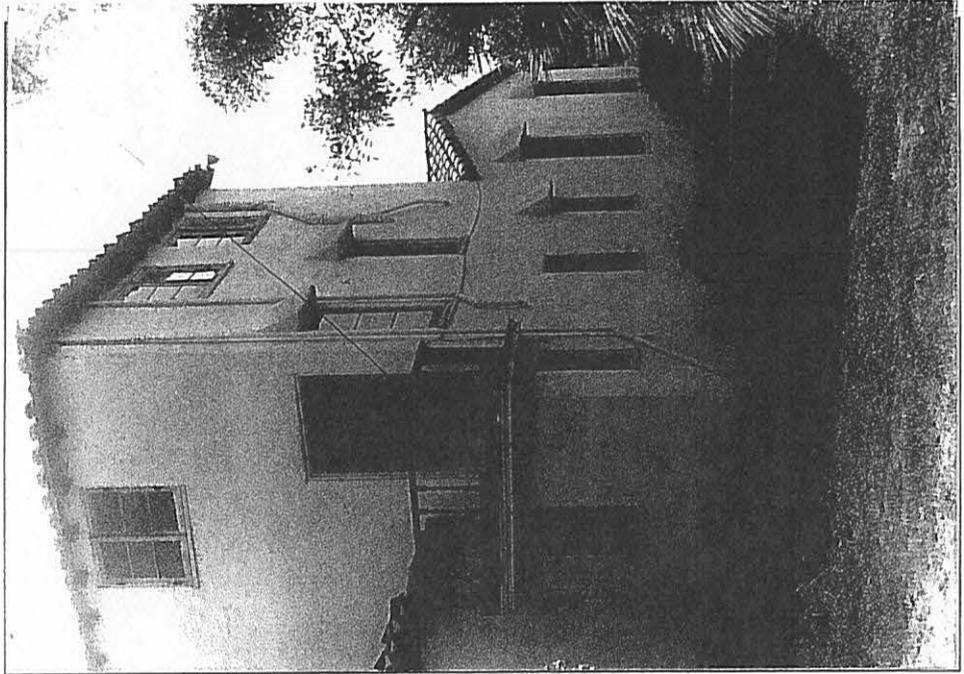
STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

This two-story Spanish Colonial house is the only surviving member of a quartet of houses of the same style and quality, which once graced this section of Tustin Avenue. The ell-shaped house is clad in stucco and features a varied roofscape clad in red clay tiles. The roof is ornamented with exposed beam ends and rafter tails. The long section of the ell is two-storied and runs parallel with the street, while the short section is a single-storied front-facing gabled wing, on the north side. The second story features a Mission-style arcaded recessed porch, accented with a wrought iron railing, in the southeast corner. The same style of arcade is used for the front porch which runs across the front facade from the port cochere to the front door in the corner of the ell. A large plate glass window, flanked by double-hung windows, looks out onto the porch. Double-hung windows are used throughout the rest of the house, with the exception of the large Byzantine-style arched window centered in the front of the single-storied wing. Two rows of ornate Spanish tile cover the recessed sides of the window opening. Sloping wing walls form the shape of the sides of the front facade of the wing. A large chimney is located on the north side of the wing. The port cochere matches the rest of the house, including the red-tile-clad roof. A breakfast room wing is located in the rear, on the south side. Above is a balcony which faces the backyard and is bordered with a cutout wood railing. There is no railing.

### SIGNIFICANCE:

This fine Spanish Colonial Revival house is the only survivor of a row of four similar houses built by the same person in 1929. Before Tustin Avenue was widened, they stood far back from the street, amid well-kept lawns and mature plantings. Henry and Mary Bailey purchased 1.75 acres in 1921 and built the first house. He was in the real estate business. Mary Bailey lived in the house (which was to the south of this one) until the mid-1980's. Claude Fowler was the contractor for all of the houses. These were estates, designed in the very appropriate Spanish Colonial style, and are significant for their architecture, their associations with the Baileys and Claude Fowler, and representative of the agriculture-induced prosperity that reigned in Orange County during the 1920's.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
150 YORBA ST

DATE:  
1921

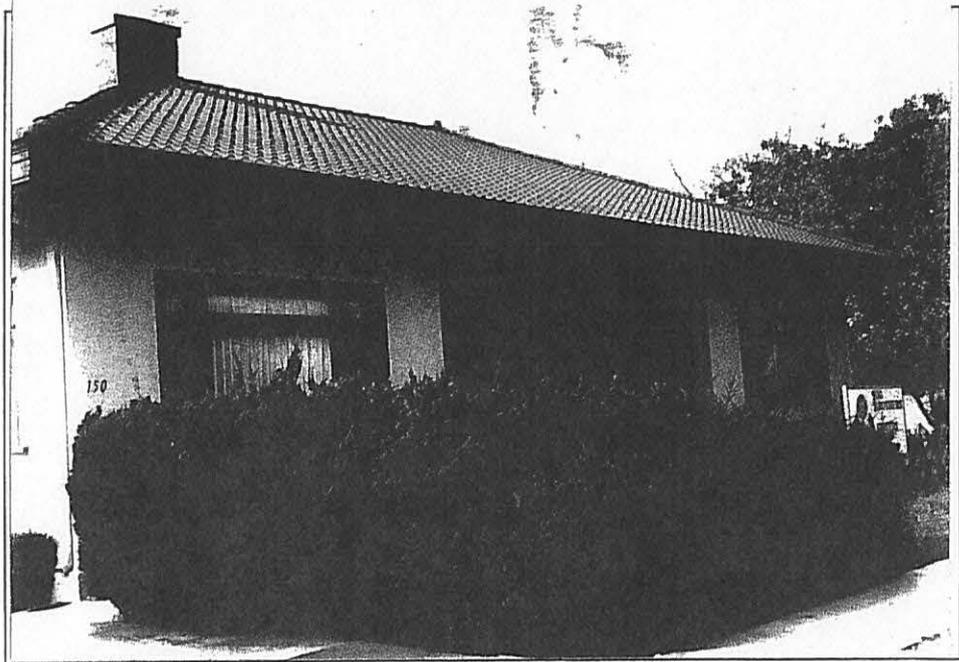
STYLE:  
CRAFTSMAN

SOURCE: RATING:  
T A

ALTERATIONS:  
F

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

This large rectangular Mission-style Craftsman Bungalow has been converted to an office building without destroying any of its exterior character-defining features. The elongated hipped roof features enclosed eaves, a wide overhang, and pairs of carved Mission-style brackets along the underside of the eaves. The house is clad in stucco. Symmetrical in shape, it is centered with a large recessed porch with a fanciful shaped arch across the top. Solid stucco-clad rails and piers, with concrete caps, border the concrete porch floor. Pairs of casement windows, with a row of mullions across the top of each panel, are placed on each side of the front door and match those used throughout the rest of the house. The massive front door is made of vertical boards, accented with three horizontal boards ornamented with large metal studs. Plate glass windows flanked by casement sidelights and topped with matching transoms, occupy the spaces on each side of the centered porch. This same window arrangement is used near the front on each side facade. A row of 4 casement windows is located in the center of the north side. A new garage and parking lot are located behind the house.

### SIGNIFICANCE:

Andrew Morris built the house in 1921. He had come to Tustin in 1902 with his father-in-law, M. Morrison. They bought 20 acres at First and Yorba and planted it to oranges. Morris is listed in the directories as a rancher. The house remained in the family until 1968, when Morris's nephew, Frank Mitchell sold it. The house is currently used by "Big Brothers and Sisters of Orange County" which acquired the property in 1968. This private, non-profit organization provides adult volunteers as role models for children of single parent families. Mission-style Craftsman architecture is rare in Orange County. The detailing and quality of construction adds additional significance to the building. Andrew Morris was one of several Tustin ranchers who later became developers. This was to become a significant historical pattern in Tustin.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
13711 YORBA ST  
**DATE:**  
1898

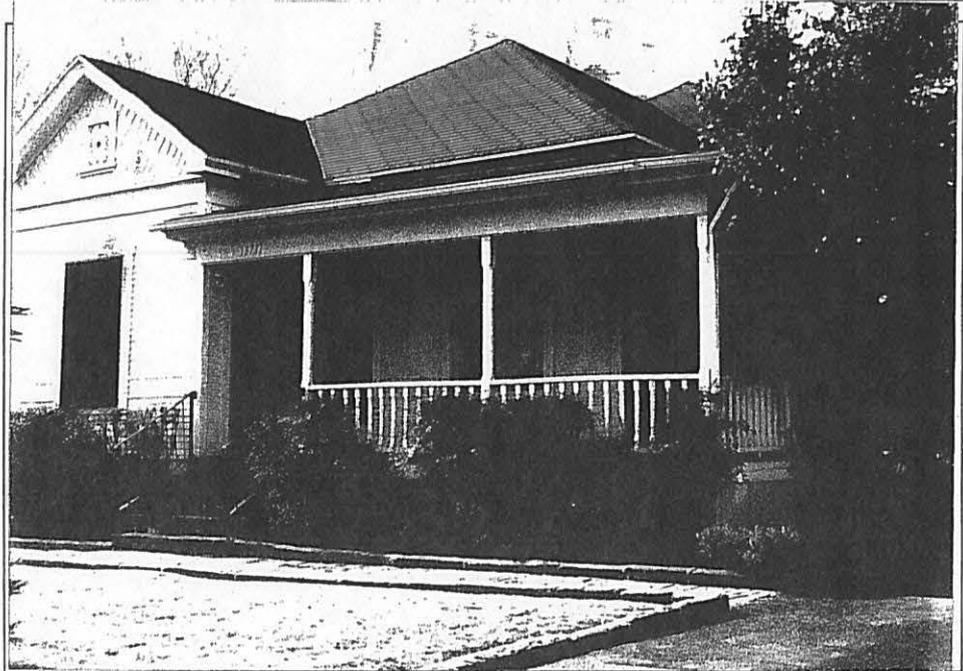
**STYLE:**  
COLONIAL REVIVAL

**SOURCE:**    **RATING:**  
E                    B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

Clad in narrow clapboard, trimmed with corner boards, the grove house at 13711 is capped with a hipped roof and projecting front-facing gabled roof. The eaves are enclosed and the gables are decorated with diamond-shaped wood shingles, a delicate cutwork vent, and curved bargeboards. A single double-hung window is centered below the front gable. The original wood-paneled front door is in the south side of the gabled wing and the wrap-around shed-style porch is supported by square wood posts with chamfered edges. A railing with round balusters connects the posts. A plate glass window, topped with a leaded glass transom, and a double-hung window are located in the front facade. The door at the west end of the porch features glass in the top half. Double-hung windows are used throughout the rest of the house. The front step is clad in brick and the railing is wrought iron (not original). These appear to be the only alteration. There is a large board-and-batten garage in the rear. The large yard includes a small orange grove.

### SIGNIFICANCE:

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**  
14192 YORBA ST

**DATE:**  
1904

**STYLE:**  
CRAFTSMAN

**SOURCE: RATING:**  
T B

**ALTERATIONS:**  
F

**HISTORICAL DISTRICT:**  
NO

**COMMENT:**



### DESCRIPTION:

Topped with a bellcast hipped roof, the single-storied Craftsman Bungalow shown above features a front-facing bellcast gabled porch on the south end of the front facade. A matching gable, also accented with carved triangular braces and a three-sectioned louvered vent, is located near the back of the south side. Narrow clapboard siding covers the exterior. A row of half-timbering and a matching beam below form a pattern across the bottom of the gable. Pairs of square wooden columns support the porch roof. The front door is flanked by sidelights. A large plate glass window on the south side of the porch has multi-paned casement sidelights. A large 50's-style chimney is located on the south side. This is a former orange grove house and is surrounded by a large yard.

### SIGNIFICANCE:

Herman Enderle built the house in 1904. Herman owned a foundry at Third and Main Street in Santa Ana, across from aviator Glen Martin's barn and cast the engine for one of Martin's early planes. Enderle also owned a 20-acre ranch, planted in walnuts and apricots, and extended to 40 acres (in oranges) by 1950. After Herman's wife died in 1917, he lived here with his brother, Frank. In the mid-twenties, their two sisters moved in. One sister, Clara Enderle, taught math at the Tustin Grammar School from 1921 to 1933 and was the vice-principal. Herman's son Maurice married Harriett in 1923. They built a home next to this house, where they raised two sons, Allan and Wallace. Maurice was Orange County Assessor from 1949 to 1952, after serving as deputy assessor since 1920. The family developed Enderle Center, in 1972, and Harriett, moved into Herman Enderle's old house at 14192. The house's association with the Enderle family, prominent local ranchers turned developers, gives a prominence to this early Craftsman Bungalow. It is representative of the early 20th century growth patterns of this rich agricultural area.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

14302 YORBA ST

**DATE:**

ca. 1932

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

E B

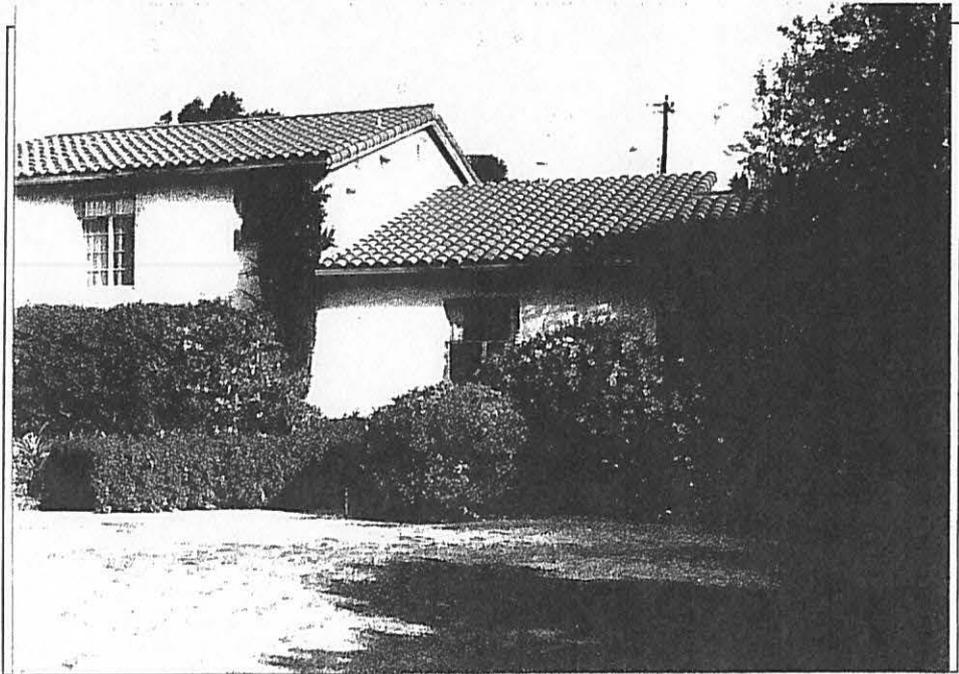
**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

A red-clay-tile-clad roof, ringed with carved rafter tails, covers the gabled roof of the two-storied stucco-clad Spanish Colonial house shown above. The main two-story section, on the south end, is capped with a side-facing gabled roof. Two telescoping single-storied sections stretch to the north. The double garage, with its double doors on the south (side) facade, is located in the bottom half of the two-storied section. Recessed multi-paned metal-framed windows are used throughout the house, including the second floor. A pair of ornate entrance gates are recessed in the center section, and appear to screen the front door. This is a very large grove house and significant for its contributions to the Tustin agricultural scene.

**SIGNIFICANCE:**

Theron and Adah Willis owned this large grove house in the 1960's. He was a sales manager for the California Spray Chemical Company. The house is representative of the prosperity brought to Orange County by the citrus industry. These large homes dotted the countryside and were surrounded by orange trees, eucalyptus windbreaks, and large well-kept yards.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
14332 YORBA ST

DATE:  
1928

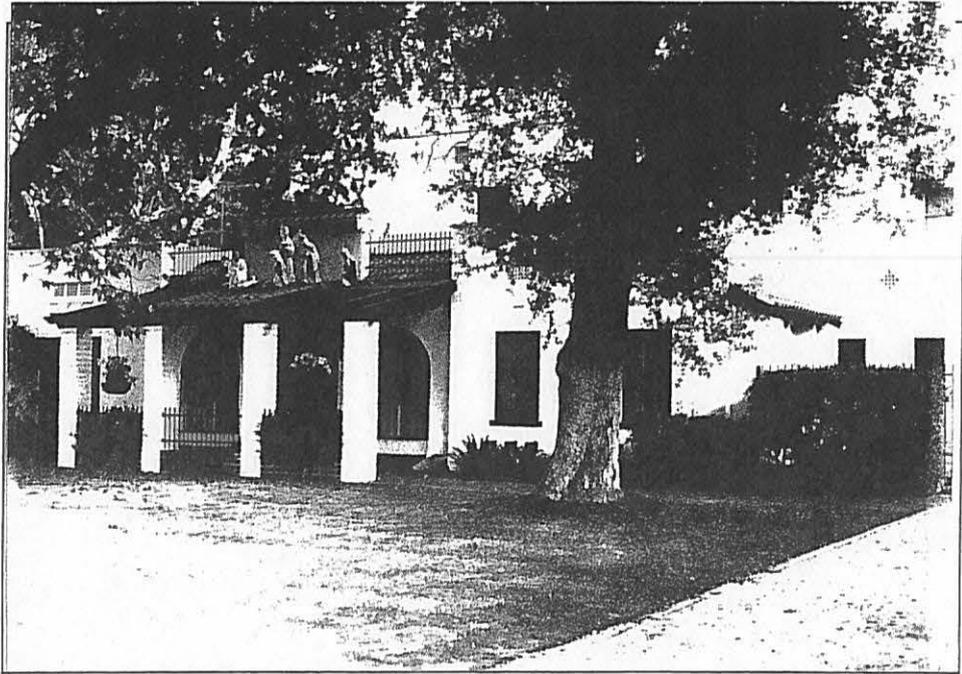
STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
T B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

A varied roofscape adds architectural interest to this fine and unusual Spanish Colonial Revival residence. The roofs are flat and fronted with unbroken parapets. Square grills, centered with latticework, are decorated on the bottom with large key-shaped reliefs. The second floor steps back from the first, forming a large open porch in front. Above the main entrance a pair of wrought iron grills, accenting hoods clad in red clay tile, flank a mission-style parapet with a red clay tile fringe. A new porch, flanked by pergolas has been added to the front. Square slumpstone posts support the shed-style red clay tile porch roof. A pair of arched double wood doors, flanked by arched windows, now enclose the original recessed porch. A large multi-paned glass window is located to the south of the porch, while a large plate glass window has been placed on the north side. A second entrance, sheltered with a red-clay-tile-clad roof, is located on the north side. The setting of the house, amid a large garden bordered along the front with a stucco-clad wall, is one of the finest in Tustin. Several specimen trees and plants adorn the property. The matching garage, located in the back, on the north side, has been converted to a residence. The architectural elements and design of this house make it a possible candidate for the National Register; however, the new porch may preclude it from being eligible.

### SIGNIFICANCE:

Horace Stevens had the house built in 1919 and lived here until 1948, when he acquired title to his parents' house at 228 West Main St. He was a prominent rancher in his own right, as well as the son of one of Tustin's wealthiest pioneers, Sherman Stevens. The house was originally designed by W.W. Kays and was remodeled (with a second story added) by Harry Hayden Whiteley in 1927. Horace and his wife, Florence, divorced and she remained in the house until 1965. Their daughter, Ruth Joyce Stevens, was a local artist who died young. W.H. Roberts, who owned the house from 1965 to 1977, was the manager of the Stuft Shirt restaurant in Newport Beach. Richard and Barbara O'Donnell have lived here since 1977. He is a vice president from Yamaha Musical Equipment Company. She is active in social circles, and has served as president of the Tustin Area Woman's Club. The unique design elements of this fine Spanish Colonial Revival house make it a good candidate for the National Register. In addition, the connections with the Stevens family, who were significant to Tustin history, and W.W. Kays, a prominent area architect, add significance to the building.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
14372 YORBA ST

DATE:  
ca. 1928

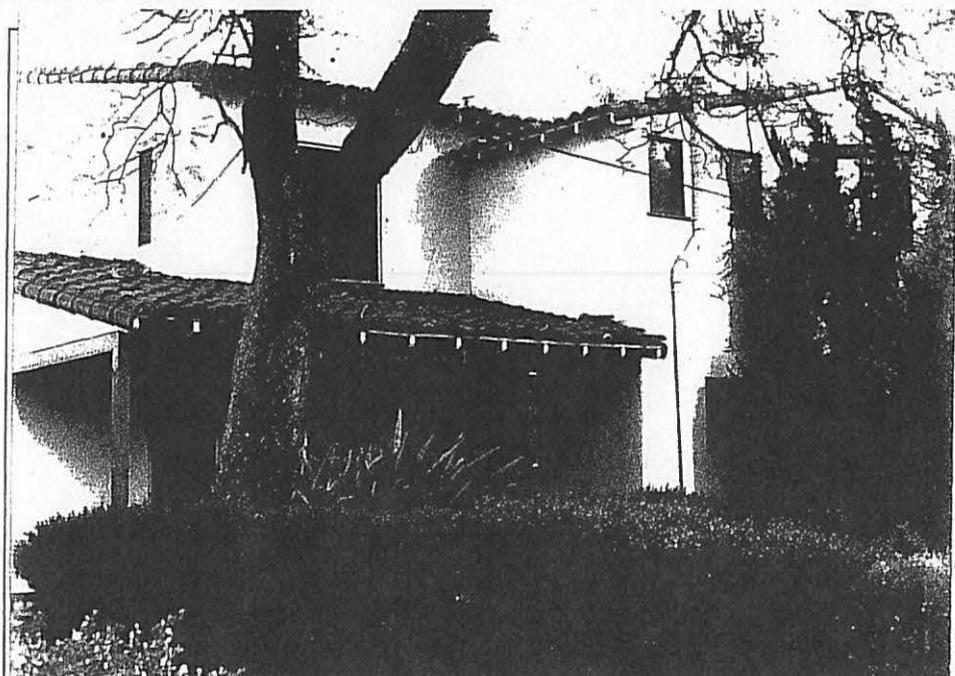
STYLE:  
SPANISH COLONIAL REVIVAL

SOURCE: RATING:  
E B

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

Sitting far back from the road, this two-storied stucco-clad Spanish Colonial home was the grove home for this block. The side-facing gabled roof is accented by a triangular vent of round clay pipes. The single-storied porch roof cuts back into the main building on the north side, extending beyond it for several feet. It is also clad in red clay tile. Square posts support the porch roof. A 1940's cantilevered bay, topped by a segmented bellcast metal roof, occupies the space next to the north-facing front door. A row of aluminum windows replaces the original casement windows on the north side. Casement windows look out onto the front porch roof, while single casement windows and a 1940's cantilevered bay occupy the rest of the second floor. Jalousied windows replace the original on the first floor. Although this house has alterations involving a number of windows, it is included here because it is an important grove home and casement windows could be reinstalled in the original spaces. There is a large single-storied stucco-clad addition on the back, on the north side. It is topped with a flat roof and is centered with a large red brick chimney, flanked by a pair of 1940's bays which match those used on the front of the house. The flat-roofed stucco-clad garage has a large shed-style shelter on the east side.

### SIGNIFICANCE:

Bernice and Giacinto Nardulli lived in this large Spanish Colonial Revival grove house from 1946 until the 1960's. Their sons, Frank and Patrick, were high school students. Giacinto was a rancher and a musician. This house is a good example of the grove houses being built by prosperous ranchers in the "golden days" of the citrus industry in Orange County.

## CITY OF TUSTIN HISTORICAL SURVEY

ADDRESS:  
14841 YORBA ST

DATE:  
ca. 1922

STYLE:  
COLONIAL REVIVAL

SOURCE: RATING:  
T A

ALTERATIONS:  
M

HISTORICAL DISTRICT:  
NO

COMMENT:



### DESCRIPTION:

A prominent two-storied Colonial Revival style porch dominates this two-storied residence, now converted to a professional office building. The side-facing gabled roof features pedimented gables and wide enclosed eaves. Matching front-facing gabled dormers, centered with multi-paned windows, are located on each side of the centered porch. Narrow clapboard siding, accented at the corners with wide pilasters trimmed in molding, covers the exterior. Matching 6-over-1 double-hung windows form a pattern across the front of the five-ranked front facade. The pedimented gabled porch roof is supported by a pair of massive round classical Tuscan columns, with a smaller pair, placed just inside the larger set, supporting the second floor balcony. The balcony rail is of heavy carved balusters and rectangular molding-trimmed piers. The floor is concrete and there is no railing. The varnished front door is accented with molding in a complicated pattern, and flanked with multi-paned sidelights. An enclosed single-story porch, which also is supported by round columns, features french doors across the front and delicate stained glass panels on either side of the round columns. A row of heavy carved balusters and piers, matching those on the front porch, forms a border around the flat roof above. A shallow square bay with no windows is located on the north side, near the front. The back of the house features an addition and a second-story balcony, ringed with carved balusters. The addition matches the original house. A second story bridge leads to the large matching office building in the back. When the house was converted to offices, a large circular brick parking lot, with planters around the edges and a circular planter in the center, was installed. Reproduction period light standards ring the parking lot. The fencing consists of latticework panels between large square posts, accented with decorative balls on the top. This is obviously a fine house, beautifully built, and of superior design. The parking lot and fencing is in keeping with the classical appearance of the house.

### SIGNIFICANCE:

Rancher Oakes B. Newcom and his wife had the house built between 1921 and 1924 on property purchased from Andrew Morris, their neighbor. Mrs. Newcom (Daisy) lived there long after her husband's death. The Mauer Development Company acquired the property in 1977 and restored it, converting it to professional offices. In 1982 a large addition was made at the back, adding 5 offices, garages, and recreational facilities. The Colonial Revival design elements of this large house make it one of the finest in Orange County. The massive columns at the front entrance and the matching porch on the south side are particularly outstanding elements of the style. In addition, the house's association with Oakes Newcom and its representation as a prosperous 1920's citrus era home are significant.

## CITY OF TUSTIN HISTORICAL SURVEY

**ADDRESS:**

15791 YORBA ST

**DATE:**

1930

**STYLE:**

SPANISH COLONIAL REVIVAL

**SOURCE: RATING:**

T

A

**ALTERATIONS:**

F

**HISTORICAL DISTRICT:**

NO

**COMMENT:**



**DESCRIPTION:**

Ell-shaped, with a round tower at the apex of the ell, this single-storied stucco-clad residence has fine Spanish Colonial architectural details. The roof is clad in red clay tiles, including the conical tower roof and the half-round roof above the bay at the north end. The circular tower is decorated with a crenelated frieze and features the original lantern-style light fixture above the door. The original swan weathervane graces the roof of the tower. The arched door is recessed in the center of the tower face and features a cast stone surround. The door is constructed of vertical wooden planks and is accented by a small grill at eye level. A round stained glass window, decorated with a wrought iron grill, is located to the east of the entry tower. A window set, featuring multi-paned metal-framed stationary and casement windows and transoms, can be seen below the round window. Most of the windows in the house are multi-paned and metal-framed. A large plate glass window is centered in the front-facing gabled wing which forms the short end of the ell. It is framed across the top with wrought iron scroll work. The round vent above wears a wrought iron shield. A low stucco-clad wall, reaching from the front of the wing, across the front, and down the north side forms an entry courtyard parallel with the front of the house. A wing featuring a slanted bay window extends from the north end of the house. A large plate glass window, crowned with wrought iron grillwork, is centered in the bay. A cartouche forms a pattern above the window. A matching port cochere extends to the north side. The original garage is located at the back of the house and matches the house. The garage doors are clad in carsiding and accented with small arched windows with wrought iron grills. The yard is very well tended and features several specimen trees and plants. This home is significant because of the unique design, the good attention to detail and the quality construction.

**SIGNIFICANCE:**

Theron and Adah Willis owned this large grove house in the 1960's. He was a sales manager for the California Spray Chemical Company. The house is representative of the prosperity brought to Orange County by the citrus industry. These large homes dotted the countryside and were surrounded by orange trees, eucalyptus windbreaks, and large well-kept yards. Since later in the 1960's Cecil Chambers CPA lived there with his wife, Mrs. Chambers still lives there.