

# **City of Tustin**

## **Historic Resources Survey 2003**

### **List of Significant Sites**



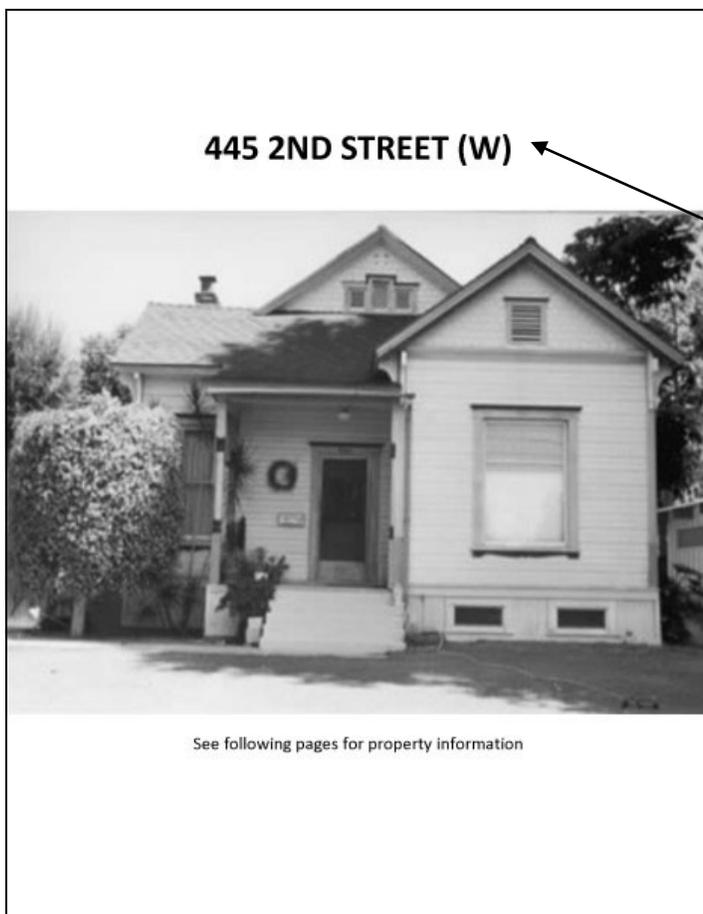
## Introduction

This document contains the Building Structures and Object (BOS) Records for each historic site in the City of Tustin. These buildings were assessed for national, state, regional, and local significance as part of the 2003 Historical Resources Survey update. Each BOS form provides specific information on a historically significant building in the city. These forms were customized for the city using criteria from the National Register and the State of California. Below you will find a guide to using the BOS Record.

## Using the BOS Record

These records provide noteworthy information including:

- Historically significant events and/ or patterns of activity associated with the property
- Specific dates or period of time when the resource achieved its importance
- Historically significant persons or groups associated with the property
- Representation of a style, period, or method of construction
- Quality of style, design, or workmanship
- Information which the property has yielded or may be likely to yield
- Cultural affiliation



The cover page of a property's BOS Record contains the address and a photo of the building

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary  
#

Page 1 of 2 \*NRHP Status Code: 35  
\*Resource Name or # (7) 445 2<sup>nd</sup> Street (192)

B1. Historic Name: Bennett House  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
\*B5. Architectural Style: Victorian Italianate  
\*B6. Construction History:  
The original owner, Arthur E. Bennett, constructed this structure in 1895. The large plate glass window and transom in the center of the front wing may have been added around 1905. An original doorway in the east face of the front wing has been covered.

\*B7. Moved? x No  Yes  Unknown Date: \_\_\_\_\_ Original Location:  
\*B8. Related Features:  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme: Residential Architecture, Citrus Industry, Early Ranching & Agriculture  
Area Period of Significance: 1870-1899 Property Type: Residential  
Applicable Criteria: B,C

This parcel is prominent because of its association with Arthur E. Bennett and Byron Crawford, and because of its architectural integrity.

Arthur Bennett was very active in the citrus industry due to his fumigation work. Mr. Bennett's biggest contributions to the growth of the industry was his development of the chemical formula used to kill the orange-grove scale and pests and discovered that fumigation was much more effective when done at night. The Bennett family sold the house to Mr. Crawford, who held office as Tustin's first Mayor 2/18/1907-1913. Additionally, Byron Crawford was the manager of the Tustin Hills Citrus Association and a leader in agricultural affairs.

This one and a half story house is an excellent example of Victorian Italianate vernacular in Tustin during the late 1800s. The building represents the wealth in Tustin during that time, reflective of functional, but more ornate designs.

com't

B11. Additional Resource Attributes: (B7)—Single Family Property  
\*B12. Reference: Jordan, Carol H. *A City of Trees*. Heritage Media Corp., 1994. City of Tustin Historical Survey, thirteenth street architects, Inc., June 1990. Bennett, Arthur E. "Citrus Pest Control in the Early Days" in "The California Citrograph," October, 1943. Farrell, Janet Crawford. Photos, Edna, Snow, Martha. Interviews during 1978-1990  
B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan  
\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)

DPR 523B (1/95) \*Required information

The first page contains:

The National Register of Historic Places Status Code (a guide to these codes can be found at the end of this document)

General information about the property

Additional notes on the property and its significance to the City of Tustin

Map with property location

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

Primary  
#

Page 2 of 2 \*Resource Name or # (Assigned by recorder) (7) 445 2<sup>nd</sup> St W

Recorded by: TBA West, C. Jordan Date: November 2002  
 Continuation  Update

The site and building's character defining features include, but are not limited to:

- a relatively large site with a low slumpstone wall bordering in the front sidewalk
- an example of the Victorian vernacular in Tustin during the late 1800s
- narrow ship-lap siding with trim boards covering the corners, fishscale shingles in the gable and the design of the two front facing gables suggesting an 1890s construction date
- a roofscape featuring cross gables, with a taller front facing gabled roof, visible above the intersecting ell shaped gabled roof at the front
- a front gable containing a louvered vent
- a fishscale clad dormer of the highest gable centered with a small stationary window and flanked by recessed wood panels
- a large gabled dormer, with enclosed eaves and a pair of original double hung windows, located on the west side
- a plain frieze, with elongated carved wooden brackets, bordering the eave line
- an 1890's chimney with sections of various widths and heights
- a porch, with original turned posts supporting the porch roof
- typically 1890s front door, with a horizontal window at eye level and a horizontal recessed panel above and a pair of vertical panels in the bottom third
- tall, narrow double hung windows, with molding at the top of the lintel
- a large plate glass window and transom in the center of the front wing added around 1905
- an original doorway in the east face of the front wing.

DPR 523L \*Required information

Some BOS Records contain a second sheet with overflow information providing the date of record and defining characteristics of the building

More information about the Tustin Historic Resources Survey can be found on-line under Community Development, Planning and Zoning at [www.tustinca.org](http://www.tustinca.org)

Additional information regarding the National Register of Historic Places (NRHP) can be found at [www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

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## 400 1ST STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (161): 400 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the proliferation and variety of California Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- symmetrical classical features
- front and side facing gabled roof, horizontal siding and louvered vent on the front facing façade
- single exposed beam ends and rafter tails
- pair of columns which supports the beam corners of the entry porch

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 420 1ST STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (162): 420 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was built in 1912, but has been altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme Agricultural

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945 Property Type: Residential

Applicable Criteria: C

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

This building, built in 1912, is typical of Craftsman Bungalow architecture, although alterations detract from its character.

The building's character defining features include, but are not limited to:

- front facing gables
- exposed eaves with decorative wood siding on the front porch façade
- two matching porch supports with sloping sides covered with stonework; there are no rails on the porch.

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

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 450 1ST STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 457

\*Resource Name or # (1): 450 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

William H. Bowman, a prominent local contractor who began as a carpenter, built this single storied home in 1922. There is evidence that the house was probably altered in the Northwest corner and West façade of the house. Furthermore, the double garage with a front facing gabled roof and narrow clad siding was converted to living quarters.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William H. Bowman

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This property is significant for its architecture and association with the Bowman family. The Bowmans were early Tustin pioneers who arrived in Southern California in 1881. The builder's father, William D. Bowman, was an early fruit grower who was influential in the development of Tustin's agricultural industry.

This home has some particularly fine Craftsman features, including the portico, open porch, windows, round classical columns and heavy doors. The gabled roofed house also has a separate higher front facing gabled roof extending from the center, clapboard siding with exposed beam-ends and a stucco-clad chimney. The front facing gabled porticos are supported by carved triangular braces and bargeboards that are curved at the bottom.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (1) 450 1<sup>st</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- narrow clapboards on the exterior
- gables located on the north and south sides and the north side of the front façade
- louvered vent is centered in the front-facing gable
- tapered wood columns, resting on square stucco-clad piers and supporting a pergola-style porch roof, accented across the front with Craftsman style architectural features including the portico, open porch, windows, round classical columns, and heavy doors
- separate higher front facing gabled roof extending from the center
- clapboard siding with exposed beam-ends
- a stucco-clad chimney
- carved triangular braces and bargeboards curved at the bottom which support the front facing gabled porticos
- Lintels for windows and doors that are extended
- three beveled glass squares which are placed above the Craftsman-style door

## 501 W 1ST STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (163): 501 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Pueblo Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This commercial building was most likely built prior to 1952, but has been substantially altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

Built in the Pueblo Revival style, this stucco-covered single storied building, with its symmetrically placed vents and entry on the front facing façade, is significant as an example of the numerous eclectic styles in Tustin. The flat roof has a parapet wall. The style, popular during the early 1920s on, is a mixture of influences from both the flat roofed Spanish Colonial buildings and Native American pueblos. The alterations, however, detract from its character and integrity.

The building's character defining features include, but are not limited to:

- Pueblo Revival style architecture; stucco covered single storied building
- symmetrically placed vents and entry on the front facing façade
- flat roof with a parapet wall

B11. Additional Resource Attributes: (HP6)—Commercial

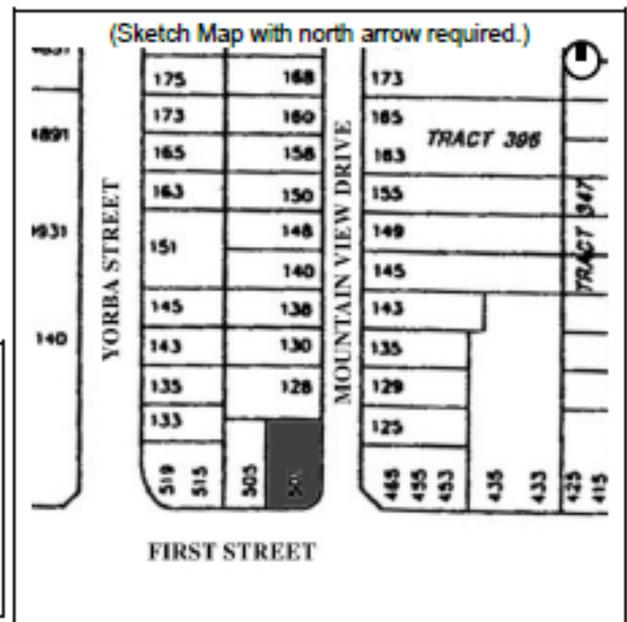
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 515 1ST STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (165): 515 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This single storied building was most likely built in the 1920-30s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1879-1945

Property Type: Residential

Applicable Criteria: C

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

The building is significant as an example of the Spanish Colonial Revival style house in Tustin. The style was popular in the area and many residences with constructed red tile roof covering, stucco wall surface, eaves with little overhang, low pitched roof and a vent on the front facing facade. This building also matches the neighboring property at 519 W. 1<sup>st</sup> Street.

The building's character defining features include, but are not limited to:

- red tile roof covering
- stucco wall surface
- eaves with little overhang
- low pitched roof and a vent on the front facing façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

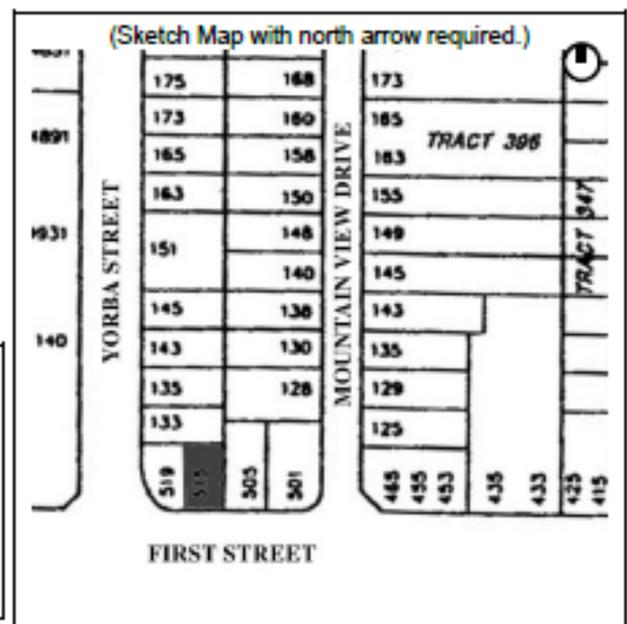
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 519 W 1ST STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (166): 519 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This single storied building was most likely built in the 1920-30s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1879-1945

Property Type: Residential

Applicable Criteria: C

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

The building is significant as an example of the Spanish Colonial Revival style house in Tustin. Typically, residences were constructed with red tile roof covering, stucco wall surface, eaves with little overhang, low pitched roof and a vent on the front facing façade. This building also matches the neighboring property at 515 W. 1<sup>st</sup> Street.

The building's character defining features include, but are not limited to:

- red tile roof covering
- stucco wall surface
- eaves with little overhang
- low pitched roof and a vent on the front facing façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

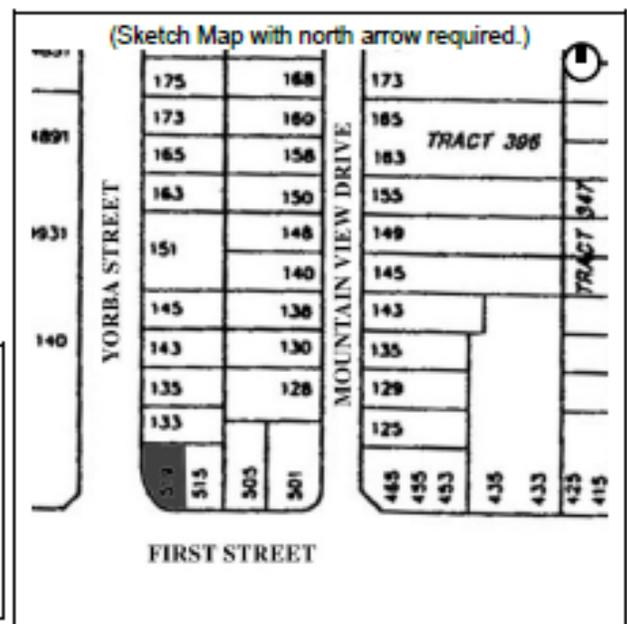
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 520 1ST STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (2): 520 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

William H. Bowman originally built this Craftsman Bungalow in 1916. Although some of the original architectural fabric has survived, there are alterations throughout the structure.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William H. Bowman

\*B10. Significance: Theme: Residential Agriculture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

Although this building has been substantially altered, it is significant because of its association with a person important to Tustin's history. William D. Bowman was a prominent Tustin pioneer who arrived in the area in 1881. The builder of this property, William H. Bowman, was his son. In addition to the Bowman family's importance as early pioneers, the Bowman family was an early fruit grower and also played a significant role in Tustin's agricultural development. The use of the building has also been changed to commercial. It is important to note that this property continues to contribute to the historic streetscape even though it has been altered.

William D. Bowman lived in the residence with his wife for six years until their home at 450 West 1<sup>st</sup> was completed. Later, the residence was the home of the Suddabys, founders of the chain stores, *Smart and Final*.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (2) 520 1<sup>st</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- low pitched gabled roofs, double exposed beam ends and single rafter tails
- gabled wings project to the front, west, south and east
- front facing gabled roof enclosed with narrow shiplap siding
- double doors and a row of new metal framed windows are on the front façade
- front facing gable with matching windows and siding
- Craftsman window pattern with a pair of mullions across the uppermost section
- large plate glass window on west side with two double hung windows in the original pattern
- large stucco clad chimney, with a recessed panel in the center, is on the west side near a small wing with original patterned windows and a metal stairway

## 690 W 1ST STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (167): 690 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was built in 1925.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1879-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Spanish Colonial Revival style, popular in Tustin during the early 20<sup>th</sup> century.

This building's character defining features include, but are not limited to:

- low pitched roof, red tile covering, no overhanging eaves
- stucco covered walls
- asymmetrical façade
- cross gabled roofed building has a front facing gable facade with arches above doors and principal door entry
- arched vent on the front facade and side tapered walls
- low rising stucco wall that extends from the entry.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



\*Required information

# 750 W 1ST STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (168): 750 1<sup>st</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Craftsman Bungalow modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The single storied building was built in 1915, but has since been altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria:

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

This building may be significant as part of the variety of Craftsman Bungalow style in Tustin. However, alterations have compromised its integrity.

The building's character defining features include, but are not limited to:

- low pitched roofs, exposed beams and tapered columns on the corners of the porch
- front facade connected to a hip and open gabled side facing facades

B11. Additional Resource Attributes: (HP2)—Single Family Property

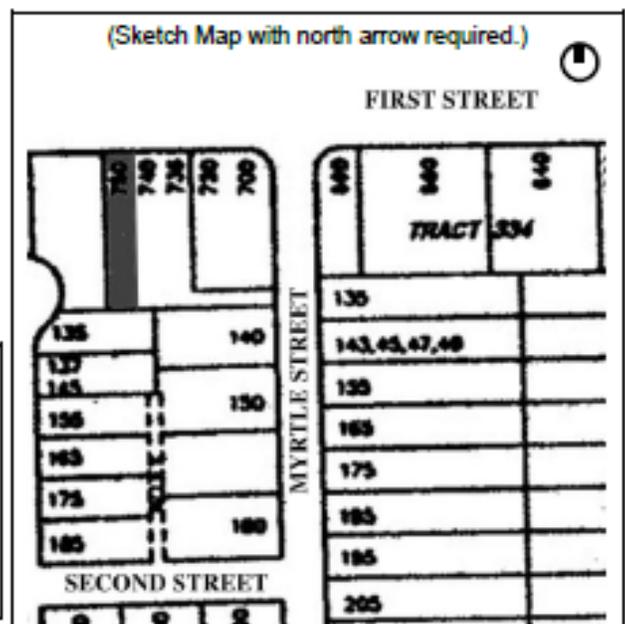
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 305 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (169): 305 2<sup>nd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building may likely have been built before or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin.

The building's character defining features include, but are not limited to:

- double hipped roof side facing façade
- open eaves
- entry and fenestration trimmed with molding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

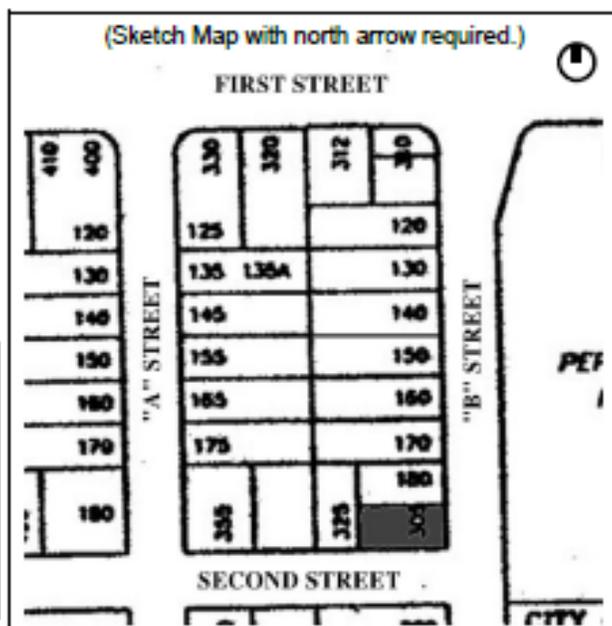
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 335 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (171): 335 2<sup>nd</sup> St. (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The original building may have been built prior to 1952, but it has been substantially altered.

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Residential Architecture, Post WWII Boom

Area: Tustin, CA

Period of Significance: 1945-1951

Property Type: Residential

Applicable Criteria: C

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

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; Chittendon, Dorothy Wilson; Interview, 1990. First American Title Company records.

B13. Remarks:

This building requires additional information and research to assess fully, its significance

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 355 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code : 5B1

\*Resource Name or # (S): 355 2<sup>nd</sup> Street (W)

B1. Historic Name: Higgins House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This house was built in 1889. The parcel was sold to a local walnut grower, Everett Higgins, in 1894. Numerous Tustin individuals and families subsequently purchased the house. The hipped porch roof was probably added in the early 1900s, while the foundation and porch floor were added after 1990.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: B,C

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

The building's architecture is significant as part of the early transition from Revival forms to the California Bungalow style, representative of the late 1880s styles and tastes in Tustin. It is also associated with the sister of founder Columbus Tustin, Barbara Ann Lewis, who bought and sold several pieces of Tustin land, including the site of this house.

The building's character defining features include, but are not limited to:

- cladding in narrow shiplap side and medium width shiplap siding, with corner boards, covering the exterior
- a centered gable with enclosed eaves, carved brackets and bellcast truncated hipped roof along the full length of the front facade
- square posts at each corner of the hipped porch roof
- a pair of original tall, narrow double hung windows
- a high horizontal stationary window on the west side

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 435 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (s): 435 2<sup>nd</sup> Street (W)

B1. Historic Name: Ahern House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This Craftsman Bungalow home was constructed between 1908 and 1915 on Browning and Laguna Roads on the Irvine Ranch. In 1917, the house was sold to Margaret Annie Ahern and her husband. For decades, the house was surrounded by twenty acres of orange groves. During the early 1950s, the house was relocated during the construction of the Santa Ana Freeway to its present location. Although several alterations have occurred to this Craftsman Bungalow, the original dormer and gables with centered double hung windows have survived.

A new brick chimney was added to 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 have replaced the original windows and a single storied addition was constructed on the West side. A large double door garage, located in the rear, has medium width clapboards and wooden doors.

\*B7. Moved?  No  Yes  Unknown Date: 1900-1945 Original Location: Browning & Laguna

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, B, C

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

This building is significant as an example of Craftsman Bungalow style in Tustin. Minor alterations do not impact the integrity of the building. The building is also significant because of its association with early Tustin residents.

A huge California sycamore tree is located in the front yard.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: "Tustin: A City of Trees", Carol H. Jordan, Heritage Media Corp., 1996, *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990. Interview with Drenan Ahern 8/31/1994.

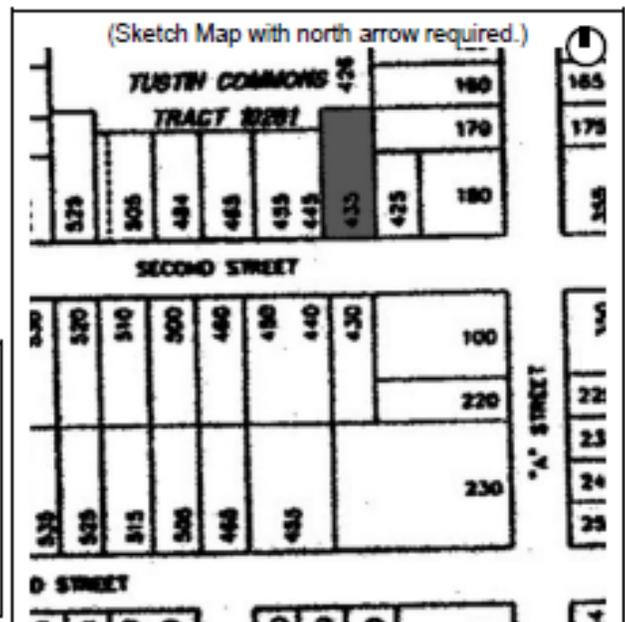
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (06) 435 2<sup>nd</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- original dormer and gables with centered double hung window
- original wood shingles, is accentuated with triangular braces and a slanted bay window at the center
- recessed front porch
- wide clapboard siding covering the exterior and used brick wainscotting on the lower third of the facade large double door garage, located in the rear, with medium width clapboards and wooden doors.
- A huge California sycamore tree is located in the front yard

## 445 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (7) 445 2<sup>nd</sup> Street (W)

- B1. Historic Name: Bennett House
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- \*B5. Architectural Style: Victorian Italianate
- \*B6. Construction History:

The original owner, Arthur E. Bennett, constructed this structure in 1895. The large plate glass window and transom in the center of the front wing may have been added around 1905. An original doorway in the east face of the front wing has been covered.

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry, Early Ranching & Agriculture

Area

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: B,C

This parcel is prominent because of its association with Arthur E. Bennett and Byron Crawford, and because of its architectural integrity.

Arthur Bennett was very active in the citrus industry due to his fumigation work. Mr. Bennett's biggest contributions to the growth of the industry was his development of the chemical formula used to kill the orange-grove scale and pests and discovered that fumigation was much more effective when done at night. The Bennett family sold the home to Mr. Crawford, who held office as Tustin's first Mayor from 1927-1932. Additionally, Byron Crawford was the manager of the Tustin Hills Citrus Association and a leader in agricultural affairs.

This one and a half story home is an excellent example of Victorian Italianate vernacular in Tustin during the late 1800s. The building represents the wealth in Tustin during that time, reflective of functional, but more ornate designs.

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B11. Additional Resource Attributes: (HP2)—Single Family Property

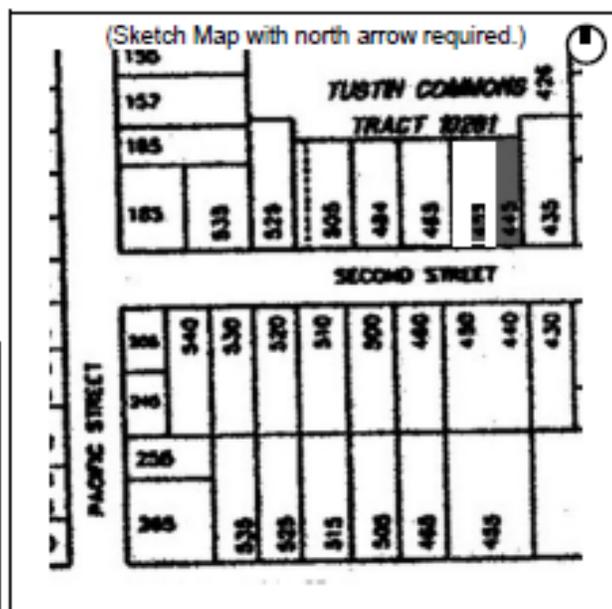
\*B12. References: Jordan, Carol H., *A City of Trees*, Heritage Media Corp., 1996, *City of Tustin Historical Survey*, thirteenth street architects, inc., June 1990, Bennett, Arthur E. "Citrus Pest Control in the Early Days" in *The California Citrograph*, October, 1943. Farrell, Janet Crawford; Phelps, Edna; Snow, Martha, Interviews during 1978-1980

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (7) 445 2<sup>nd</sup> St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The site and building's character defining features include, but are not limited to:

- a relatively large site with a low slumpstone wall bordering in the front sidewalk
- an example of the Victorian vernacular in Tustin during the late 1800s
- narrow shiplap siding with trim boards covering the corners, fishscale shingles in the gable and the design of the two front facing gables suggesting an 1890s construction date
- a roofscape featuring cross gables, with a taller front facing gabled roof, visible above the intersecting ell shaped gabled roof at the front
- a front gable containing a louvered vent
- a fishscale clad dormer of the highest gable centered with a small stationary window and flanked by recessed wood panels
- a large gabled dormer, with enclosed eaves and a pair of original double hung windows, located on the west side
- a plain frieze, with elongated carved wooden brackets, bordering the eave line
- an 1890's chimney with sections of various widths and heights
- a porch, with original turned posts supporting the porch roof
- typically 1890s front door, with a horizontal window at eye level and a horizontal recessed panel above and a pair of vertical panels in the bottom third
- tall, narrow double hung windows, with molding at the top of the lintel
- a large plate glass window and transom in the center of the front wing added around 1905
- an original doorway in the east face of the front wing.

## 460 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (S): 460 2<sup>nd</sup> St. W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Rancher Robert and his wife, Grace McCord originally purchased the site in 1930. The existing Spanish Colonial Revival house was built the same year.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

Within two years after construction, the McCords sold the house to Harry and Verna Miller. Subsequent owner and resident, Arthur Charleton, became a Tustin City Councilman in 1949.

This home is architecturally significant as an example of the Spanish Colonial style in Tustin. It is also important because of its association with early Tustin residents such as the McCords, Miller, and Arthur Charleton, former Tustin City Councilman in 1949.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *Tustin: A City of Trees*, Tustin Area Historical Society.

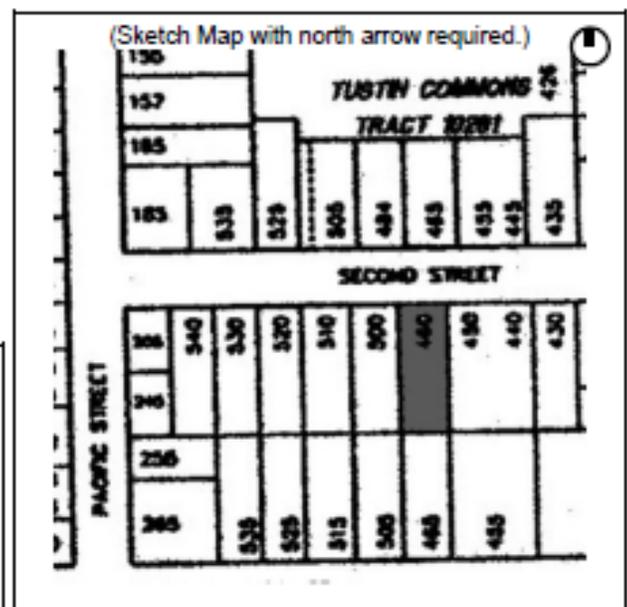
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (08) 460 2<sup>nd</sup> St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- stucco cladding with a fringe of red clay tiles trimming the parapet and a shed type roof clad in red clay tile over the entry wing of the front façade
- wide ledge, bordering the opening in the front of the covered entry, leading to a low, stucco clad wall running along the front of the walk to the entry
- wing wall, extending from the arched entry, matching a wall in the west corner of the front facade
- windows consisting of a plate glass window overlooking the front walk, a pair of matching easement windows centered in the west wing and double hung windows throughout the rest of the exterior
- original flat roofed, stucco clad garage located in the rear

## 465 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (9): 465 2<sup>nd</sup> St. W

B1. Historic Name: Polard House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1895. Alterations have been made to the building.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1900

Property Type: Residential

Applicable Criteria: A,B,C

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

This site is significant for both its architecture as well as its association with Mary Vandermuelen and Walter Pollard, two early Tustin pioneers. The original owner, Mary Vandermuelen, was an early Tustin pioneer in the late 1800s. Her daughter, Richtje Vandermuelen Bennett, later owned the property from 1901 to 1920. Walter Pollard, the first Treasurer of Tustin from 1927 to 1944, trustee on the Union High School Board from 1931-1943 and poultry rancher occupied the residence from 1921- 1947.

The building, though Colonial Revival in style, has been adapted over the years with Craftsman features, likely done in the early 20<sup>th</sup> century.

B11. Additional Resource Attributes: (HP2)—Single Family Property

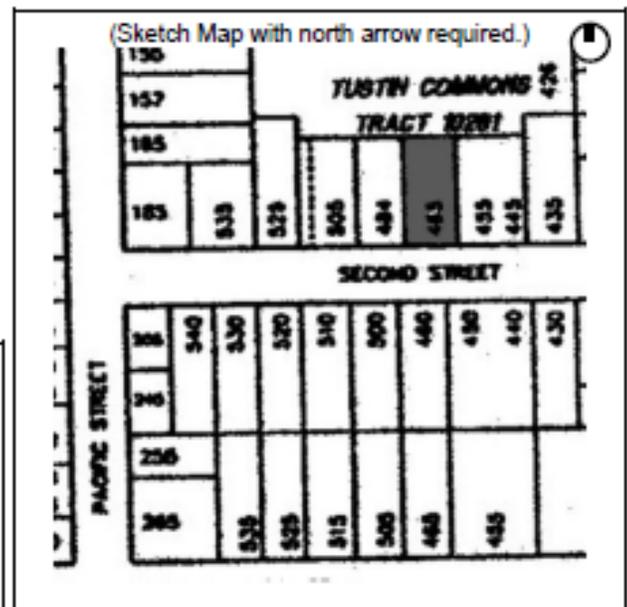
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *Tustin: A City of Trees*, Heritage Media Corp. Tustin Area Historical Society. "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Edna Phelps in 1969.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (9) 465 2<sup>nd</sup> St. W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- shed style porch, with enclosed eaves running across the front of the house and part of the west facade heavy square wood posts supporting the porch with a new balustrade consisting of a wide board and plain balusters
- section of the porch enclosed with a row of tall narrow, single paned windows and a diagonally placed stairway leads to the porch
- roof, bordered with enclosed eaves, centered with a pedimented gable, accented with a louvered vent
- matching pediment located on the west side, near the back
- slanted bay window occupying the space besides the front door and double hung windows used throughout the rest of the house
- A two-story garage with asbestos siding with a row of three easement windows and the original sliding car garage doors

## 510 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (10) 510 2<sup>nd</sup> St. (W)

B1. **Historic Name:** Huntley House

B2. **Common Name:**

B3. **Original Use:** Residential

B4. **Present Use:** Residential

\*B5. **Architectural Style:** Craftsman Bungalow

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

William Huntley, one of Tustin's first City Council members, originally owned the property with his wife, Helen, from 1913 to 1965. The building was constructed in 1913.

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

\*B8. **Related Features:**

B9a. **Architect:** Unknown

b. **Builder:** Unknown

\*B10. **Significance: Theme:** Residential Architecture

**Area:** Tustin, CA

**Period of Significance:** 1900-1945

**Property Type:** Residential

**Applicable Criteria:** B,C

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

The building is primarily significant because of its association with early Tustin resident, William Huntley. In addition to being one of Tustin's first City Council members, Mr. Huntley served as mayor from 1932 to 1940. Furthermore, he was a charter member of the Volunteer Fire Department. Mr. Huntley kept and cared for the fire truck—which was donated by Sam Tustin—in the Tustin Garage, of which Mr. Huntley was the co-owner.

Most importantly, Mr. and Mrs. Huntley are credited with substantial historical research into the history of Tustin. The Huntley collection of photographs of early Tustin is on file at the University of California, Irvine, Special Collections Library; it is the only such collection and gives today's residents a clear picture of early Tustin. William Huntley's wife, Helen Gulick Huntley, researched and gathered together information contained in the "Tustin Scrapbook," dated 1969. Mrs. Huntley died before the project could be completed; her niece, Enda Phelps, edited it. Without the scrapbook and photo collection, present knowledge of Tustin history would be very limited.

B11. **Additional Resource Attributes:** (HP2)—Single Family Property

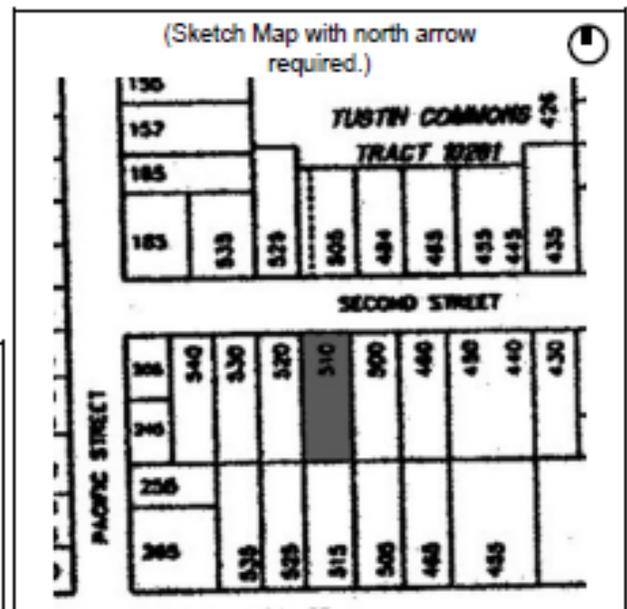
\*B12. **References:** *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; Chitendon, Dorothy Wilson; Interview, 1990. First American Title Company records.

B13. **Remarks:**

\*B14. **Evaluator:** TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (10) 510 2<sup>nd</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- stained wood cladding in a specialized pattern
- low pitched side facing gabled roof and matching front facing porch roof clad in vertically placed 1 x 6 boards, and accentuated with single exposed beam ends
- square wooden posts support the porch and the railing is cut in an Oriental influenced pattern
- plate glass windows, with transoms above and double hung windows on each side, flanking the front door door with an oval beveled glass window at eye level
- double hung windows throughout the exterior
- large pine tree and river stones down the center section of the original driveway

## 520 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (11): 520 2<sup>nd</sup> Street (W)

B1. Historic Name: Gulick House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1889. The building has been altered. The wooden front door and a shed style wing are new, and a room has been added to the building since 1997. New wrought iron posts supporting the shed style porch & railing were added around 1990. Smaller double hung windows have replaced the original tall, narrow double hung windows.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is significant because of its architecture and its association with early residents of Tustin. Original owner, John Scovil, came to Tustin in 1889 and sold portions of his property in 1891. After his death, his widow and her new husband, Nicholas Gulick, partners with Will Huntley in the ownership of the Tustin Garage, resided in the house.

Although the building has been altered, this building is part of the original group of Italianate houses related to Tustin's early settlement period.

The building's character defining features include, but are not limited to:

- part of the original group of Italianate houses related to Tustin's early settlement period
- wide shiplap siding covering the exterior of the single story cottage
- hipped roof truncated at the top and ends in enclosed eaves

B11. Additional Resource Attributes: (HP2)—Single Family Property

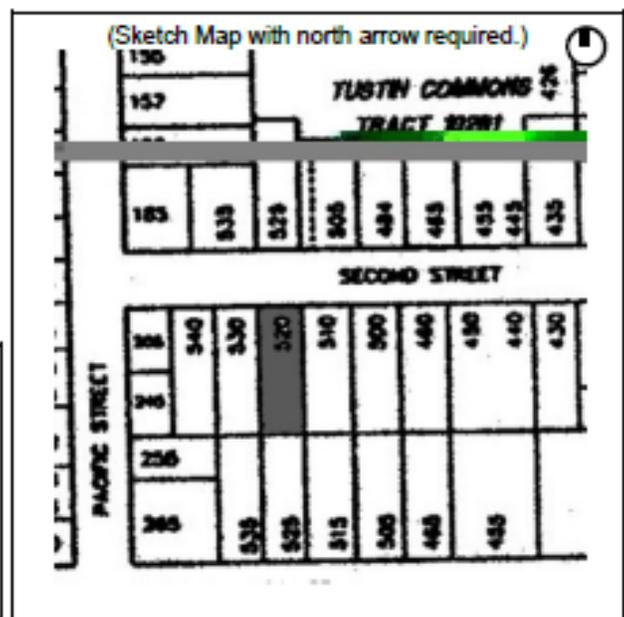
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Jordan, Carol H., "Tustin: A City of Trees," Heritage Media Corp., 1996; "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Enda Phelps, 1969, located at the Tustin Area Museum.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 530 2ND STREET (W)



See following pages for property information



## 540 2ND STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (13) 540 2<sup>nd</sup> Street (W)

B1. Historic Name: Brown House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Retired ranchers, James and Sarah Brown constructed this building in 1923. It is very similar in appearance to the home located at 530 2<sup>nd</sup> Street (W). A newer garage door and a five panel walk-in door have been added.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

The building's character defining features include, but are not limited to:

- narrow clapboard siding
- steeply pitched front facing gabled roof, stitchwork in the peak, triangular braces, and exposed rafter tails
- small matching portico, supported by square posts, offset from the main gable face
- double hung windows located on both the east and west sides of the porch
- original door with four matching rectangular windows at eye level and with long, narrow recessed panels below
- clad double car garage is topped with a side facing gabled roof

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

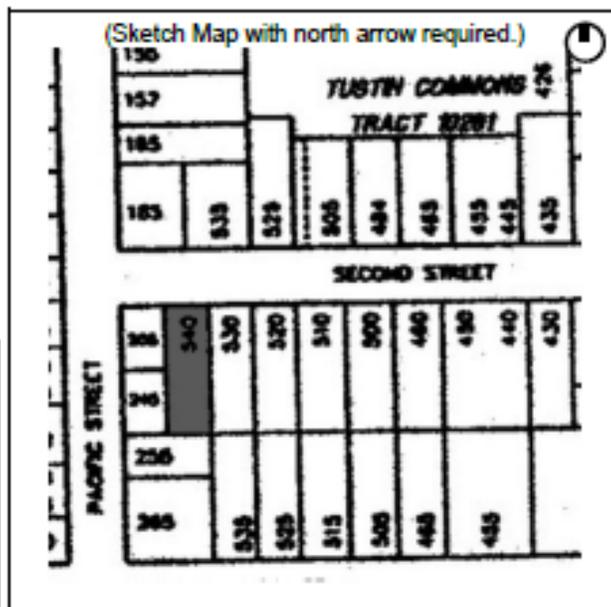
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 320 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (14): 320 3<sup>rd</sup> St. W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This property was part of parcels owned by several individuals including R.L Eddy, related to Sarah Eddy, Charles Artz, owner of the Tustin Mercantile Company, Charles Conant, a teller for the First National Bank of Tustin, and O.T. Johnson. Virgil Deaver, a local nurseryman with a business at the corner of D and Main, purchased the property in 1921, built the Tudor Revival house in 1922, then sold it to Max Holmes, Tustin Lemon Association bookkeeper and his wife, Florence.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: B,C

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

This property is significant because of its architecture. Few homes in the Tudor style were being built in the 1920's—most were Mediterranean Revivals or Craftsman Bungalows.

Character defining features include:

very steeply pitched, hipped roof with a gabled wing to the front

shed style vent accenting the west side of the main roof and a narrow recessed vent centered in the peak of the front gable

large stucco-clad chimney, also typical of Tudor architecture, on the east façade

five-foot tall stucco clad wall bordering the courtyard and a new pergola and forming the porch roof

entrance to the courtyard defined with an intricately shaped diagonal cut on each side

pair of multi-paned French doors centered in the front wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

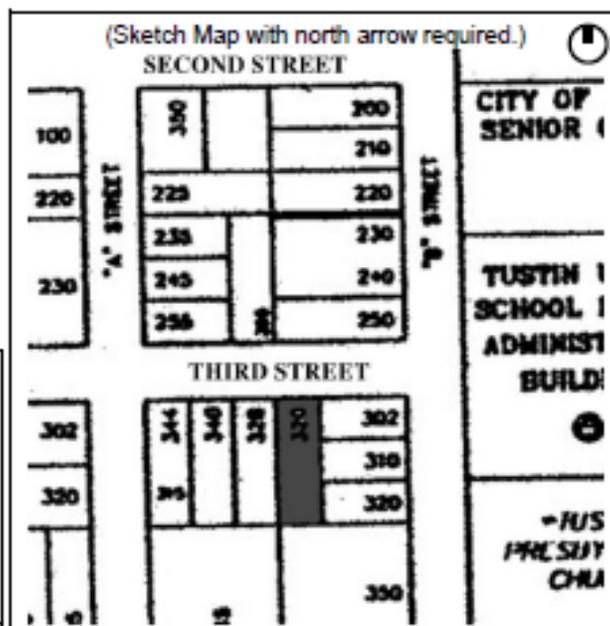
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Carol H. Jordan, "Tustin: A City of Trees," Heritage Media Corp., 1996 .

B13. Remarks:

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 328 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (15): 328 3<sup>rd</sup> Street (W)

B1. Historic Name: Holmes House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Local nurseryman, Virgil Deaver constructed this building, in 1922.

The Eastern wing of the house was originally flat-roofed, but due to leaks, the current owners changed it. Besides that change, the Holmes house has been well cared for and contributes to the historic streetscape.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: B, C

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

This building, of similar patterned design with the neighboring house, is significant because it represents the Spanish Colonial Revival style in Tustin's architectural evolution. It is also important because of its association with early Tustin residents. This property was later sold to Santa Ana insurance businessman, Edwin D. Holmes, Jr. and his wife, Kathryn. The property was resold in 1926 and later in 1936 it was passed on to John Dunstan, Vice President of the First National Bank of Tustin, and family.

The building's character defining features include, but are not limited to:

- similar patterned design with the neighboring house
- multi paned french doors open into the patio, bordered by a stucco-clad railing
- parapet with a louvered vent in the center extending along the front facing wing
- stucco-clad chimney on the west façade
- multi-paned easement windows on the front wing
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records.

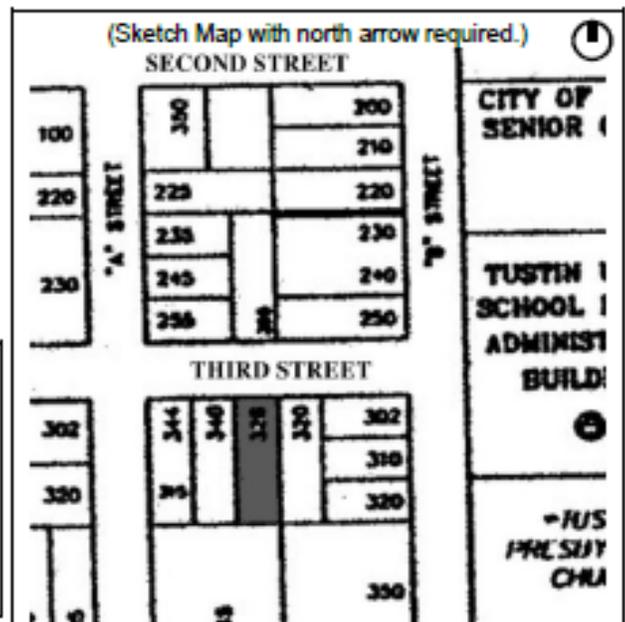
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 335 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (16) 335 3<sup>rd</sup> Street (W)

B1. Historic Name: Pierson House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Midwestern American

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was probably constructed in the early 1900s. The multi-paned windows overlooking the porch were added in the 1940s or 1950s. A new carport has been constructed on the west side and a newer double garage has been added to the rear.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The site is significant as a classical version of the Midwestern American vernacular, this home is representative of the many Tustin pioneers who came to Tustin from the Midwest and had previously lived in houses similar to this one. Additionally, the building is important because it represents the movement from the Midwest to California and Western migration.

In the 1880s early pioneer George Hubbard purchased 40 acres in and around Tustin. During that time, he owned the western half of the 3<sup>rd</sup> Street block and built a croquet court and arbor of Delaware grapes. With no records of this house, it is speculated that Florence Dawes, who owned the property from 1911 to 1919, moved the building to this location. Frank Pierson and his family lived here from 1919 to 1958. A carpenter, Frank Pierson added the front porch and dug the cellar. Asbestos shingles on the front facade and under the shed-style porch floor cover the original narrow shiplap siding.

The building's character defining features include, but are not limited to:

- steeply pitched side facing gabled roof with matching dormers extending downward through the eaves
- front door, accented by a 6-light window in the top half and vertical recessed panels in the lower half, most likely original
- square wood posts support the roof, extending across the entire front façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Interview with Austin Pierson, 1989.

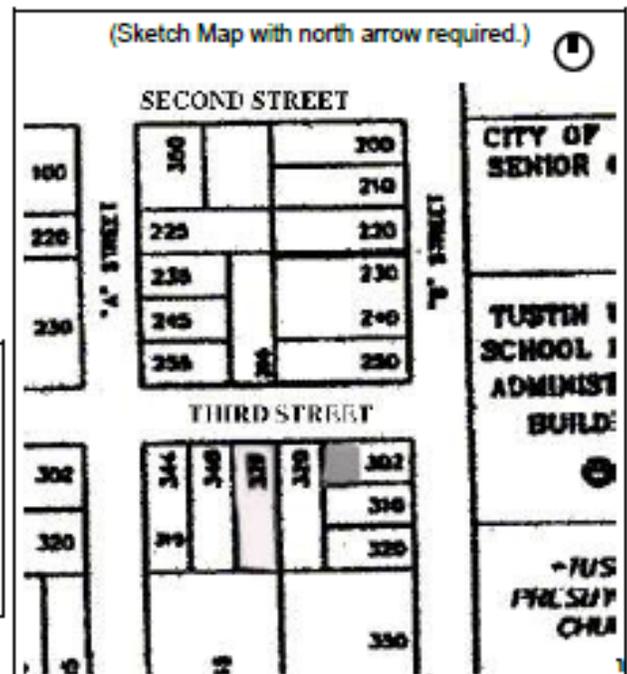
B13. Remarks

Verify property location on map.

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 340 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (185): 340 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch Tract

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building may have been built prior to 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Post WWII Boom, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1951

Property Type: Residential

Applicable Criteria: C

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

The building represents the post World War II modern architecture in its functional simplicity.

The building's character defining features include, but are not limited to:

- hipped roof with front facing identical fenestration and entries
- decorative louvers which were installed along the windows and a single belt course runs horizontally along the exterior facades

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

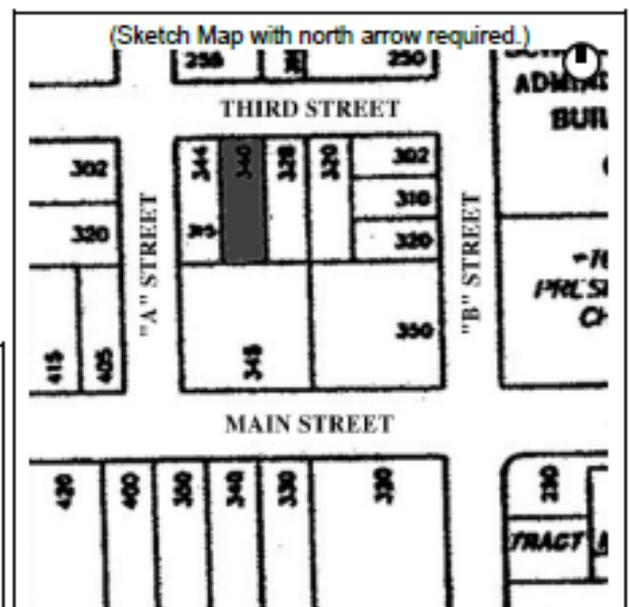
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 344 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (17) 344 3<sup>rd</sup> Street (W)

B1. Historic Name: Brookbank House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Sarah Eddy bought this property after her husband, Samuel Eddy, passed away in 1894. Samuel Eddy had been a blacksmith. Box maker Harry Brookbank and his wife, Lottie, manager of the dry goods section of the Artz Mercantile, later purchased the house in 1925. The date of the house may be around 1898, since the combination of the shiplap and clapboard siding was used during a relatively short period between 1898 and 1900. This particular house may have been moved from another site, replacing the house Sarah Eddy lived in.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: A,C

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

This single storied building is significant because of its architecture.

Character defining features include, but are not limited to:

- bellcast hipped roof and matching dormer is characteristic of a Colonial Revival Style in Tustin
- two kinds of siding, neatly trimmed with corner boards, a molding trimmed frieze, and a narrow beltcourse. Narrow shiplap siding, with a narrow bead, covering the bottom half of the house, with narrow clapboards covering the upper half. (combination of the shiplap and clapboard suggests 1880s) and enclosed eaves
- diamond paned window, flanked by louvered vents, located in the dormer face
- recessed front porch, with enclosed multi-paned glass, with original square wood posts resting on a solid shiplap clad railing
- plate glass window, topped by a diamond-paned mullioned transom and flanked by a narrow double hung sidelights, occupies the space beside the front porch
- double hung windows, in singles and in pairs, used throughout the rest of the house

B11. Additional Resource Attributes: (HP2)—Single Family Property

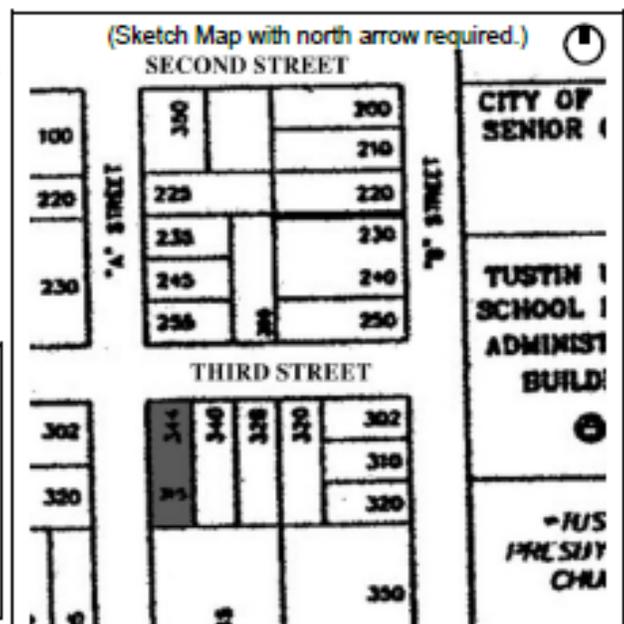
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Interviews with Clara Macomber and Agnes Bacon, 1975; "*Tustin Scrapbook*," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Edna Phelps, 1969, at the Tustin Area Museum.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



# 430 3RD STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (186): 430 3<sup>rd</sup> Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was most likely built prior to 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Highway & Commuter Development, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract architecture as the dominant form in Tustin.

The building's character defining features include, but are not limited to:

- a low pitched roof
- front facing gable attached to a side facing gable wing
- perpendicular entry to the street façade under the eaves of the wing
- fireplace on the side facing gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company Records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 440 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (187): 440 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1951-present Property Type: Residential

Applicable Criteria: C

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

The building's character defining features include, but are not limited to:

- hipped roof and open eaves
- covered porch under the roofline of the main building

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 450 3RD STREET (W)



See following pages for property information



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (18) 450 3<sup>rd</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- Tutor hipped peak on both the side facing gables and the front facing porch roof with dentil trim, returns, and double louvered vents accenting the gable faces
- narrow clapboard siding covering the exterior
- porch supported by tapered wood columns, resting on piers built of two colors of grey brick
- wide front door, accented with a row of narrow diagonally placed beveled glass windows, flanked by multi-paned sidelights
- plate glass windows, flanked by narrow double hung sidelights, located on each side of the front door. A matching window set can be seen under the double gable on the west façade
- pair of double hung windows occupying the space near the east end of the front façade and matching those used throughout the rest of the house

## 455 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 551

\*Resource Name or # (19): 455 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

William and Sarah Hughes bought this property in 1916. They took out a deed of trust in 1929, which probably indicates when they built the house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, C

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

This building is significant as a fine example of the Craftsman Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- a steeply pitched side facing gabled roof
- gable ends and centered front dormer with double exposed beam ends
- specialty siding, consisting of alternating wide and narrow boards, covers the exterior
- square wood posts decorated with large wood blocks and resting on brick piers support the wide front porch
- a pair of plate glass windows, with a plain transom above the narrow double hung sidelights, flanking the new front door
- double hung windows used throughout the house

B11. Additional Resource Attributes: (HP2)—Single Family Property

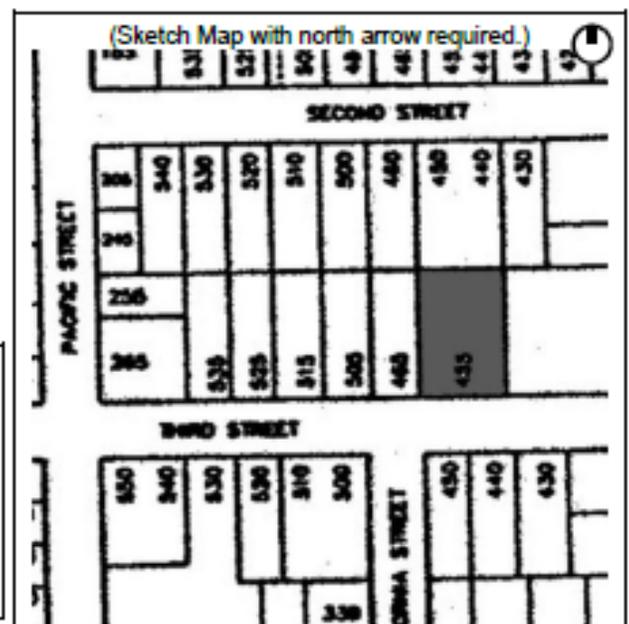
\*B12. References: Chain of Title taken from County records by the owner, Dave Rost; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 465 3RD STREET (W)



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code 5D1

\*Resource Name or # (20) 465 3<sup>rd</sup> Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was originally constructed in 1930.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945 Property Type: Residential

Applicable Criteria:

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

The building is significant because of its association with significant persons in Tustin's history. In addition, the building is important as an example of Spanish Revival architecture in Tustin.

Character defining features include:

- stepped parapet, edged in red clay tiles
- stucco cladding
- prominent rectangular covered entry, accented with a southwest emblem that forms the centerpiece for the symmetrical front façade
- wide arched opening, flanked by narrow arched openings, accenting the front entry
- slanted wingwalls
- arch opening to the east side
- courtyard bordered by a low stucco clad wall
- three french doors with narrow horizontal vents above each set flanking the entry porch
- front door and sidelights, bordered in the narrow panes of glass and square mullions at the corners, match the french doors

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996.

B13. Remarks

(Sketch Map with north arrow required.)

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)

## 500 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (21): 500 3<sup>rd</sup> Street (W)

B1. Historic Name: Leihy House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Oscar and Esther Leihy built this house in 1916 and remained here for over 50 years.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This single storied residence is primarily significant as an example of the Craftsman Bungalow style built in Tustin during the early 20<sup>th</sup> century and because of its association with early Tustin residents.

The Leihy family was one of Tustin's earliest pioneer families. Isaac M. Leihy left Sonoma County and settled in Tustin in 1874. Isaac's son Waldo and wife Jessie settled on 20 acres of land on Santa Clara Avenue where they grew oranges and raised 4 children—one of whom was Oscar. Oscar and Esther Leihy were the owners of the Tustin Cyclery Shop located on the South side of Main Street, between C & D Streets. As automobiles replaced bicycles, Mr. Leihy moved into the auto business until the 1920s, when Oscar worked as an orange rancher.

B11. Additional Resource Attributes: (HP2)—Single Family Property

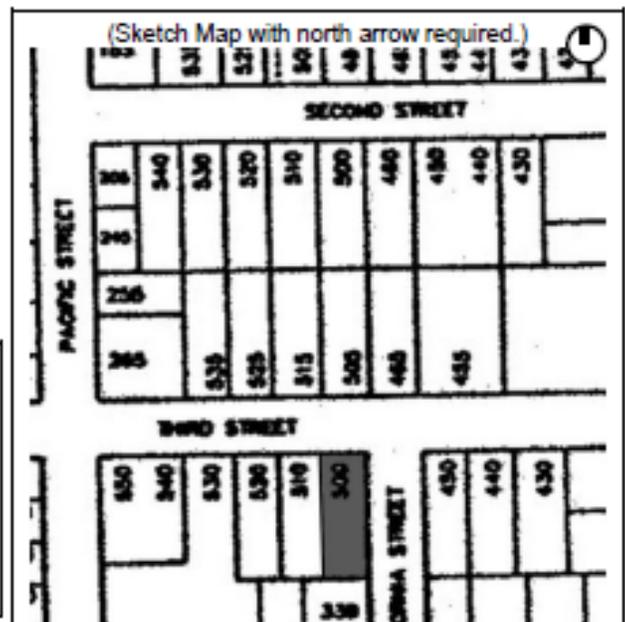
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title Company records. "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Edna Phelps in 1969, at the Tustin Area Museum.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (21) 500 3<sup>rd</sup> St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- low pitched front facing gabled roof with double exposed beam ends
- narrow shed style porch extending along two thirds of the eastern side of the front, forming a long narrow square bay
- original plate glass window, flanked by double hung sidelights and topped with a plain transom, though moved to its location beside the front door when the porch was enclosed
- matching window set, topped with a metal awning, located in the east facade, near the front
- front door containing four matching panes of glass arranged in a square
- double hung windows throughout the exterior, especially pair of double hung windows, which match those used throughout the rest of the house, located to the west of the front door
- small wing extends to the east side at the back, and the double garage, also in the back, faces California Street

## 505 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (189): 505 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin.

The building's character defining features include, but are not limited to:

- front facing gable and entry under the open eave of the gabled wing
- low pitched roof
- gable side facades with horizontal siding on the upper portion and stucco
- wood trim used around the exterior fenestration

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

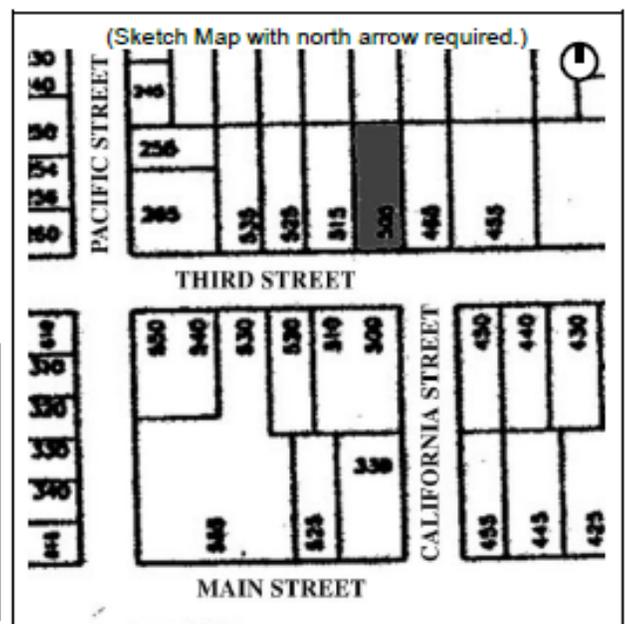
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 515 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (22): 515 3<sup>rd</sup> Street (W)

B1. Historic Name: Stanton House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This home was constructed in 1910. Records indicate ownership by John and Kathryn Stanton from 1930-1954. During that period, builder Ed Kiser constructed an addition to the house so that Kathryn could have her beauty shop in the home.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

The site is significant because of its association with the Stanton family as well as its architecture. After Tustin incorporated in 1927, John Stanton was hired as Tustin's first police officer in 1928. He remained Tustin's only police officer until the late 1930s when he was allowed to hire a night relief man. Mr. Stanton continued his policing duties until 1942.

When John Stanton was hired as Tustin's first police officer, the town did not have a police station nor did they have an official police vehicle. Originally, Mr. Stanton had to provide his own car, and because there was no police station, he may have handled many procedures out of his home. At that time, City Hall was located in a storefront on Main Street, however, it is unclear whether he was able to use those facilities for his police work. A fire department was constructed at 145 West 3<sup>rd</sup> Street in 1931; a police station, city hall office, courtroom, and library were soon added as an annex.

This home is a typical example of Craftsman Bungalow architecture in Tustin. The original elephantine wood posts and square stucco clad piers remain in each corner. A cantilevered slanted bay window on the South side is probably original.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996; City Records; Interview with Kathryn Stanton, 1990.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (22) 515 3<sup>rd</sup> St W

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- front porch enclosed with a row of single paned windows
- original elephantine wood posts and square stucco clad piers in each come
- front facing gabled roof with triangular braces
- narrow clapboard siding covering the exterior and ribbons of four casement windows placed on each side of the renovated 1950s front door
- double hung windows
- cantilevered slanted bay window on the south side, probably original

## 520 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (23): 520 3<sup>rd</sup> Street (W)

B1. Historic Name: Smith House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building, originally owned by Henry and Emily Smith, was constructed in 1916. Mr. Smith was a real estate businessman for Tustin Realty Company, as well as an insurance agent. In 1919, Mr. Smith became Tustin Township's Justice.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This Craftsman Bungalow home is significant because of the rarity of Oriental influenced bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- bow shaped structural beam supporting a pair of cross beams extending from the front facade of the house low pitched side facing gabled roof with a gable face with alternative wide and narrow vertical boards and single exposed beams
- clapboard siding covering the exterior
- plate glass windows, topped with plain transoms, flanking the front door
- single pane of glass is centered in the door
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title Company records; "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited in 1969 by Edna Phelps, at the Tustin Area Museum

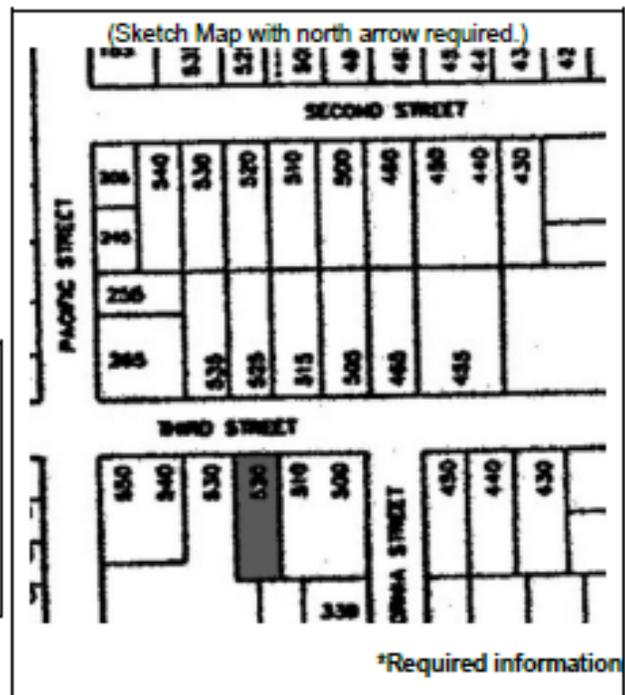
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



\*Required information

## 525 3RD STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (190): 525 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building may likely have been built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development, Post WWII Boom

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1951

Property Type: Residential

Applicable Criteria: C

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

The building's character defining features include, but are not limited to:

- low pitch side facing gabled roof with an attached flat roof carport
- covered entry, supported by a plain, simple column, with an entrance door perpendicular to the front façade
- exterior fenestration framed with wood trim

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

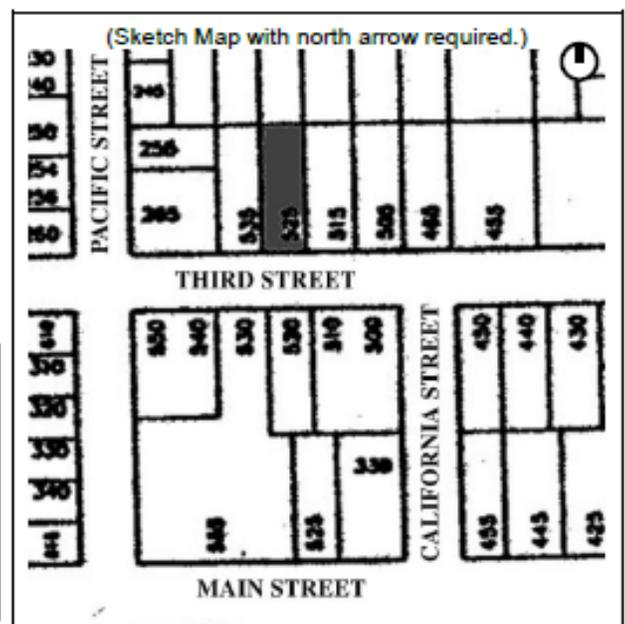
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 530 3RD STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (24): 530 3<sup>rd</sup> Street (W)

B1. Historic Name: Wilson House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Henry and Emily Smith built this house in 1918, then sold the property to Thomas and Alice Wilson in 1926. Mr. Wilson was the first owner of the blacksmith business on C Street through 1939.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin. This Craftsman Bungalow property, with stucco clad serpentine piers, is a typical example of the architecture in Tustin.

The building's character defining features include, but are not limited to:

- stucco clad serpentine piers, supporting three square posts with wood blocks at the top
- front door featuring a large diamond shaped window at eye level
- low pitched front facing main roof matching the front facing porch roof with a single exposed beam end and exposed rafter tails
- double hung window next to the front door and a plate glass window with transom, flanked by more double hung windows, next to the porch
- double hung windows throughout the exterior
- original single clapboard clad garage is in the rear

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

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records.

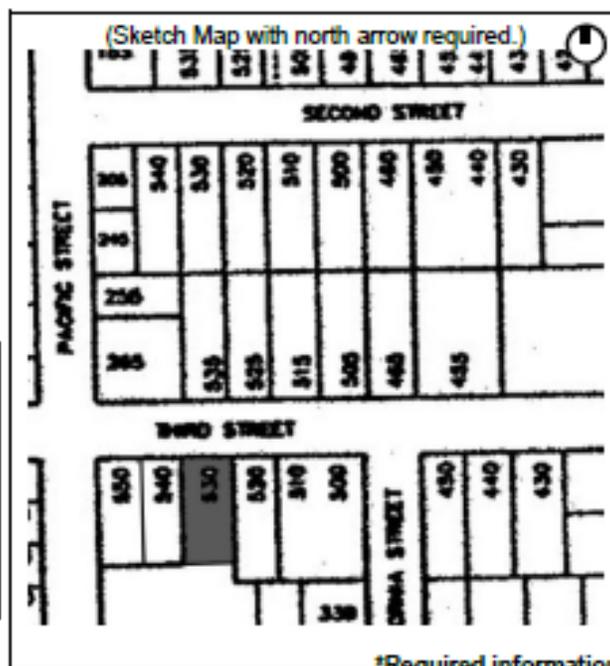
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 535 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (25) 535 3rd Street (W.)

- B1. Historic Name: Clifford House
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- \*B5. Architectural Style: Victorian

\*B6. Construction History: (Construction data, alterations, and date of alterations)  
The building was constructed in 1884. Double hung windows, possibly added at a later time, flank the front door. A large addition has also been constructed at the rear of the house. The adjacent double garage is new.

\*B7. Moved?  No  Yes  Unknown Date: 1948 Original Location: 4<sup>th</sup> Street between A & Pacific

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture, Religion  
Area: Tustin, CA Period of Significance: 1870-1899 Property Type: Residential

Applicable Criteria: C

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

Records indicate that the Clifford family lived in this house in 1901. Purchase of the house by the Church occurred in 1907. From 1907 to 1948 the house served as a parsonage for ministers of the First Advent Christian Church, Tustin's first church on 555 W. Main Street. The house was moved to its present site on 3<sup>rd</sup> Street in 1948 when the present parsonage was built. The site is significant because of its association with the development of religion in Tustin. For a period of 41 years, was the parsonage for ministers of Tustin's first church, the First Advent Christian Church, located at 555 W. Main Street. The Ministers who occupied this home included, Elders F.L Richardson, W.R. Throwbridge, R.B. Shannon, M.E. LeDieux, William E. Snider, and C.F.L. Smith, Rev. Howard Nason, Rev. C.F. Martin, Dr. C. R. Jenks, Rev. Arthur Mills, and Rev. Frank Scott.

Additionally, the Clifford family home is a great example of early Tustin Victorian style.

B11. Additional Resource Attributes: (HP2)—Single Family Property

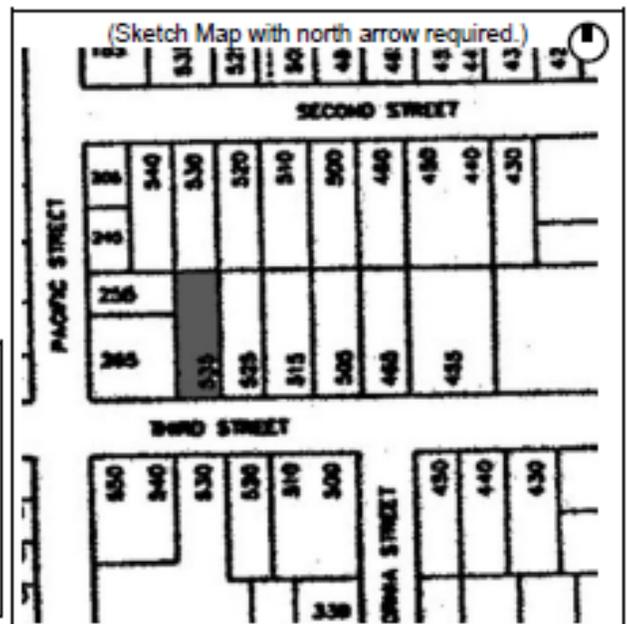
\*B12. References: *City of Tustin Historical Survey*, Thirtieth Street Architects, Inc., June, 1990; Jordan, Carol H., *Tustin: A City of Trees*, Heritage Media Corp., 1996; Advent Church Records; "Tustin News," ca 1968; Interviews with Charles and Yvonne (Scott) Shoemaker and Louis Hanson, ca 1989.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (25) 535 3<sup>rd</sup> St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- side facing gabled roof punctured by a front facing gabled dormer containing a 6 over 6 double hung window
- carved bargeboards and pairs of double hung windows accenting the gable faces
- single storied shed style porch roof, supported by four square wooden posts, covering most of the front façade
- plain rail running between clapboard covered piers and the steps are on the east side
- surviving 1910 door with a large pane of glass on the top half
- double hung windows, possibly added at a later time, flank the front door

## 540 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or #:(26) 540 3rd Street (W.)

B1. Historic Name: Chandler House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian—Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1885.

The roof on the East side of the house contains a shed style dormer that was probably added in the 1920s. A small addition, which matches the rest of the house, has also been added at the end of the porch. Porch railings were added after 1990.

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Early Ranching & Agriculture, Residential Architecture

Area: Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This property is important because of its architectural style and associations with early Tustin residents. Built during the early agricultural period of Tustin, the two-storied cottage is Queen Anne Victorian in style. Many of the building's features are commonly found on homes in Northern California, but rarely found in Orange County. Although alterations have occurred, the integrity of the building has been retained.

Records indicate that the Chandler family owned this property in 1884. In 1887, two years after the home was constructed, it was sold to others, and transferred to Junius B. French, nephew of Mr. David Hewes and minister of the Tustin Presbyterian Church who lived in this building from 1887 to 1891. Other subsequent owners from 1912 to 1918 include Henry W. Smith, notary and Justice of the Peace. Brothers Lee, a laborer, and Dwight Kenyon, a Jehovah's Witness preacher, owned the house from 1919 to 1975.

B11. Additional Resource Attributes: (HP2)—Single Family Property

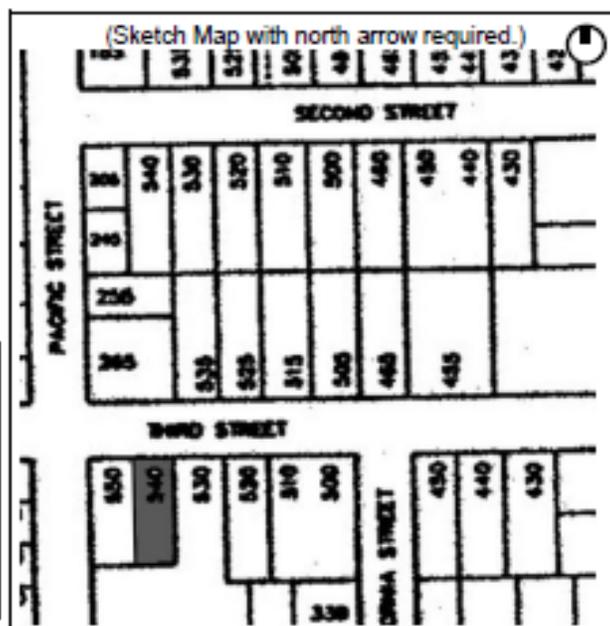
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (26) 540 3<sup>rd</sup> St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- a steeply pitched bellcast gabled roof with gables facing the front and west sides
- fancy cut triangular and fishscale shingles alternated to create the pattern on the gable faces
- gables centered with double hung windows
- main bellcast roof continuing downward to form the roof of the wrapped around porch
- east side of the roof containing a shed style dormer, probably added in the 1920s
- turned posts, trimmed with carved brackets, supporting the porch roof
- railings Oriental in design, with two rows of horizontal rails alternating with single horizontal rails, forming a ladder like pattern
- wide shiplap siding, trimmed with corner boards, covering the exterior
- pairs of tall narrow casement windows flanking the front door
- molded panels accenting the space below the windows, a feature seen on homes in Northern California, but rarely found in Orange County
- front door with etched glass window, bordered in mullions and a similar door, without the etched glass, is located on the east facade
- small addition, matching the rest of the house, has been added at the end of the porch
- row of 2 over 2 double hung windows runs along the west side, below the wide frieze

## 655 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (27): 655 3<sup>rd</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Local ranchers, John and Ermina Rinard originally owned this property. Norris and Jo Keirseay purchased the property and constructed the existing house in 1927. The front door is new.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The single storied building contributes to the historic streetscape and is significant as an example of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

The building's character defining features include, but are not limited to:

- wide clapboards, trimmed with corner boards covering the exterior
- low pitched front facing gabled roof with front facing gabled wing
- triangular braces and exposed rafter tails
- small shed style portico, supported by triangular braces
- three double hung windows facing the wing balanced by a pair of same sized windows on the west side of the door
- double hung windows are found throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company Records

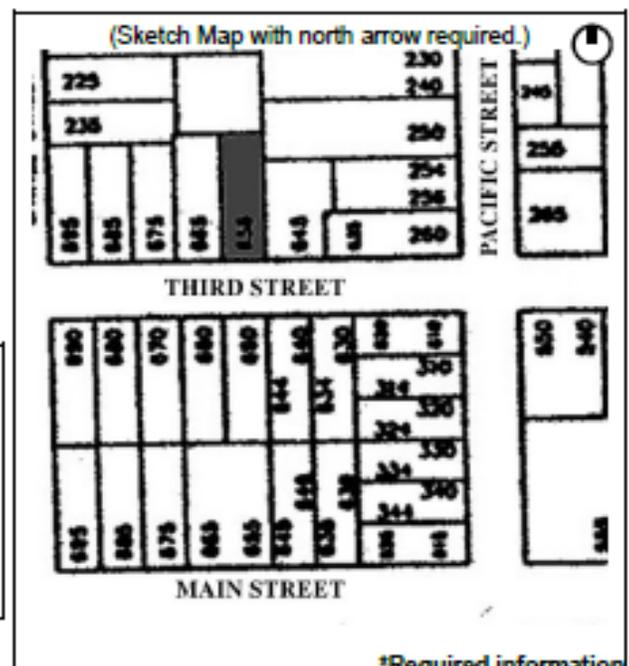
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 660 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (28) 660 3rd Street (W.)

B1. Historic Name: Bowman House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Charles Bowman, a prominent Tustin businessman, owned this property and had the home built in 1910. The house was subsequently owned by A.B. Cotant from 1920 to 1927.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

This property is significant primarily because of its architectural integrity and relationship to early, prominent Tustin businessmen, Charles Bowman and A. B. Cotant. Mr. Bowman managed a fumigating business, important in the local citrus industry at the time. Mr. Cotant worked in Tustin's early banking business at the Bank of America. The 1 1/2 story building, capped by a steeply pitched side facing gabled roof, has fine Craftsman detailing with a liberal use of river stones. Gabled faces are accented with criss-cross latticework venting, delicate carved triangular braces, wood shingles, and a row of carved blocks across the bottom. Craftsman styled river stone porch columns and railings, and taped oriental influenced trim borders characterize the house.

A two-story clapboard carriage house is also located behind the main building.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

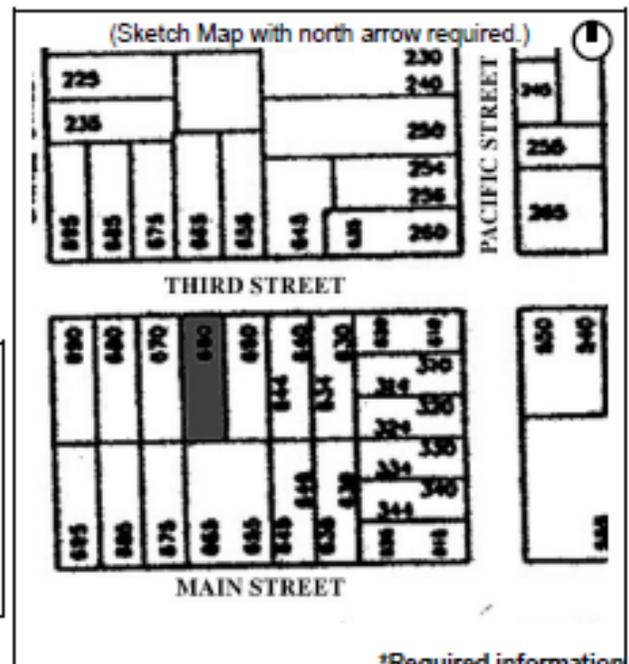
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (28) 660 3<sup>rd</sup> St W

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation  Update

The building's character defining features include, but are not limited to:

- a steeply pitched side facing gabled roof
- use of river stones
- centered shed style dormer contains a multi paned window flanked by louvered panels
- gabled faces accented with criss-cross latticework venting, delicate carved triangular braces, wood shingles, and a row of carved blocks across the bottom
- Craftsman styled river stone porch columns and railings, taped oriental influenced trim borders
- front door containing four squares of glass and vertical recessed panels
- plate glass windows, with multi-paned transoms across the top and double-hung sidelights, located on each side of the front door
- a shed style square bay on the west side and a row of double hung windows on the east side
- exterior walls on the first floor consisting of clapboard siding
- a two story clapboard carriage house located behind the main building

## 690 3RD STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (29): 690 3<sup>rd</sup> Street (W)

B1. Historic Name: Martin House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1908.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This property is significant both for its association with early Tustin residents and because of its Colonial Revival architecture. Charles Bowman owned a fumigating business, which tented and fumigated orange trees to control pests. He had the house built. Claude Martin acquired the property in 1913 and built a small cottage in the rear yard for his mother. 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 Post Office for Tustin to speed up service between communities.

B11. Additional Resource Attributes: (HP2)—Single Family Property

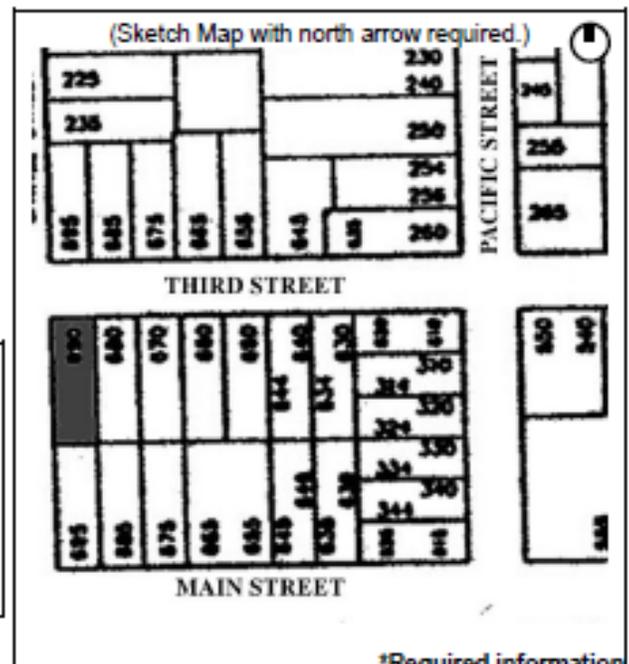
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited in 1969 by Edna Phelps, at the Tustin Area Museum.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (29) 690 3<sup>rd</sup> St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- an ell-shaped bellcast gabled roof, with carved ends on bargeboards
- carved brackets accenting the roofline and the gable centered with square louvered vents
- clapboard siding covering the exterior
- Tuscan columns, resting on a solid clapboard-clad railing, supporting the wrap-around porch
- a plate glass window, topped with a diamond-paned transom, looks out onto the front porch
- front door, with a large window at the top, located in the west side of the front-facing wing, most likely added into part of the original front porch.
- large plate glass window centered in the bay
- row of double-hung windows down the east side
- enclosed porch on the back
- remaining orange trees and landscape

## 335 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (202): 335 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built before or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

The building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin.

This building's character defining features include, but are not limited to:

- front facing gable and adjacent wing
- exposed rafters and open eaves that cover the porch entry area
- sidelights next to the door entry
- double hung windows with decorative louvers on the exterior
- exterior covered with horizontal siding
- chimney along the side facing gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

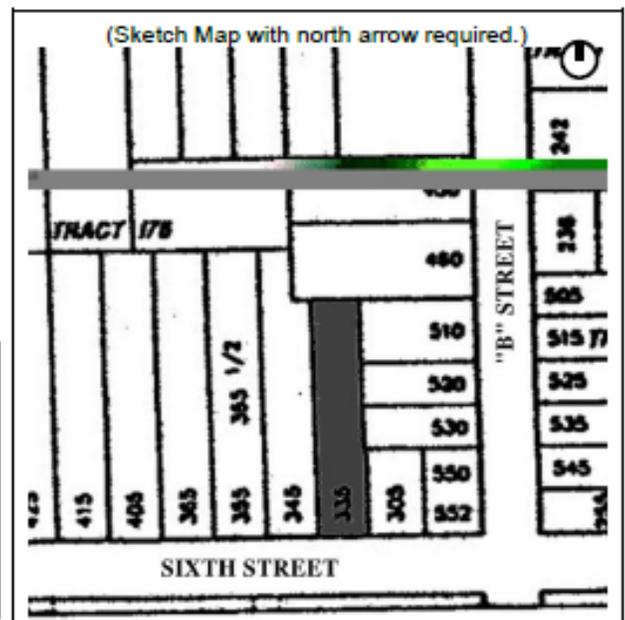
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 345 6TH STREET (W)



See following pages for property information



## 355 6TH STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (32): 355 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A

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

This house is significant as an example of modest Tudor Revival architecture, an uncommon style in Tustin. Based loosely on the early English building traditions, this building has the classic features of high-pitched, gabled roofs. Tudor was particularly fashionable during a brief period in the 1920s and early 1930s.

The building's character defining features include, but are not limited to:

- stucco cladding with rounded edges at the windows and doors
- steeply-pitched roof, T-shaped, with a double gable in the front façade, curving down toward the west side, forming a wingwall with an arched opening
- louvered vent centered above a pair of double-hung windows in the front façade
- opening with a peaked top, located to the east of the wing, leading to the covered entry
- plate glass window with double-hung sidelights occupying the space to the east of the entry
- front-facing gabled garage in the rear is stucco-clad and matches the house

B11. Additional Resource Attributes: (HP2)—Single Family Property

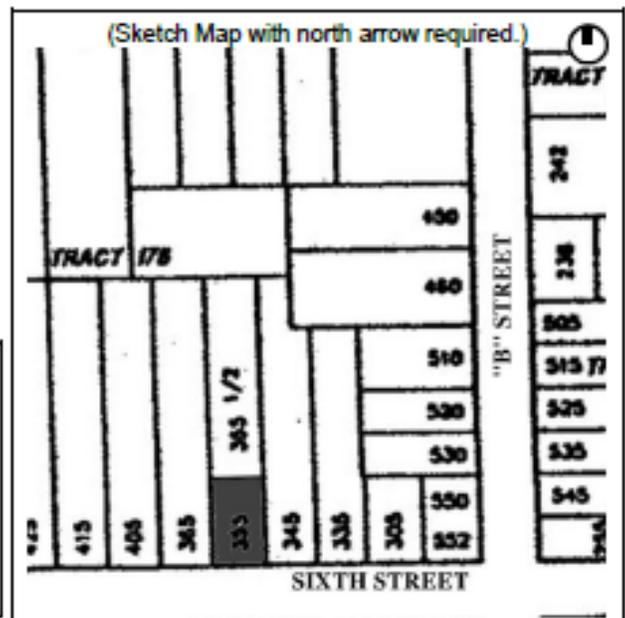
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 365 6TH STREET (W)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (33) 365 6th Street (W)

B1. Historic Name: Rowland House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Period Revival—Tudor

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Thomas Rowland, active in local real estate circles, had this Tudor cottage built in 1924. His daughter, Ruth, was a teacher at Santa Ana High School and Santa Ana Junior College.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This house is significant as an example of Tudor Revival architecture, a fairly rare style in Tustin.

Character defining features include, but are not limited to:

- hipped roof accented with closed eaves and closely-spaced brackets along the cornice
- clad in medium-width clapboard siding with and open porch bordered by stucco
- arched portico over the front door as part of the main rood and bracket system
- door arched with a matching frame and a small square window at eye level
- trios of multi-paned casement windows located on each side of the front door and throughout the rest of the house
- wrought-iron porch light, resembling an English lantern, located at the west side of the front door.
- a matching side-facing gable-roofed garage is located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; *Tustin: A City of Trees*, Jordan, Carol H., Tustin Area Historical Society.

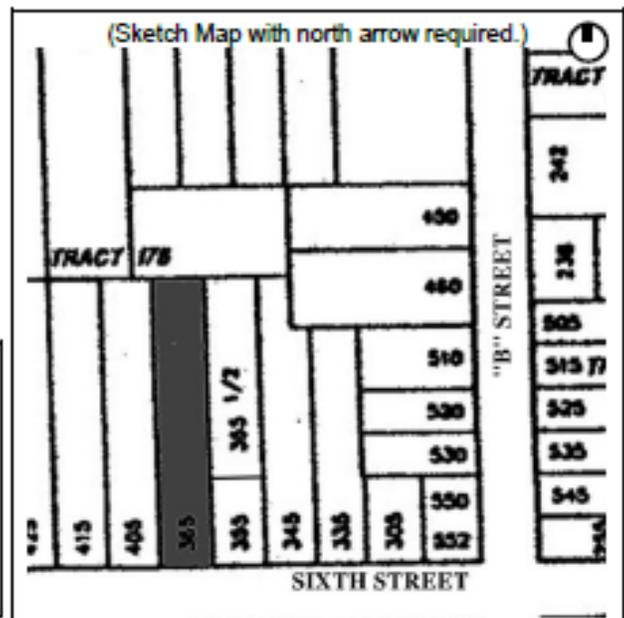
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 405 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S1

\*Resource Name or # (204): 405 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1923.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the Craftsman Bungalow variations in Tustin. The building has characteristic features of the style, including tapered columns, porch supports & railings, and rustic elements. This building was also constructed at the latter end of the Bungalows' popularity in Southern California.

The building's character defining features include, but are not limited to:

- a front facing gable with open eaves and an attached flared gable porch supported by tapered columns on stone pedestals
- decorative wood brackets extending from the base of the column to the underside of the porch roof
- a horizontal beam across the front facing gable of the main roof and trellised covering under the eaves
- narrow horizontal siding covering the exterior
- double hung windows trimmed with wood moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

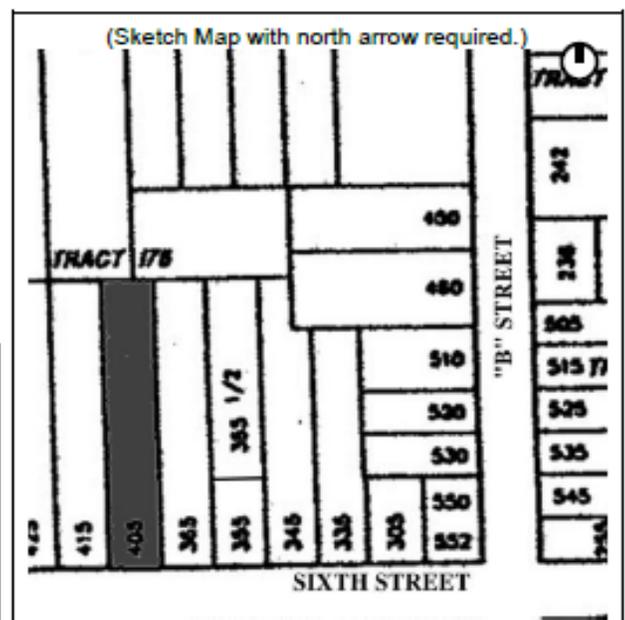
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

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## 425 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (206) 425 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1915.

New siding was added in 1992.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

The building's character defining features include, but are not limited to:

- front facing gabled roof adjoining a gambrel, or dual pitched gabled roof
- narrow horizontal siding
- fenestration framed with molding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: First American Title Company records; Directories.

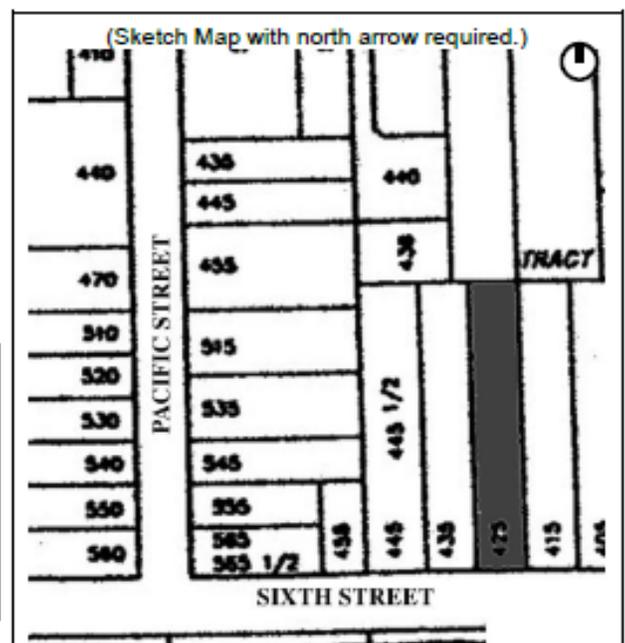
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 435 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 553

\*Resource Name or # (207): 435 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1915. A covered open gabled roof garage has been attached to the building.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the variations of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- front facing gable and side facing wing
- entry on the front facade covered with an extension attached to the main roof and exposed eaves
- wood shingles placed on the front, while different material used on the side facade
- extended eaves attached to wood brackets on the side elevations
- double hung windows trimmed with molding found throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

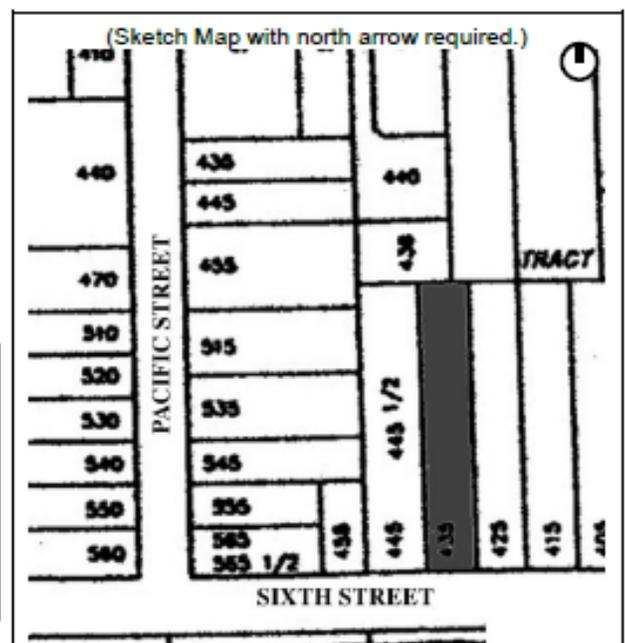
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 445 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 553

\*Resource Name or # (209): 445 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building most likely was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as part of the transition from the dominant tract architectural form in Tustin.

The building's character defining features include, but are not limited to:

- facing gable side attached to a hip roofed wing
- horizontally designed building
- entry area covered by the wing eaves

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

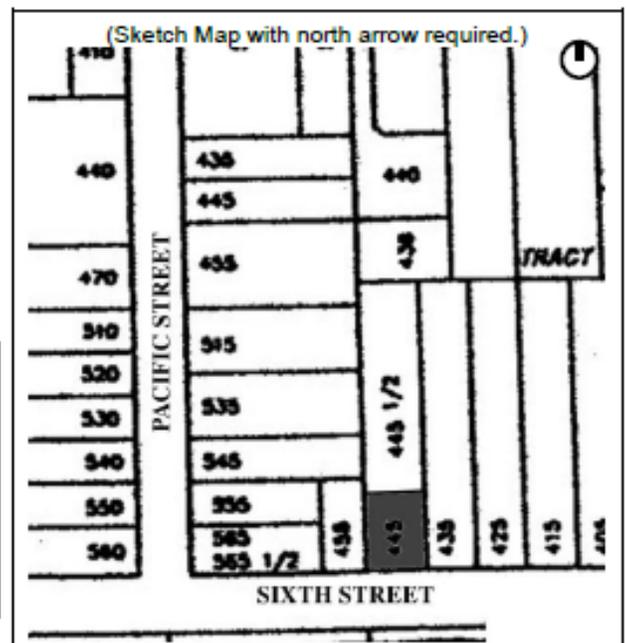
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 445 1/2 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (208): 445 1/2 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This property may be significant as an example of the variety of California Bungalow architecture in Tustin. Another building of similar construction is adjacent to the building, but has more narrow horizontal siding.

The building's character defining features include, but are not limited to:

- hipped roof with exposed rafters and with little overhang
- wide horizontal siding
- double hung windows framed in wood trim and molding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

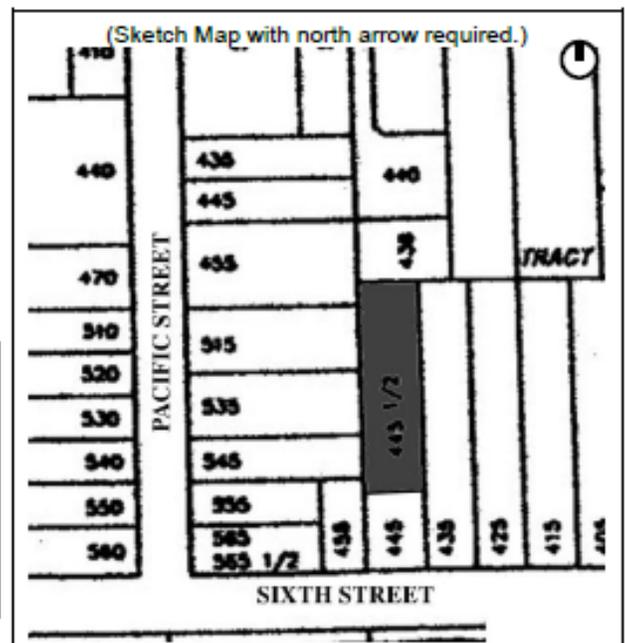
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 455 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 553

\*Resource Name or # (210): 455 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow (original building)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building was built in 1915, but substantially alterations have occurred.

A two storied addition and modifications to the front façade have been constructed.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as a variant of the many California Bungalow buildings in Tustin, but its integrity has been compromised.

The building's character defining features include, but are not limited to:

- front facing gable with open eaves

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

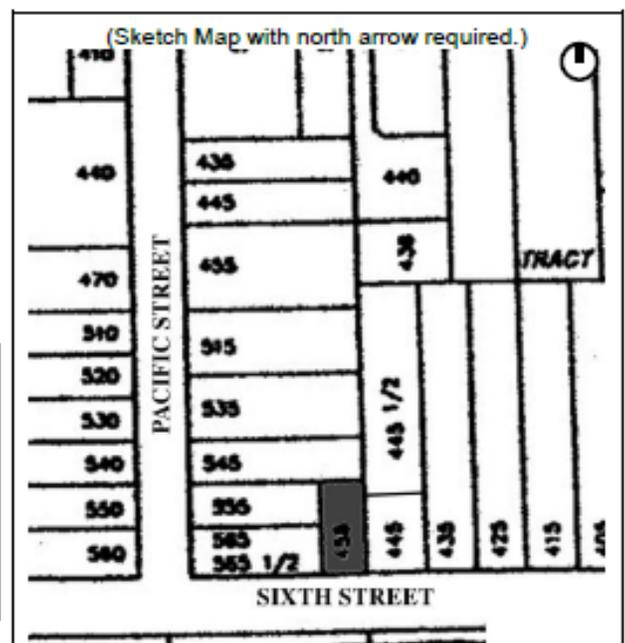
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 465 6TH STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (203): 465 6<sup>th</sup> Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1915.

\*B7. Moved?  No  Yes  Unknown Date: Unknown Original Location: Main Street

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,C

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

Built during the height of the Craftsman Bungalow architectural fashion in Southern California, this single-storied building is significant because it represents the style's variations in Tustin and because it has maintained much of its original integrity. Attention to detail is especially evident.

The building's character defining features include, but are not limited to:

- low hipped front and side facing gables, open eaves and exposed rafters
- framed exterior double hung windows
- porch entry under the front facing gable supported by a single column
- walls clad in horizontal siding
- chimney located along the side facing wall

B11. Additional Resource Attributes: (HP2)—Single Family Property

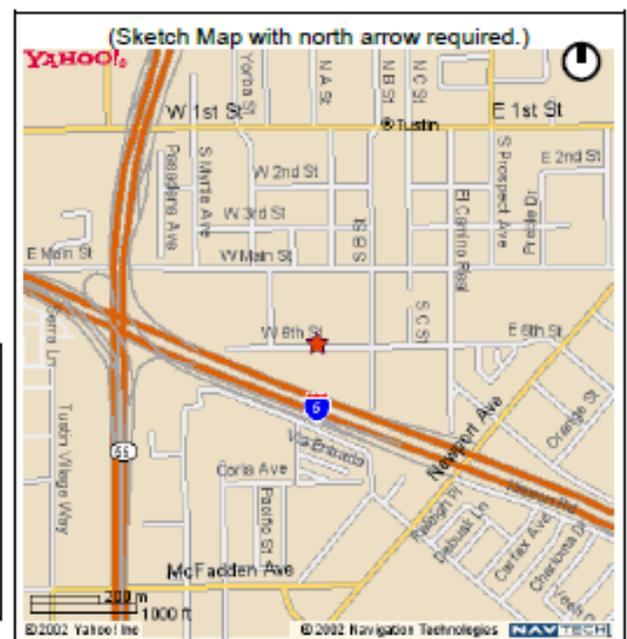
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 125 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (219): 125 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built in the 1920-30s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The single storied building is significant as part of the proliferation and variety of the Spanish Colonial Revival style in Tustin.

The building's character defining features include, but are not limited to:

- two gabled front facing facades with differing roof levels
- rafters exposed with little overhang
- entry perpendicular to the front facade and under the open corner of the front gable section
- Double hung, multi-paned windows are recessed from the exterior wall

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

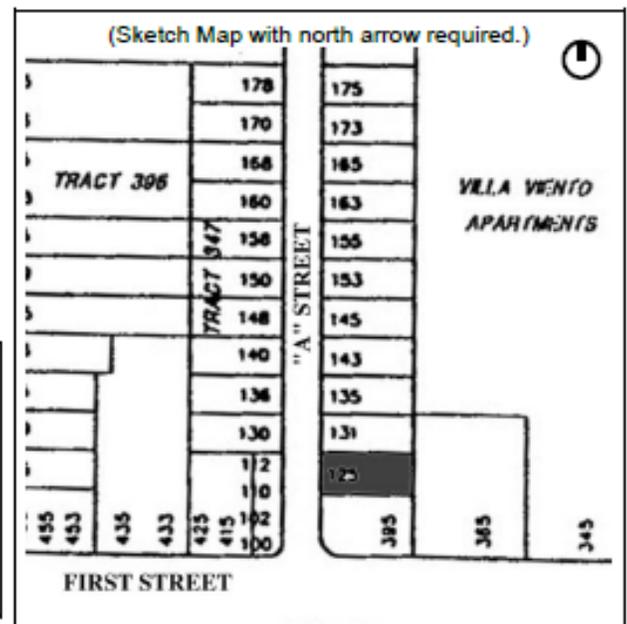
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 130 A STREET (N)



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (220): 130 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1920. The building appears to have been altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the popular adaptation of the California Bungalow style in Tustin. Although it appears that this single storied building has been altered with a newer covered porch, it retains much of its California Bungalow characteristics.

The building's character defining features include, but are not limited to:

- front facing hip on gable roof with open eaves and exposed rafters
- narrow horizontal siding
- double hung windows with trim and molding
- double vents on the front facade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(Sketch Map with north arrow required.)

Map currently unavailable

(This space reserved for official comments.)

## 143 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (223): 143 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1915. A newer gable addition was built in the rear.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The building is significant as an early example of the many variations of the California Bungalow style in Tustin. However, alterations have impacted the integrity of the building.

The building's character defining features include, but are not limited to:

- front facing gable with gable wing
- entry porch supported by two identical tapered columns on piers
- multi paned door entry and wood trimmed windows within the porch area
- double hung windows framed with trim and moldings located throughout the exterior
- horizontal siding is used to clad the walls

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

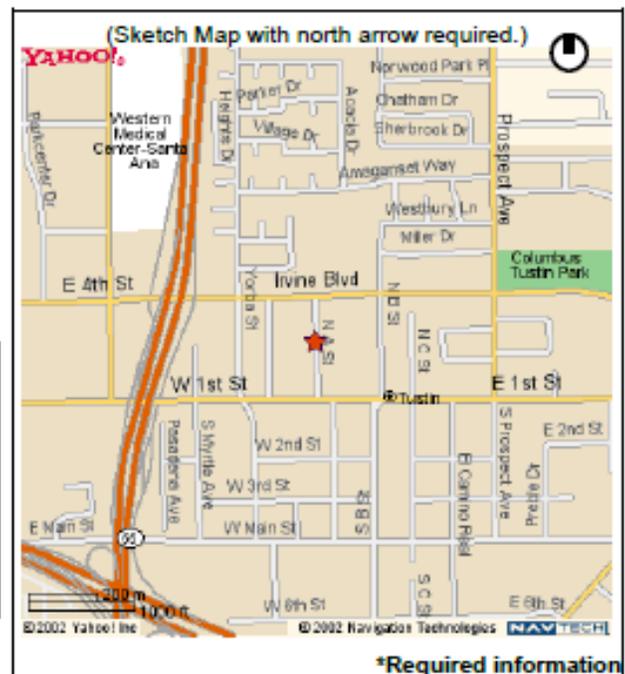
B13. Remarks

The building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 145 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (224): 145 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of Tustin's diverse range of California Bungalow buildings.

The building's character defining features include, but are not limited to:

- front facing gable, open eaves, exposed beams and rafters
- porch gable with tapered columns on piers supporting the corners
- wide siding cladding
- windows and door trimmed in wood

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories, Tustin Area Historical Society.

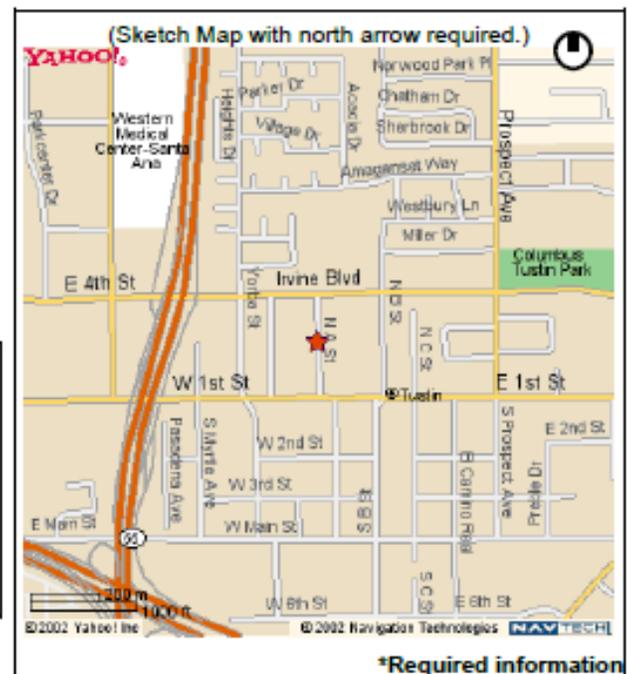
B13. Remarks

The building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 148 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (225): 148 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building most likely was built prior to or around 1952. There are double hung windows on the wing, while the new addition has large pane fenestration.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the tract range style in Tustin.

The building's character defining features include, but are not limited to:

- front facing gable and side facing gable wing
- flat roof extension attached to front gable
- double hung windows on the wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

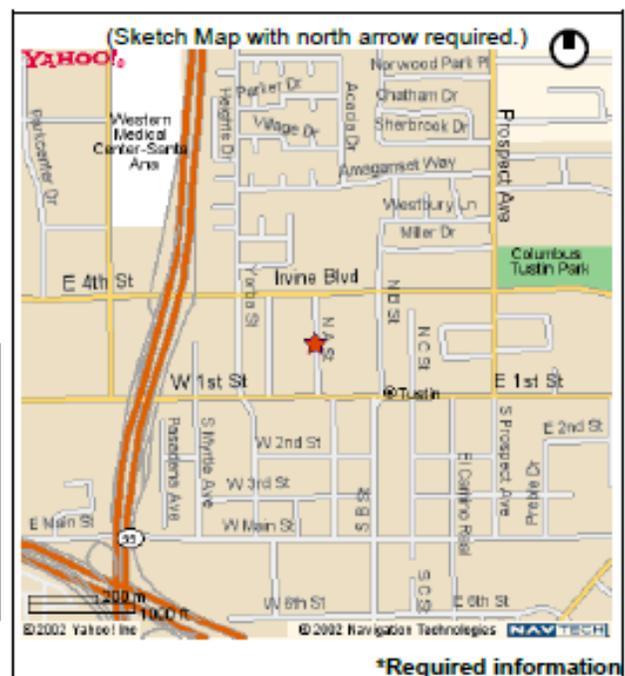
B13. Remarks

This building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 150 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (226): 150 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California bungalow style in Tustin.

This building's character defining features include, but are not limited to:

- hip on gable side facing roof with exposed eaves
- double hung windows with wood trim and moldings located throughout the building
- horizontal cladding that covers the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

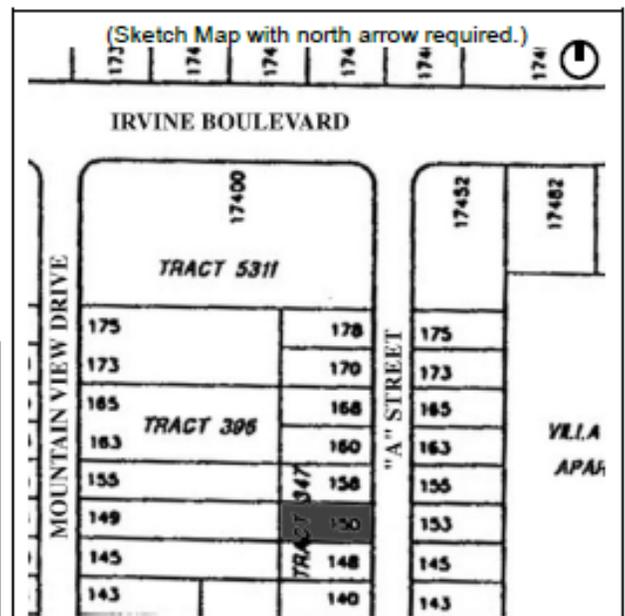
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 155 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (228): 155 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building was built most likely in the 1920s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California bungalow style in Tustin.

This building's character defining features include, but are not limited to:

- single storied front facing gable design
- side facing wing
- classical column at the corner supporting the partial porch section of the gable
- double hung windows, framed with trim and molding, found throughout the exterior walls
- chimney located between the front and rear buildings
- ogee shaped gateway with finial which is attached to the picket fence that separates the yard from the sidewalk

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

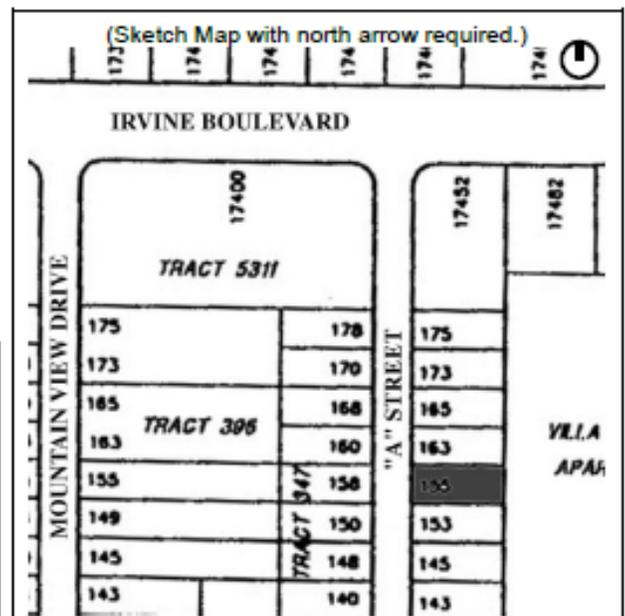
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 158 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (229): 158 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the California Bungalow style in Tustin.

This building's character defining features include, but are not limited to:

- front and side facing gables
- open eaves and exposed rafters
- entry doorway which is covered by a separate gabled roof
- cladding consisting of narrow horizontal siding
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

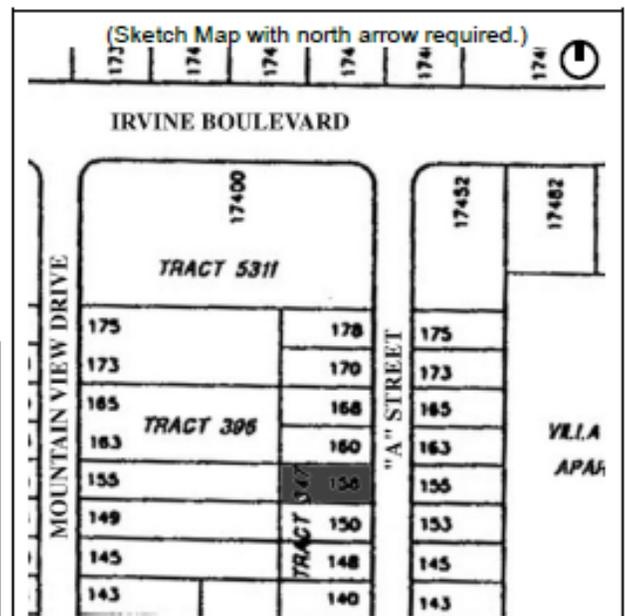
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 160 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (230): 160 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the California Bungalow style in Tustin. However, the building's integrity has been compromised with alterations.

This building's character defining features include, but are not limited to:

- side facing gables
- front facing gable about the entry doorway
- narrow, horizontal siding
- fenestration trimmed with wood molding.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

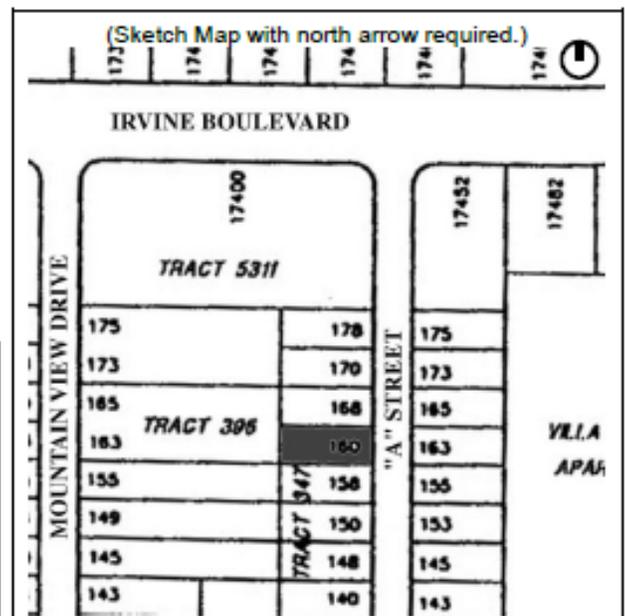
B13. Remarks

The building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 163 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (232): 163 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: A,C

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

This Building is significant as an example of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- front and side facing gables
- partial porch covered by the side facing gable and supported by wood columns
- porch with a railing with balustrades with trellis infill
- narrow, horizontal siding
- double hung windows trimmed with wood moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

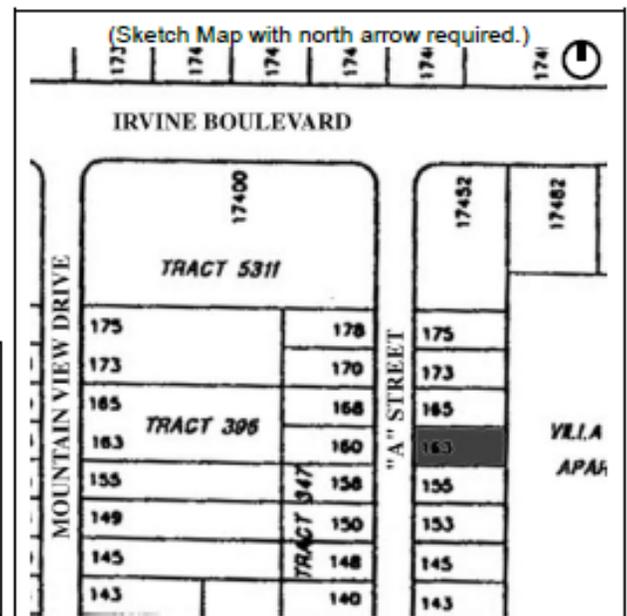
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 165 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (231): 165 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building, similar in design with others on the street, is significant as an example of the proliferation and variety of California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- side facing gables and a front facing gable above the doorway
- narrow, horizontal siding
- double hung windows with wood trim and moldings throughout the exterior
- exposed brackets which are pronounced

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

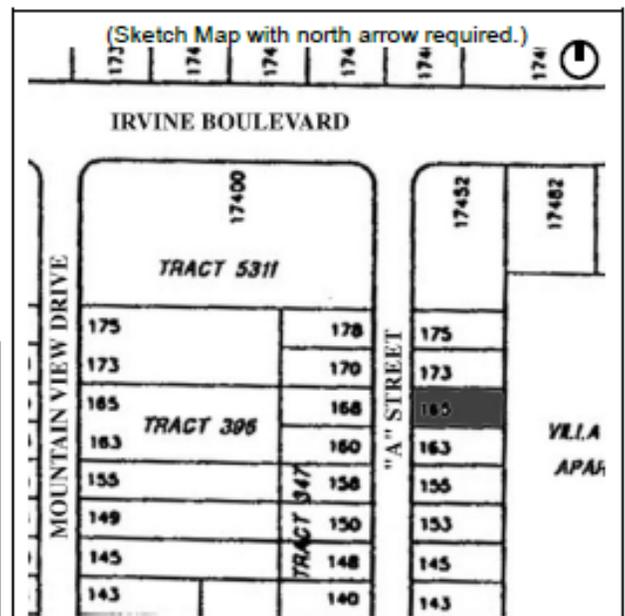
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 168 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (233): 168 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of Craftsman Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- side facing gables and open eaves
- entry door and sidelights, symmetrically located on the front facade, trimmed with wood moldings
- identical windows with sidelights constructed on both sides of the entry

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

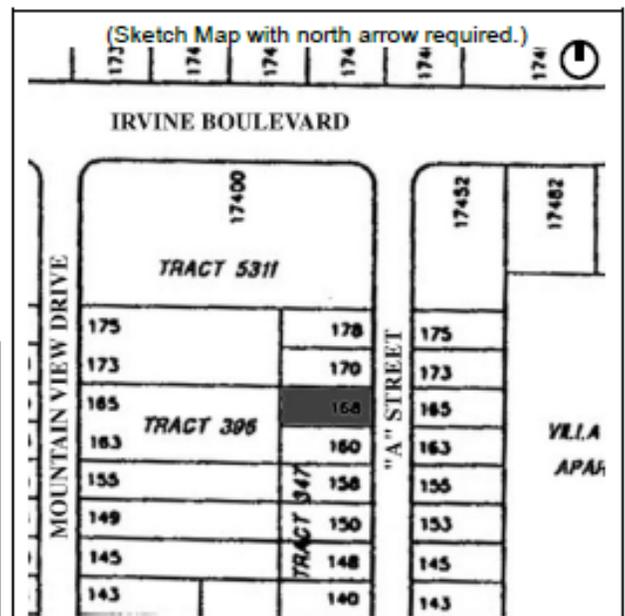
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## **170 A STREET (N)**



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (234): 170 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915. A wrap around porch has been added with flat roof, exposed rafters and wood columns.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single story building is significant as an example of California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- a side facing gable and open eaves
- wrap around porch has been added with flat roof
- exposed rafters and wood columns

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

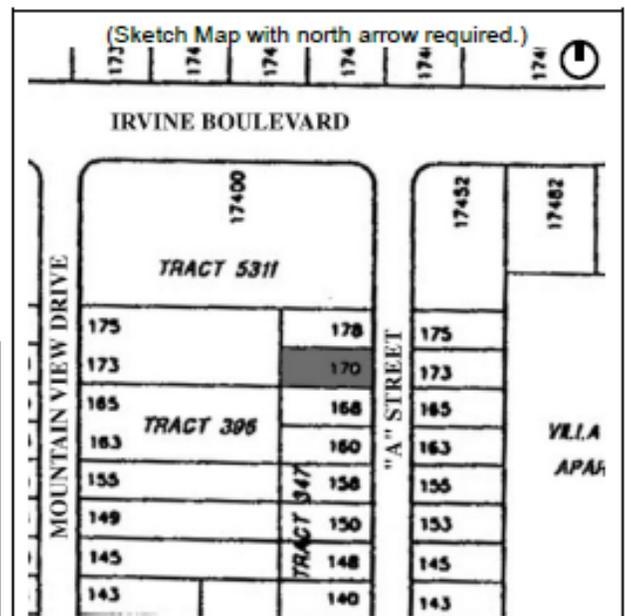
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 173 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (235): 173 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1915. A wrap around porch has been added with flat roof, exposed rafters and wood columns.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California Bungalow style in Tustin. Alterations have impacted the original integrity of the building.

This building's character defining features include, but are not limited to:

- side facing gables and front facing gable sheltering the entry
- gambrel, dual pitched gables with open eaves and exposed rafters
- entry with three columns on a capped pier supporting the corners
- narrow, horizontal siding
- three ribbon windows framed in wood trim and molding on both sides of the entry

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

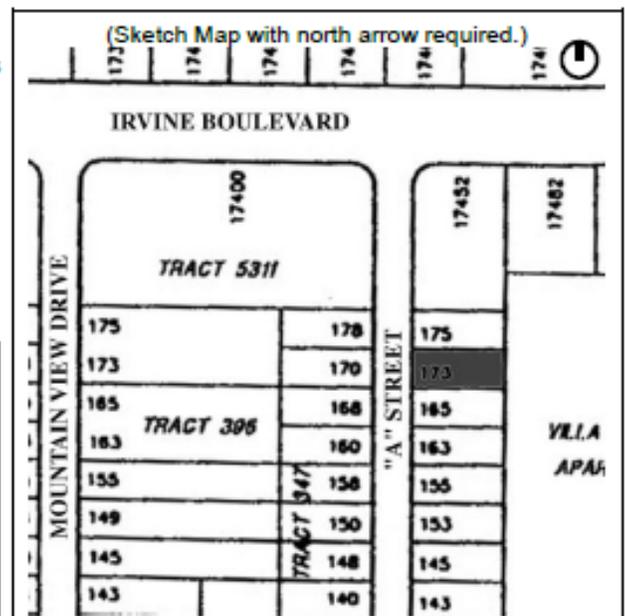
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 175 A STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (36): 175 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This home was constructed in 1885. It is now clad in asbestos shingles and an altered recessed wrap-around porch, supported by three wooden posts, occupies the north half of the front (west) façade and the front half of the north side.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This single-storied Italianate house is significant because of its association with early Tustin residents and its architecture, although alterations are evident. The building 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 property contributes to the character of this portion of A Street, which is lined with historic single-storied homes.

Character defining features include, but are not limited to:

- Italianate influences constructed before the neighborhood was developed
- is the oldest house on the street, being one of the few buildings remaining from the boom of the Eighties that affected southern California
- a bellcast hipped roof ending in enclosed eaves
- original doors, accented by rectangular windows at eye level and 3 recessed horizontal panels below and one above the window, located in the front façade and at the end of the wrap-around porch on the north side, both topped by transoms
- double-hung windows used throughout
- original shiplap siding survives underneath the asbestos shingles

B11. Additional Resource Attributes: (HP2)—Single Family Property

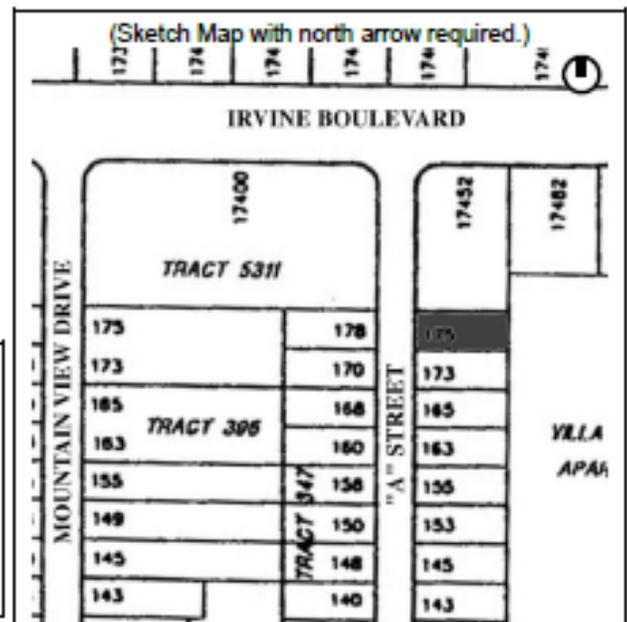
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 178 A STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (236): 178 A Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied California Bungalow building is typical of the style in Tustin.

This building's character defining features include, but are not limited to:

- side facing gables and front facing gable that shelters the entry
- gambrel, dual pitched gables with open eaves and exposed rafters
- entry that has three columns on a capped pier supporting the corners
- narrow, horizontal siding
- double hung window framed in wood trim and molding on one side of the entry

B11. Additional Resource Attributes: (HP2)—Single Family Property

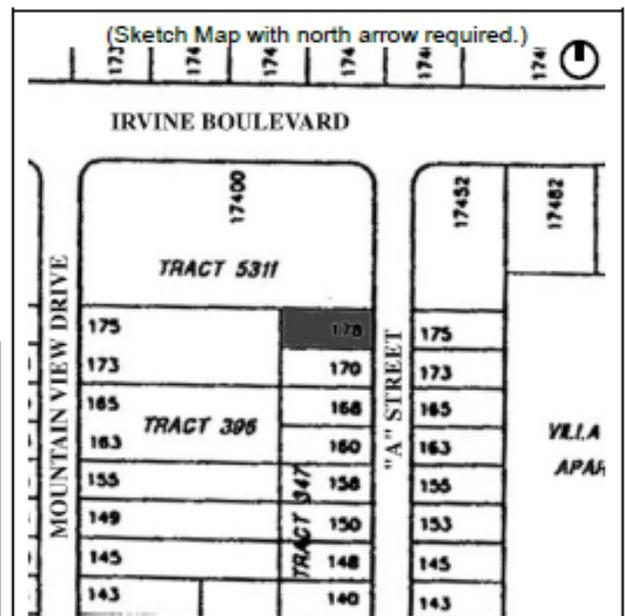
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 135 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (37): 135 A Street (S)

B1. Historic Name: McGreavy House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This home was constructed circa 1885. The building, however, was moved to this site from Santa Ana in the 1920s. Two new rental units have been added.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: Santa Ana

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,C

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

This single-storied rectangular house with Italianate influences is significant because it was constructed before the existing neighborhood was developed. The building is the oldest house on the street and one of the few buildings remaining from the boom of the 1880s that affected southern California.

The building also has significant features characteristic of the Victorian Italianate style, in fashion at the time. It also represents the new affluence in Tustin and the Santa Ana area.

The building's character defining features include, but are not limited to:

- turned posts, resting on a solid railing, supporting the full front porch
- hipped roof, with enclosed eaves, ending in a steeply-pitched peak
- exterior clad in asbestos siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H. *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 145 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (35): 145 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Eastlake Victorian

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This home was built in 1890 and was used as a rental by a long list of owners. The foundation has recently been covered with rock. Two wings have been added to the rear of the house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the Victorian Eastlake architecture in Tustin. In spite of some alterations, this house is one of only a few Eastlake Victorians in Tustin and is part of a row of pre-1900 houses on A Street. Unusual fluted pilasters flank the ca. 1910 wooden front door, which contains a large single pane of glass.

The building's character defining features include, but are not limited to:

- prominent, pedimented front gable with a sawtooth sunburst
- shiplap siding with trimmed with corner boards
- high hipped roof, extending downward to create a shed-style front porch, featuring enclosed eaves and a plain frieze, trimmed in molding
- frieze below the pedimented gable decorated with stickwork and carved brackets
- pairs of tapered wood posts, resting on a solid railing clad in shiplap siding, supporting the porch roof
- original trim and molding still exist on windows.
- fluted pilasters flanking the ca. 1910 wooden front door with a large single pane of glass

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 155 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (40): 155 A Street (S)

B1. Historic Name: Holford House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The home was built in 1880. The original tall narrow windows have been replaced with wider double-hung and smaller single-paned stationary windows. The front door has been replaced, a flat-roofed wing extends from the south side. A newer garage is located in the rear.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This property is significant because of its association with Columbus Tustin. This property is one of a row of six early Tustin homes and contributes to the streetscape of the Tustin Cultural Resources District.

The building's character defining features include, but are not limited to:

- steeply-pitched bellcast hipped roof, which extends down to form a shed-style front porch roof
- enclosed eaves with a plain frieze running below
- narrow shiplap siding, trimmed with corner boards, covering the exterior
- pairs of square wooden posts that support the porch roof with chambered edges

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 160 A STREET (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (214): 160 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow – original bldg

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building was built in the mid-1900s, but has been substantial alterations have occurred since.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This property may be significant as an example of the variety of California Bungalow houses in Tustin. However, the integrity of the building has been compromised.

The building's character defining features include, but are not limited to:

- front facing gable facades with open eaves and exposed rafters
- porch entry located under the roof of the single storied portion of the building with two brick surfaced columns connected to the exposed beam tail
- board and batten with a horizontal band separating the floors
- bay window extending from the single storied front façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

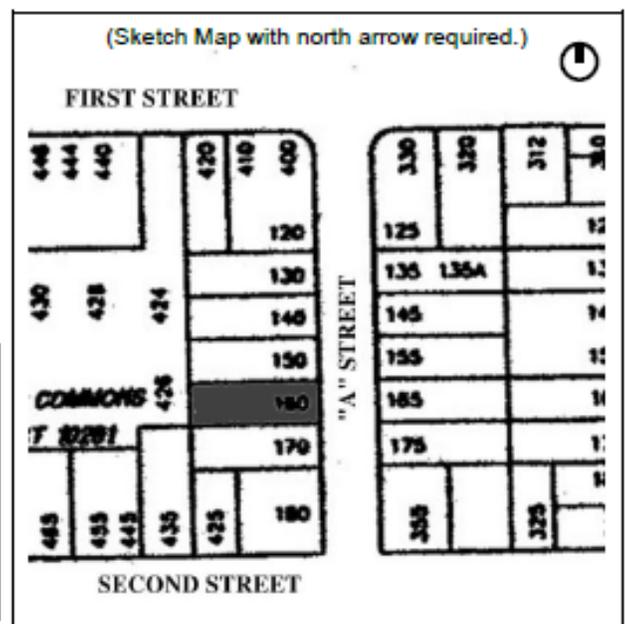
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 165 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (41): 165 A Street (S)

B1. Historic Name: Spicer House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building, part of a row of 6 early Tustin homes, is a modified Craftsman Bungalow that was built in 1915.

New aluminum windows were added at the sides and rear of the house. Shutters were added after 1990. A new garage at the rear was built in 1991.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, C

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

This building is significant as an example of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

The site is significant because of its architecture. The Craftsman Bungalow property is one of a row of six early Tustin homes and contributes to the streetscape. The building was originally used as a rental. George and Nora Spicer lived in the home from 1934 to 1964. The 15-light front door was probably installed in the 1920's.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (41) 165 A St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- narrow clapboard siding
- front-facing gabled roof, centered with a louvered vent
- recessed porch capped with a clapboard-clad arch at the top, and a clapboard-clad square column on the north side and a curved portion of siding on the south side
- wide double-hung window overlooks the porch
- molding tops the lintel of each window
- gable wing extending from the south façade, near the back
- 15-light front door probably installed in the 1920's

## 170 A STREET (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (215): 170 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building was likely built in the early or mid-1900s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1945 - present Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- front facing gable side with low sloping roof, open eaves and exposed rafters
- entry located on the side of the building
- wood brackets attached to the overhang
- front facing façade with three contiguous windows and a single window to the left, all in the same size

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 175 A STREET (S)



See following pages for property information



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (42) 175 A St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- T-shaped gabled roof with prominent bales facing the front and each side
- porch on the south side enclosed to match the house and topped with a shed-style roof
- pairs of tall double-hung windows centered in the first floor of each side, with a single matching window in the gable face above
- windows, trimmed in plain wood with an edging of molding on the top and sides, with whole frame projects out beyond the board-and-batten siding, indicating that the house was probably originally built of single-walled construction
- row of 2 over 2 double hung windows runs along the west side, below the wide frieze
- shed-style additions on the north and rear facades and a small addition, which matches the rest of the house, has been added at the end of the porch

## 180 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 457

\*Resource Name or # (43) 180 A Street (S.)

- B1. Historic Name: McHenry House
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- \*B5. Architectural Style: Greek Revival
- \*B6. Construction History: (Construction data, alterations, and date of alterations)

Built in 1885, this house was owned by Rev. D. S. McHenry (1890-1914), later by May Rose Borum, who owned the house from 1939 to 1943. The awning and shutters are not original. The wood front door has also been added, although the transom above is original. The porch was added in 2000; it nearly matches the original one (1889 photograph). A room addition was completed in 2001.

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

\*B8. Related Features:

B9a. Architect: Unknown      b. Builder: Unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture  
Area Tustin, CA      Period of Significance: 1870-1899      Property Type: Residential

Applicable Criteria: A,B,C

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

This property is significant for two reasons. Firstly, as one of the finest Greek Revival homes in Orange County, this elegant two-story mansion represents architecture during Tustin's primary settlement period. Secondly, the property is significant for its associations with Rev. D. S. McHenry and Mary Rose Borum, major participants in the early years of education in Tustin. Rev. D.S. McHenry was an early school board member who first lived in the house, and May Rose Borum, who owned the house from 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.

Although alterations have been done since its original construction, the home's integrity remains.

The very large lot contains some fine trees and lawn.

B11. Additional Resource Attributes: (HP2) - Single Family Property

\*B12. References: *City of Tustin Historical Survey*, Thirtieth Street

Architects, Inc., June, 1990; Jordan, Carol H., *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title records; 1916 Directory, Audions (Tustin High School yearbooks). School district records. Letter from Clara Macomber, July 29, 1974.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (43) 180 A St S

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- medium-width shiplap siding, trimmed with corner boards
- T-shaped roof, with gables facing the front and sides with enclosed eaves and returns at the gable corners
- a plain frieze running below the eaves
- side-facing gables centered with a small arched window
- two-story flat-roofed wing, extending from the north side of the front gable, and fronted with an elaborate hi-roofed portico that contrasts sharply with the tall rectangular massing of the house
- turned posts with sawnwork brackets, carved medallions, and cutwork railings decorating the portico and the smaller one on the south side
- double-hung windows, topped with molding-trimmed lintels, used in singles and in pairs throughout the house
- transom above the entry door
- single-storied gabled wing extends from the back (west) of the house connecting a gabled double garage facing the side street
- a garage matching the house and topped with a cupola
- fine trees and lawn

## 200 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (44): 200 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

William Lynch Shatto, who came to Tustin around 1879, built this house for his second wife and made it large enough to accommodate boarders. The home was built in 1907. 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. The high foundation is now covered with used brick and a used brick planter has been added in the front.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This property is significant as probably the finest Colonial Revival home in Tustin. Only a few Colonial Revival homes have survived in Tustin. In addition, it is significant because of its association with William Shatto. Shatto was also a carpenter who helped build many Tustin buildings, including the First Advent Christian Church, of which he was a charter member.

B11. Additional Resource Attributes: (HP2)—Single Family Property

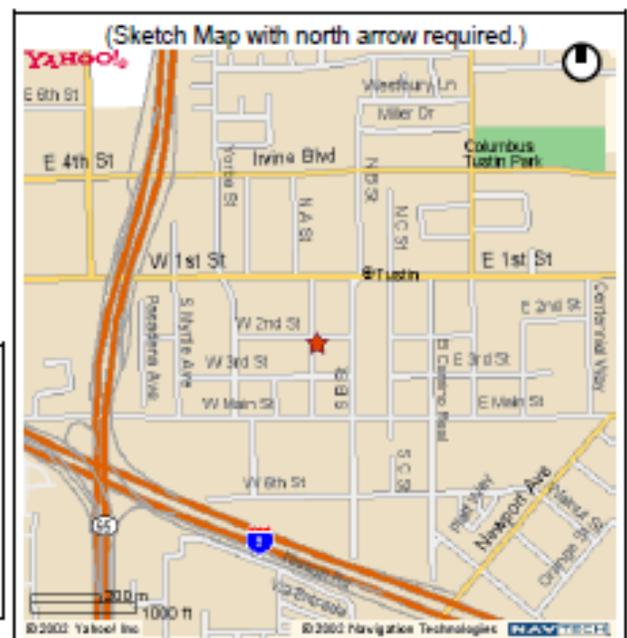
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H. *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (44) 200 A St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- bellcast hipped roof ringed with carved exposed beam ends and centered with a gabled dormer
- gabled dormer, with carved barge boards decorated with slant-cut wooden shingles and a multi-paned window
- single-storied offset front porch with a shed-style roof with a bellcast pedimented gable over the main entrance
- slant-cut wooden shingles and a delicate tracery of cutwork accenting the gable
- narrow clapboard siding covers the exterior, divided between floors by a flared beltcourse and plain frieze pairs of round classical columns, resting on solid clapboard-clad railings, supporting the porch roof. Sidelights flanking the natural wood front door, accented with a large pane of glass
- plate glass window with a multi-paned transom above and narrow double-hung windows on each side in the area to the north of the porch
- large double-hung window looking out onto the porch
- pair of multi-paned casement windows, which may have replaced a pair of double-hung windows in the 1920's
- high horizontal window on the north side, a door in the foundation, and a double-hung window placed half-way between floors
- double-hung windows are used throughout the exterior and a slanted bay window embellishing the first floor of the south façade
- single-storied enclosed porch on the back matching the rest of the house

## 225 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (45): 225 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Built in 1916, this house was the first to be built on its side of the street on the 200 block of A Street.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is significant as an example of the early beginnings of the Bungalow vernacular styles in Tustin and its association with persons important to Tustin's history. Early owners 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.

This bungalow exhibits both Craftsman and California bungalow characteristics. It contributes to the historic streetscape of A Street and is one of a row of 4 bungalows of which are of a compatible size and shape.

The building's character defining features include, but are not limited to:

- a prominent front-facing gabled roof, with single beam ends, exposed rafter tails, and lattice work venting
- original, restored narrow clapboard siding
- a full front porch, though enclosed with an 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 façade
- a red brick chimney located to the east of the wrought-iron-bordered open porch, flanked by small windows

B11. Additional Resource Attributes: (HP2)—Single Family Property

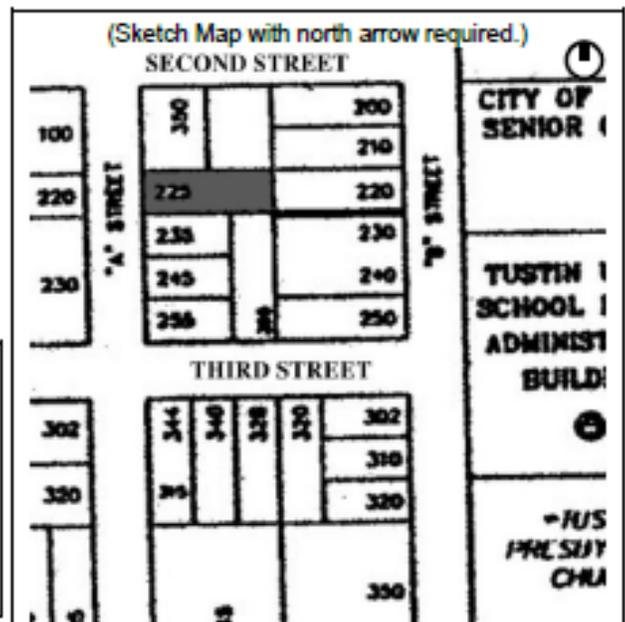
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 230 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (46): 230 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1895.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This two-story house is significant as an example of the transition from the Victorian to the Craftsman style in Tustin.

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. 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.

The building is also important because of its association with early Tustin residents. It is believed that the house was built for George W. Diffenderfer in 1895. Mr. Diffenderfer owned the land and home from 1894-1904, as well as several different parcels in the neighborhood. 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.

Large trees, lawn, a miniature orange grove, and flowers cover the large yard.

B11. Additional Resource Attributes: (HP2)—Single Family Property

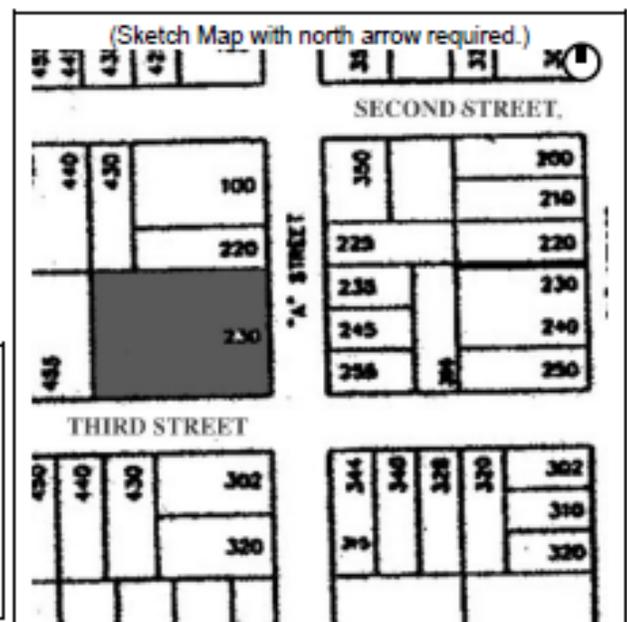
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company Records. Check references.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (46): 230 A Street (S)

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation  Update

The building's character defining features include, but are not limited to:

- a truncated hipped roof with a prominent enclosed cornice
- gabled roof visible above the top of the main roof
- wide shiplap siding
- symmetrical front façade with pairs of double-hung windows on each side of a smaller centered pair on the second floor
- first floor plate glass windows flank a Craftsman-style front porch, supported by large square columns, the top of the flat-roof is bordered by a railing with plain balusters linking square piers at the corners
- narrow wood panels on the sides flank a Victorian-style front door, featuring an etched figure of a woman and a recessed bottom panel
- wide concrete steps, flanked by stucco-clad piers topped with urns, lead to the porch
- single-story enclosed sun porch on the south side featuring 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 leading to the doors
- large stucco-clad chimney on the south side of the house
- an original tall, narrow window on the second floor above the porch
- set of stairs with lattice trim, added to the back of the house
- Craftsman Period remodeling, with wider double-hung windows installed in the place of many of the original windows, a side porch, redesigned front porch, and the piers, concrete steps and urns
- large trees, lawn, a miniature orange grove, and flowers covering the large yard
- red barn, with a board-and-batten lean-to is located in the rear yard with a wrought iron and brick fence surrounding the property

## 235 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (47): 235 A Street (S)

B1. Historic Name: Anderson House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Several people owned this property before Paul and Mary Anderson built the house in 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is significant as a vernacular example of the California Bungalow style in Tustin and its association with early residents of the area. Specialty siding covers the exterior of this California bungalow, which is otherwise typical of California Bungalow design. This property is one in a row of four Bungalows.

The earliest recorded owner was George Freeman, who came across the country in a covered wagon in 1874. He owned four lots. They were sold 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 of Santa Ana, and Sherman Stevens, a prominent local landowner. He sold this lot to the Andersons who sold the house in 1926.

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B11. Additional Resource Attributes: (HP2)—Single Family Property

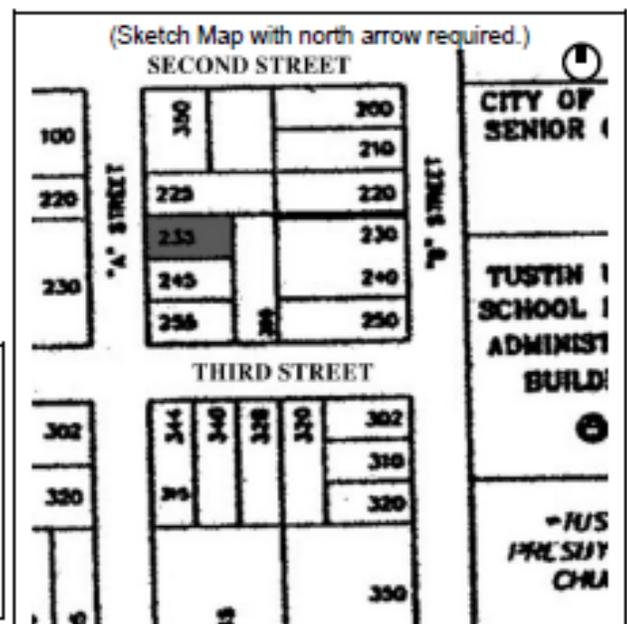
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (47) 235 A St S

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- specialty siding covering the exterior
- medium-pitched front-facing gabled roof is fronted with a matching offset porch roof
- wide and narrow boards alternated vertically to create the pattern of the gable faces
- small window is centered in each gable
- single exposed beam ends and exposed rafter tails accenting the roofline
- tapered wood posts sitting on square stucco-clad piers support the porch
- wood railing with 6-inch-wide boards as balusters
- door, centered with a window in the upper half, most likely original
- large plate glass window, flanked by narrow casements, looking out onto the porch
- double-hung windows used throughout the rest of the house
- gabled wing extending to the south at the back of the house

## 245 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (48) 245 A Street (S)

B1. Historic Name: Preston House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This home was constructed in 1908.

An addition and new garage in the back lot were built in 2001.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Built prior to the period of significance for this type of residence, this property is significant because of its architectural style and retained integrity. The home is a good example of an Oriental style of bungalow and is one of a row of nice bungalows that contribute to the historic character of this block of A Street.

The long, low-pitched, front-facing gabled roof, accentuated by an Oriental-influenced crest at the peak, has single exposed beam ends, lath venting and exposed rafter tails. A flat porch, supported by Oriental-style paired square posts and cross beams, extends from the front façade.

This bungalow, as well as the neighboring bungalows, sits under a row of large deodar (*Cedrus deodara*) trees.

Charles Alvin and Carrie Preston were the first owners of this bungalow. They became involved in the meat business in the 1920s – Preston leased a meat counter within Cox's Tustin Food Center – and remained in the business until through the 1940s.

B11. Additional Resource Attributes: (HP2)—Single Family Property

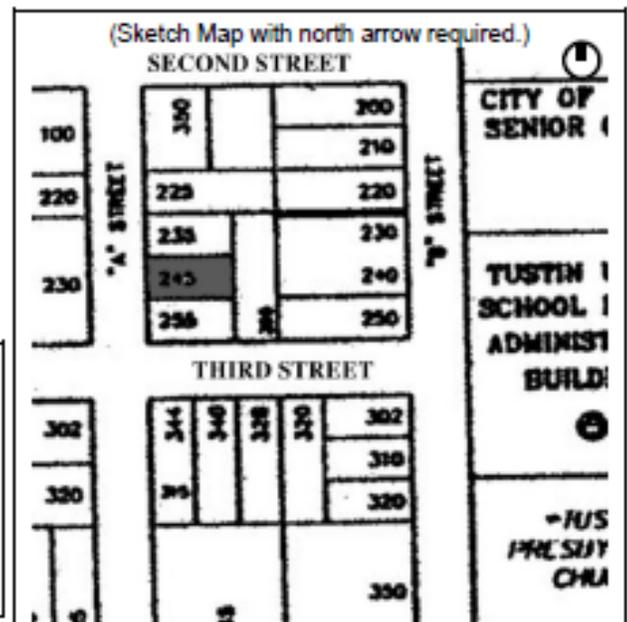
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 255 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (49) 255 A St. S

B1. Historic Name: Bouchard House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This lot was one of three originally owned by Sherman Stevens, a local landowner and rancher. He sold this property—lot 12—to Alton Alderman, owner of the Tustin Hardware Company, in 1921. Frank F. Bouchard, a teacher at Tustin High School, and his wife, Rena, purchased the property and built the house in 1923.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The home is significant due to its architectural style and integrity. This property is the last in a row of four bungalows on this block of A Street. Elephantine posts, resting on two-toned grey brick piers, support the porch roof. A pergola, extending to the South side, is supported by a matching pier and post. A 40's style multi-paned front window and a multi-light French door with sidelights located in the South façade. A matching garage in the rear is reached from 3<sup>rd</sup> Street.

B11. Additional Resource Attributes: (HP2)—Single Family Property

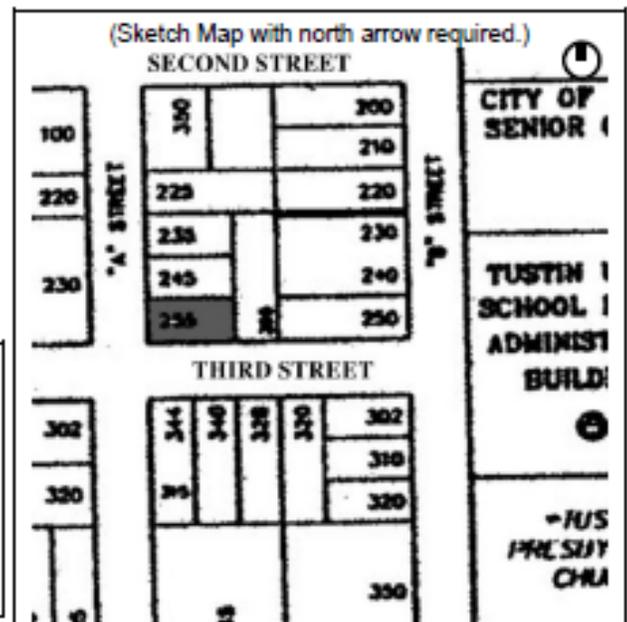
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 302 A STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 35

\*Resource Name or # (50) 302 A Street (S.)

B1. Historic Name: Hubbard House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Greek Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This house was built around 1876 when owner A.J. Stanley mortgaged the property he had recently acquired from Barbara Ann Lewis, sister of Columbus Tustin. George W. Hubbard was the subsequent owner. The front door has been changed.

The section of the porch with the pair of large double-hung windows was enclosed several years ago.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This property is significant due to its association with George W. Hubbard who owned the house through 1901. A rancher during Tustin's founding period, George Hubbard owned 40 acres on Laguna Road near Tustin that he planted to oranges, walnuts, and apricots. He also owned Block H, a city block of 12 lots which was called "the Five Acre Place." This property was also planted to oranges. He married Alice Macomber, whose daughter, Clara, grew up in Tustin. 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.

Additionally, this property is significant because of its very rare and well-detailed Greek Revival architecture. The building's integrity is intact. The front half, facing A Street, appears to have been constructed first in 1870s, with the back half being built in the 1890s. Two fine Greek Revival pediments, centered with an arched double-hung window, cap 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 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.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, Thirtieth Street

Architects, Inc., June, 1990; Jordan, Carol H., *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title Records; 1916 Directory; Audions (Tustin High School yearbooks). School district records. Letter from Clara Macomber, June 29, 1974.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## **320 A STREET (S)**



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (218): 320 A Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was most likely built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin.

The building's character defining features include, but are not limited to:

- hip roof of horizontal design typical of the post World War II developments
- partial porch framed with an exposed beam that extends to the corner of the building
- posts supporting the porch roof area
- entry perpendicular to the street front facade
- double hung windows with wood trim and moldings throughout the exterior
- grill screens in front of two porch posts

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

B13. Remarks

This building requires additional information and research to fully assess its significance.

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 125 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (246): 125 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as part of the proliferation of the Spanish Colonial Revival style in Tustin.

The building's character defining features include, but are not limited to:

- asymmetrical façade
- flat roofs and no overhang
- red tile parapet
- stucco exterior surface
- large, distinctive, windows on the front façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

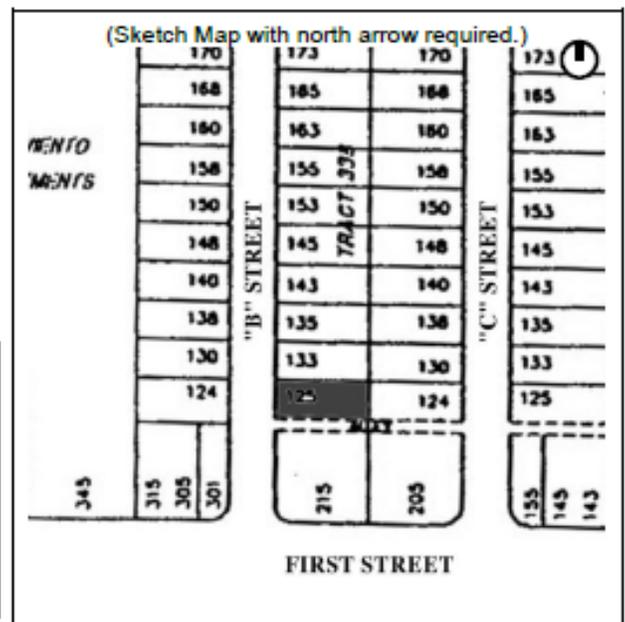
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 130 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (247): 130 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building most likely was built before 1952, but has been substantially altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development, Post WWII Boom

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1951

Property Type: Residential

Applicable Criteria: C

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

The building's character defining features include, but are not limited to:

- partial porch under the open eave of the side gable supported by decorative columns
- chimney
- natural woods, earth colors
- low pitched gabled roof with wide, unenclosed eaves overhangs
- porch, with roof support by columns
- exposed roof rafters

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

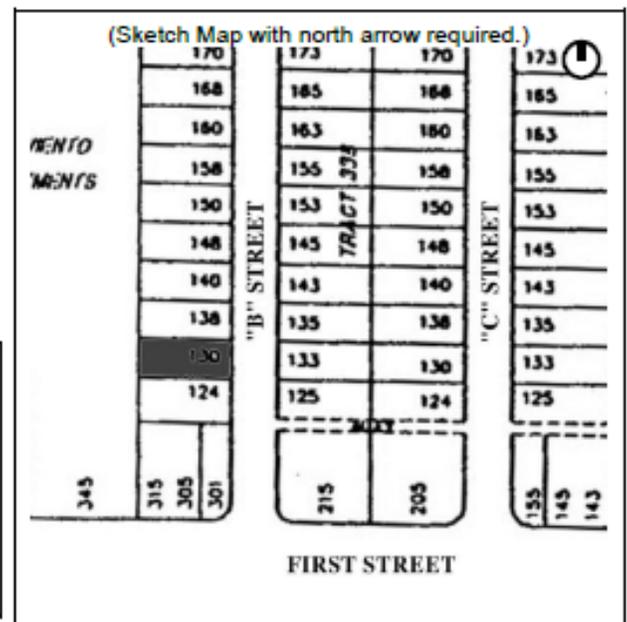
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 133 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (248): 133 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1951-present

Property Type: Residential

Applicable Criteria: C

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

This building is significant as part of the transition to ranch tract architecture as the dominant style in Tustin.

The building's character defining features include, but are not limited to:

- side facing gables of different heights
- open eaves and exposed rafters

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

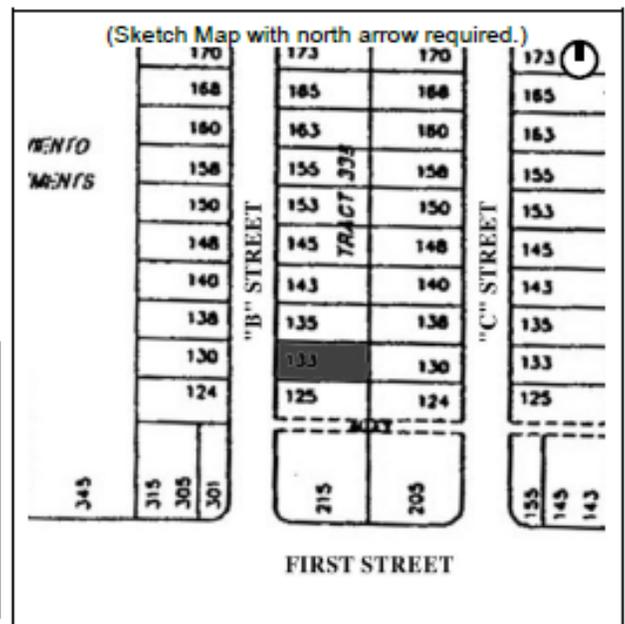
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 138 B STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (250): 138 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- side facing gables and a front facing gable covering the entrance
- symmetrically placed entry porch door, framed with wood molding and trim; a porch roof supported by columns
- narrow, horizontal cladding
- windows with sidelights framed in wood molding and trim
- chimney located to the left side of the building

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

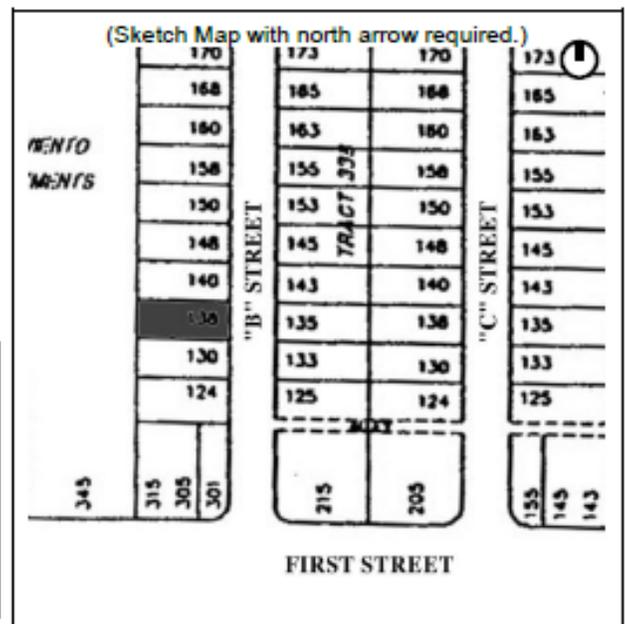
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 140 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (251): 140 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1948.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Post WWII Boom

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

Although this home is an example of the variety of California Bungalow architecture in Tustin, modifications have been substantial.

The building's character defining features include, but are not limited to:

- front facing gable and a side facing gable wing
- ribbon of three windows, framed in wood trim and molding, on front facing gable
- horizontal siding
- small vent on the front facade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

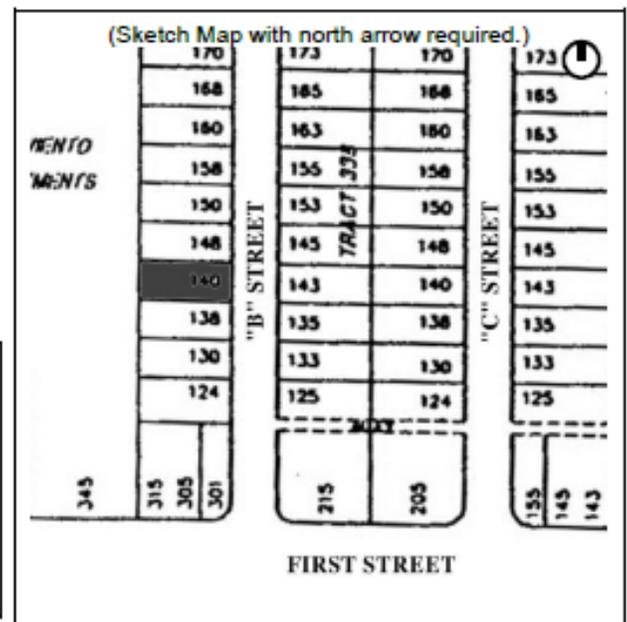
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 143 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (252): 143 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1923. The exterior has been covered with stucco and other alterations have occurred throughout its history.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

Although this building originally was a typical bungalow from the 1920s, it has been substantially altered and its integrity has been compromised.

The building's character defining features include, but are not limited to:

- front and side facing gables
- chimney on the right side gable
- eaves are open and exposed rafter beams
- stucco on exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

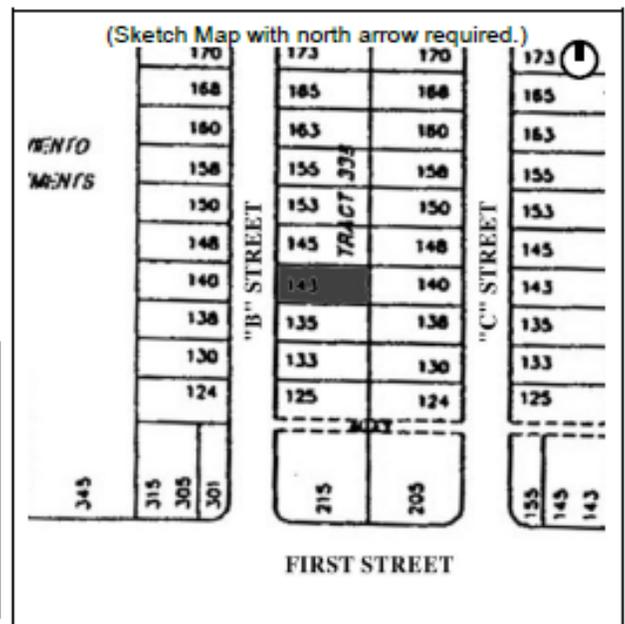
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 148 B STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (254): 148 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Colonial Revival architectural style in Tustin.

The building's character defining features include, but are not limited to:

- front facing gambrel, dual pitched gable with open eaves and exposed rafters
- porch with columns that support the corners of the front facing gable with an exposed beam across the length of the porch
- vents under the eaves, horizontal siding and triple ribbon windows framed with wood moldings and trim

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

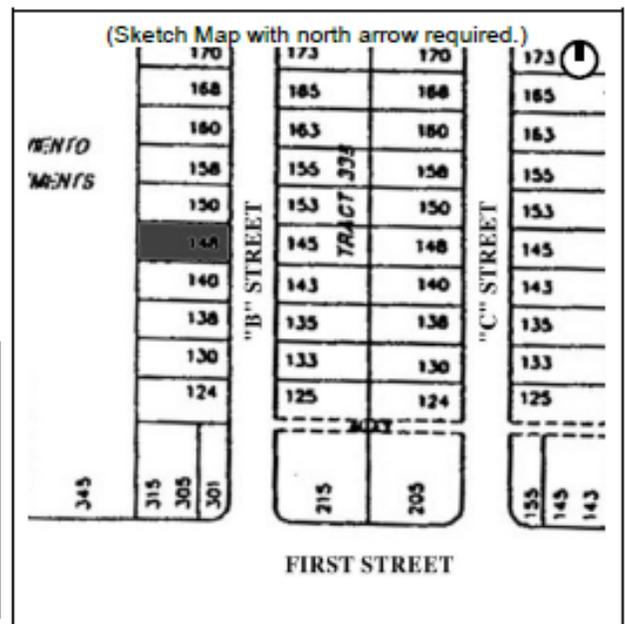
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 150 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (255): 150 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- front facing gable with open eaves and exposed rafters
- porch, covered by the gable, with a pair of columns of piers supporting the corners and patterned wood shingles on below the eaves
- rail with balustrades extending from the left pier to another column
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

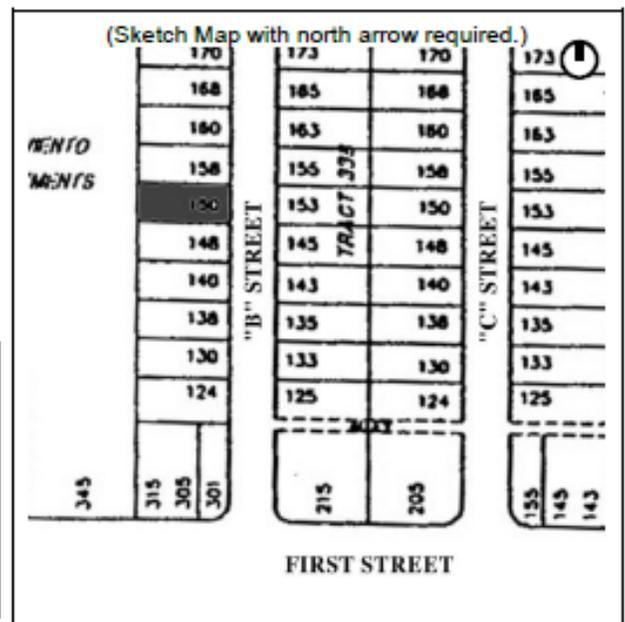
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 153 B STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (256): 153 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The single storied building is significant as an example of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- low pitched front facing gable and open eaves
- covered entry porch constructed on the front face with exposed beams and a pair of tapered column on piers supporting the corners
- double hung windows, framed with wood trim and molding, throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

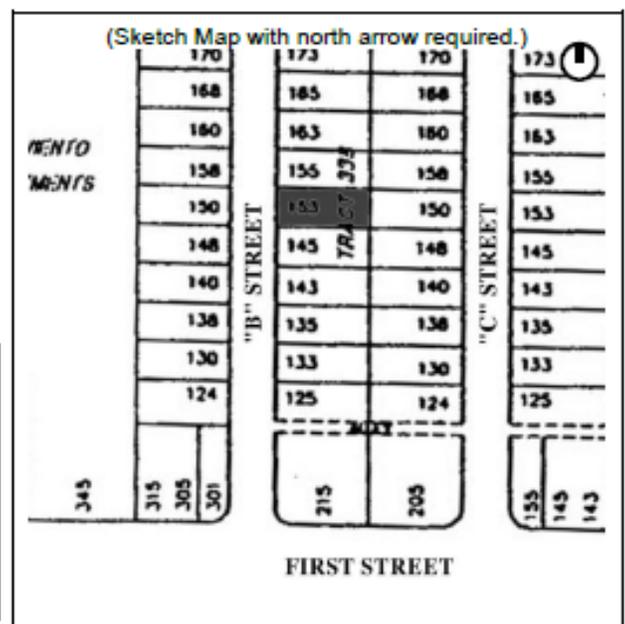
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 158 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (258) 158 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied house is significant as an example of Craftsman bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- side facing a hip on gable with open eaves and exposed rafters; the front facing hip on gable, covering the entry into the building, supported by a pair of squared columns on capped piers
- pair of triple double hung windows framed with wood trim and moldings
- narrow siding
- chimney located on the right side facing gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

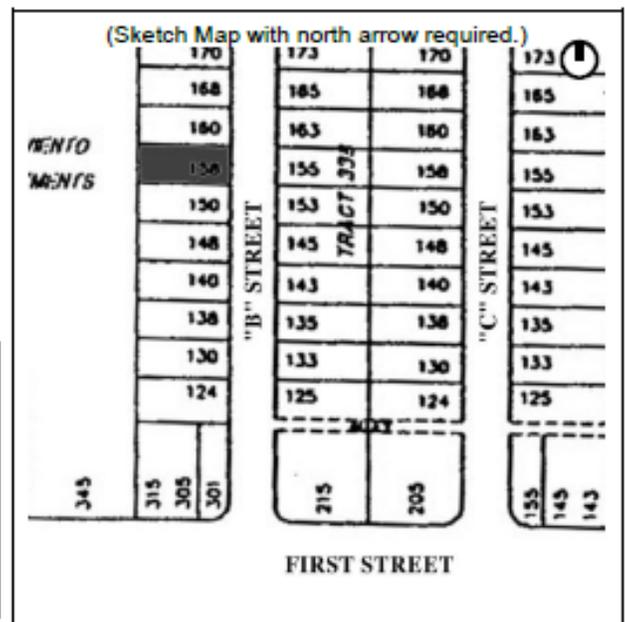
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 160 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (259) 160 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- front facing hip on gable with open eaves and exposed rafters
- flat roof which covers the porch and entry area
- exterior clad in narrow, horizontal siding
- windows framed with wood molding and trim
- porch with cross ranch style railings and exposed beams

B11. Additional Resource Attributes: (HP2)—Single Family Property

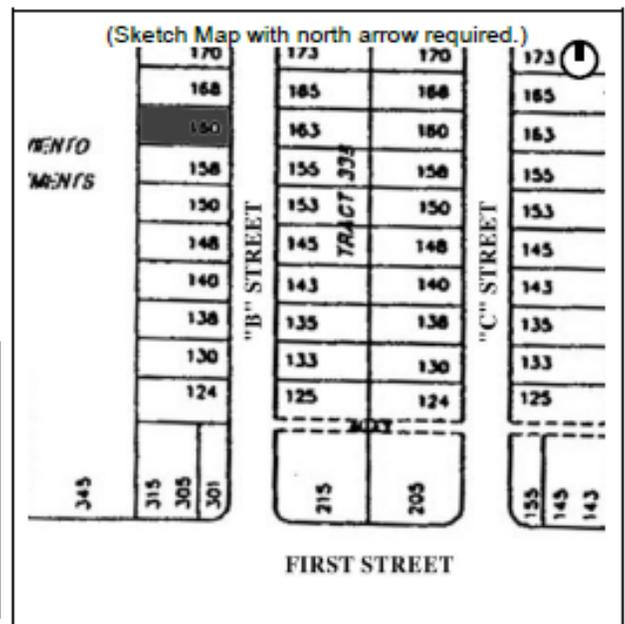
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 163 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (260): 163 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The single storied building is significant as an example of the Colonial Revival style in Tustin.

The building's character defining features include, but are not limited to:

- side and front facing gables, open eaves and exposed rafters
- front facing gable that covers the porch, supported by a pair of classical columns at the corners
- an entry door and sidelights, located symmetrically on the front facade, framed in wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

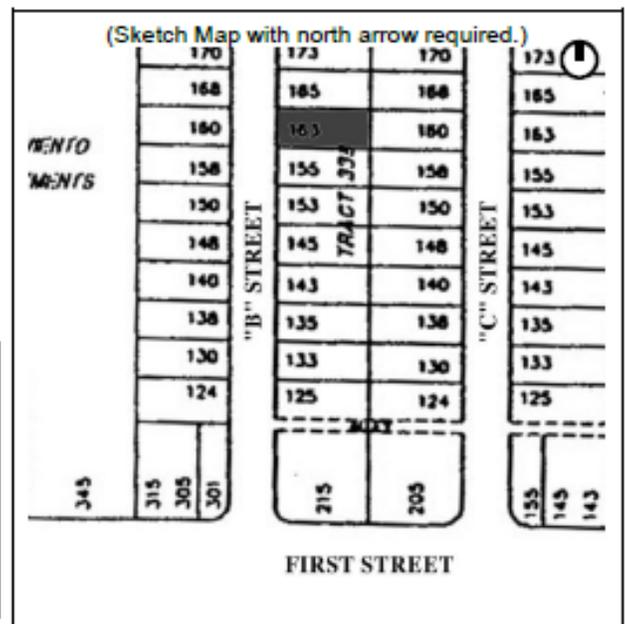
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 165 B STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (261) 165 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the variety of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- side and front facing hip on gables with front facing gable covering the entry that is supported by columns with brick
- tri panel vent located under the front gable eave
- windows, sidelights, doorway and vents framed with wood trim and moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

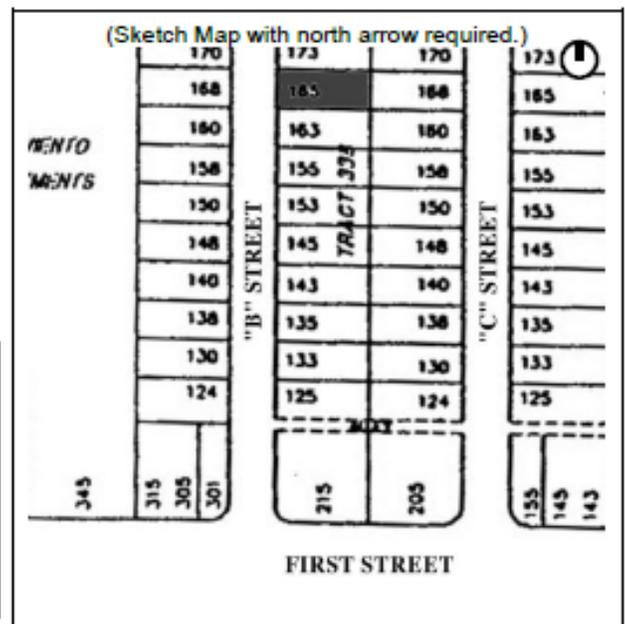
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 168 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (262) 168 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the many variations in California Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- side and front facing gables
- two tapered columns on capped piers supporting the entry porch, and covered by the front facing gable exposed brackets, rafters and horizontal beams
- double hung windows, sidelights and door are framed with wood trim and moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

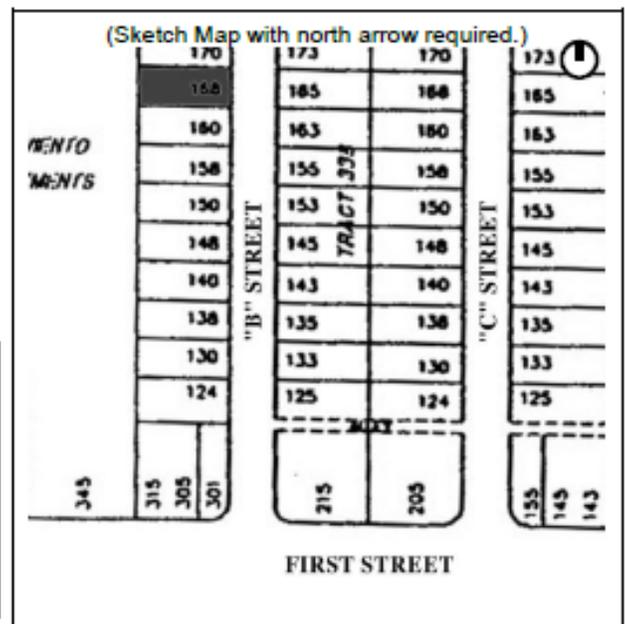
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 170 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (263) 170 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1928. Alterations have been done to the property, including an addition.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of late Tustin Victorian style in the 1920s, however alterations impact the integrity of the building.

The building's character defining features include, but are not limited to:

- front facing gables
- door, sidelights and windows framed in wood
- front gables with matching double hung windows and small vent below the open eaves
- chimney located on the right side of the back wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

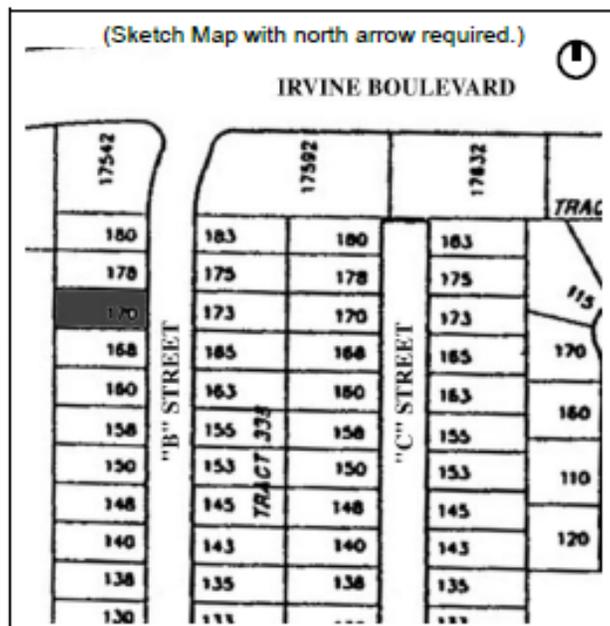
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 173 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (264) 173 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch Tract

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952, but has been substantially altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Post WWII Boom, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1951-present

Property Type: Residential

Applicable Criteria: C

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

Although a typical example of post World War II vernacular architecture in Tustin, alterations have changed the original character of the building.

Character defining features include, but are not limited to:

- rambling and horizontal form
- automobile oriented
- asymmetrical shape with low pitched roof
- moderate eave overhang
- variety of wall cladding
- decorative railing and other modern details

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

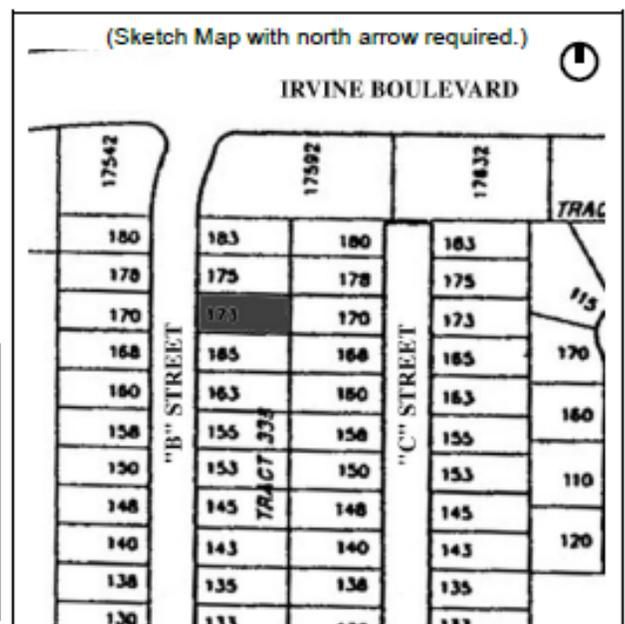
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 175 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (265) 175 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1920. The original building appears to have been altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

The building is significant as an example of the Colonial Revival style in Tustin, though alterations have impacted the integrity of the building.

This building's character defining features include, but are not limited to:

- side facing a hip on gable with open eaves and exposed rafters
- front facing hip on gable, covering the entry into the building, supported by a pair of squared columns on capped piers
- ranch style railing and decorative beam which had been added to the porch
- pair of triple double hung windows framed with wood trim and moldings
- narrow siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

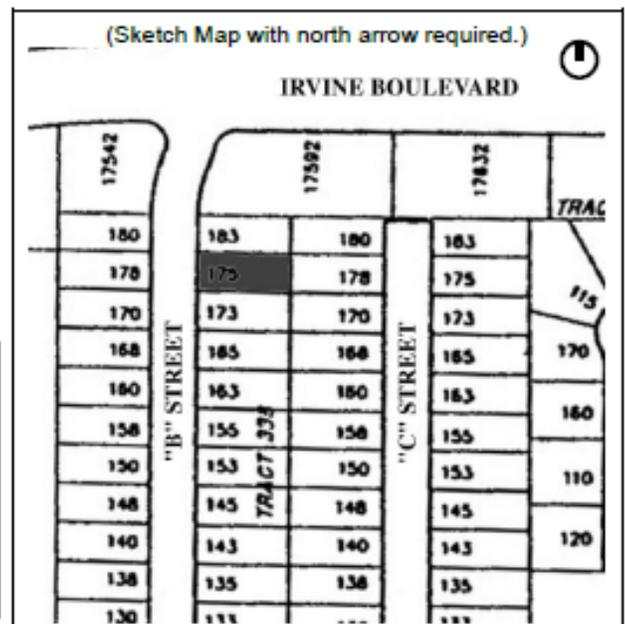
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 178 B STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (266) 178 B Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the variety of the Spanish Colonial revival style in Tustin.

The building's character defining features include, but are not limited to:

- tile on a parapet extending above the flat roof
- exterior surface is stucco
- roof connected to the main building covering the entry and porch with two columns at the corner
- tile used on the porch roof

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

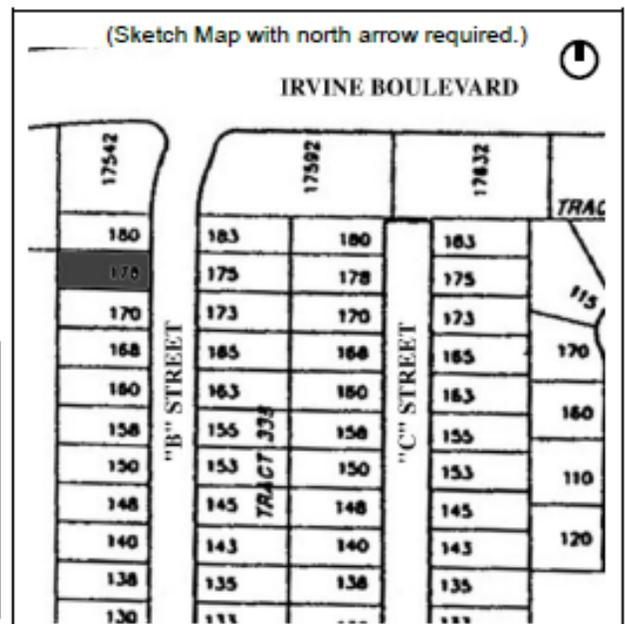
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 140 A&B B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (51) 140 A & B - B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

These homes were constructed circa 1925.

The Craftsman Bungalow style cottages retain much of their original integrity.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

These buildings are significant as examples of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

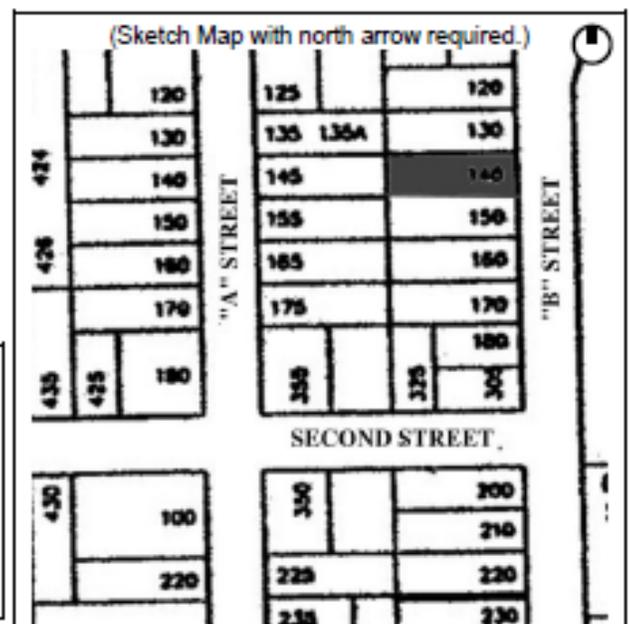
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 160 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (53): 160 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

John and Alice Dwyer built this Colonial Revival house in 1909.

An aluminum porch, with wrought iron supports, has been added to the front façade. The home has a new metal awning in front. A carport has been built along the entire north side of the house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This home is significant as one of a few examples of Colonial Revival architecture in Tustin. However, the alterations detract from its character. It is also significant for its association with early resident of Tustin, John Dwyer, a teamster and his wife Alice. The Dwyer family sold the home in 1925, and the home has had numerous owners since.

The building's character defining features include, but are not limited to:

- high hipped roof complimented by a pedimented front-facing gable
- row of three louvered vents is centered in the gable peak, and a finial capping the top
- curved bargeboards and a flared hood on the gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

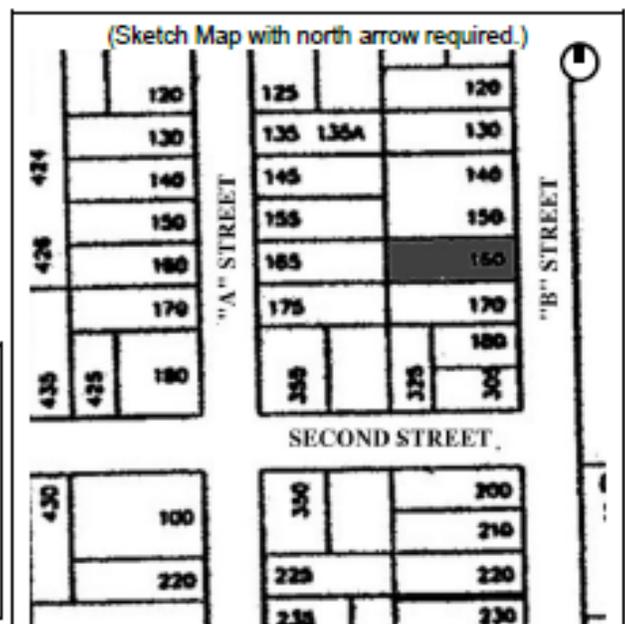
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 200 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (52): 200 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Alton and Leona Aldeman, owners of the Tustin Hardware Company, had this single-storied California Bungalow style building constructed in 1923.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin. The home has retained much of its integrity and contributes to the historic streetscape of South B Street.

Additionally, this home is significant because of its large yard, wide lot, and trees. For example, a very large Eugenia (or Australian Brush Cherry) stands in the front yard. The berries were traditionally used to make jelly. Eugenias are typically found as a hedge; it is unusual to see one as a specimen plant.

The building's character defining features include, but are not limited to:

- row of glass windows with rectangular transoms at the porch
- offset porch gable is clad in alternating wide and narrow vertical boards, matching the main front facing gable of the house
- cladding in medium width clapboards, and stucco clad elephantine porch piers, a large plate glass window with plain transom above with double hung sidelights, and double hung windows
- single clapboard clad garage matching the house is located in the back

B11. Additional Resource Attributes: (HP2)—Single Family Property

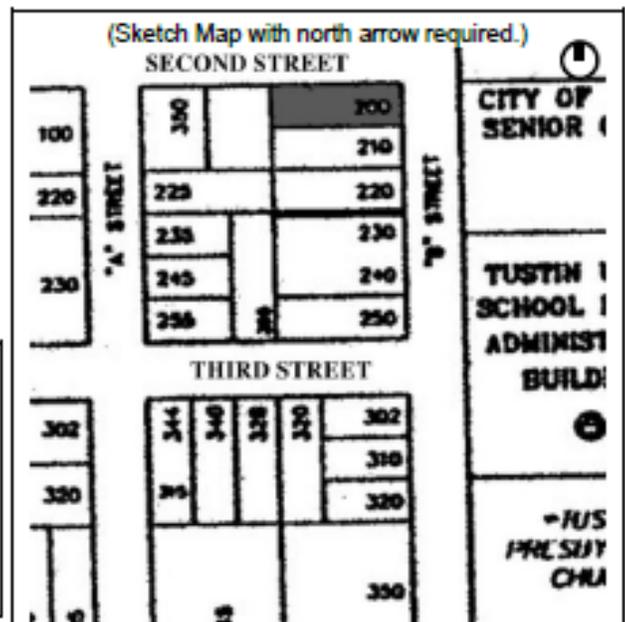
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company Records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 230 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (55) 230 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

While the house was constructed in the 1880's, the earliest recording of this property's history is a post-1889 list of sale located in the county assessor's office.

This residence was altered between 1910 and 1930. The roof and gables were constructed in 1910. Back door installed circa 1915. The concrete foundation is relatively new.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

This building is significant as one of Tustin's early residences constructed in the 1880s. The one story building has decorative shingles below the eaves and framed windows. The horizontal style was likely added to reflect the bungalow style, with stick-work composed of vertical sticks under the gable roof. Much of the original integrity has survived.

In addition, the building has associations with early Tustin residents. At the time of sale in 1903, this property was part of three lots and was sold from Andrew Waterman to James Callahan. In 1906, the home was sold to ranchers Philip and Kate Ebel. The Ebel Family continued to live in the home through the 1960s. Kate Ebel was a prominent local poet.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

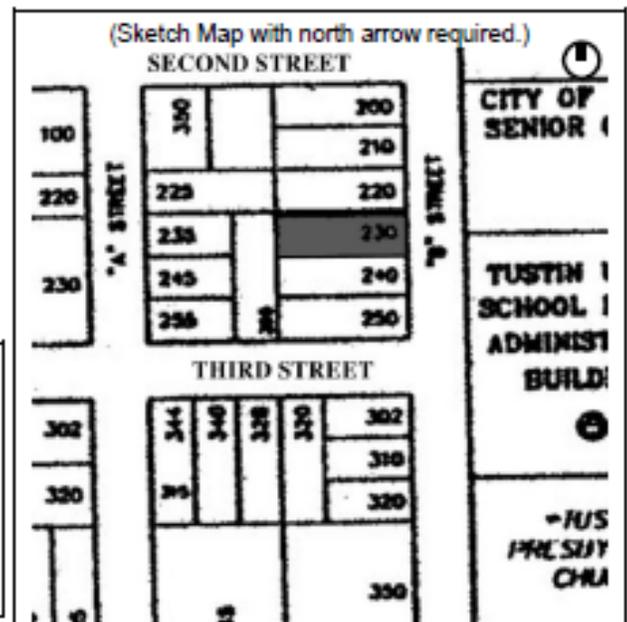
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (55) 230 B St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- wide shiplap siding, typical of the 1880's on the lower part of the exterior wall
- Craftsman-style gables and windows
- shiplap siding, edged with corner boards, throughout the first floor, except for the flat-roofed addition on the front façade, to the north of the center wing
- gable faces are ornamented with fancy-cut wood shingles, single exposed beam ends, row of rod trim across the bottom and the vertical lath vent-work, all characteristic of Craftsman architecture
- a pergola, supported by a single square wooden column, shelters the front doors
- a door in the south side of the front wing, 1880's in style and featuring a single pane of glass in the top half a door at the back of the pergola, ca. 1915
- a large plate glass window in building's top section
- a plate glass window, topped with a transom and flanked by double-hung sidelights, centered in the front wing
- a small single-paned window rests beside the front door

## 250 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (56): 250 B Street (S)

B1. Historic Name: The Manse

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building, constructed in 1912, served as a minister's residence for the Tustin Presbyterian Church from 1914 to 1960. The building was originally located next to the church, however, and in 1953 the building was moved from its original location at 201 West Main Street when the church expanded its Christian education program and buildings.

\*B7. Moved?  No  Yes  Unknown Date: 1953 Original Location: 201 Main Street (W)

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Agriculture, Citrus Industry, Religion

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, B, C

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

This property is significant due to its association to the development of religion in Tustin as well as for its architecture. As the Manse for the Tustin Presbyterian Church, this house has added significance for housing the church ministers for almost 50 years. Ministers who resided in the house include William S. McDougall (1914-1926), Samuel F. Shiffler (1927-1931), J. Stuart Hydorn (1932-34), Calvin K. Duncan (1935-1944), and Karl J. Christ (1945 to ca. 1960). Back in the early 1900s, the church was large, powerful and played an active role in the community. Many church activities, such as weddings and meetings, took place in the parlor of the Manse.

The home is Craftsman Bungalow in style with English, Swiss and Asian features. Specialty siding and alternating narrow and wide boards covers the exterior of the first floor of this one and one-half story Tudor-style Craftsman Bungalow. Heavy single exposed beams and a hipped Tudor-style peak add interest to the prominent gable. The large yard has several mature trees.

B11. Additional Resource Attributes: (HP2)—Single Family Property

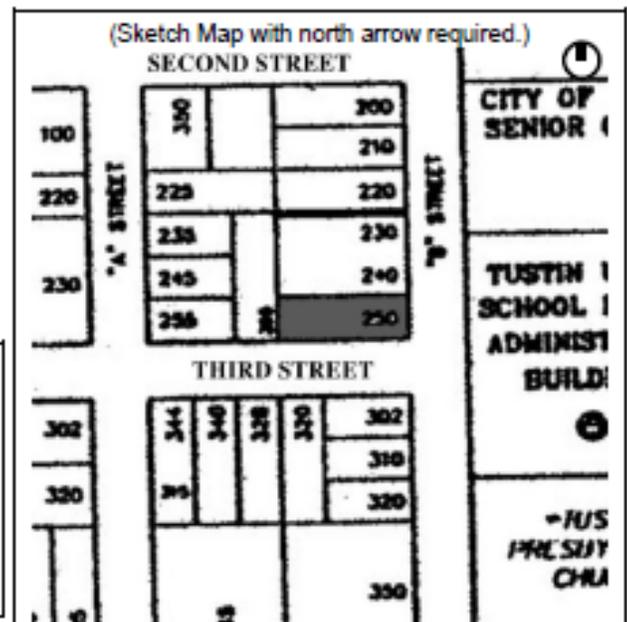
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Church history; 1916 Directory; Maureen Rischard, Church Historian.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (56) 250 B St S

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- specialty siding and alternating narrow and wide boards on the exterior of the first floor
- row of three matching double-hung windows, with shutters added in between, accenting the wood-shingle-clad front gable
- heavy single exposed beams and a hipped Tudor-style peak on the gable.
- rear side-facing gables and a shed-style dormer, with casement windows
- shed-style dormer and casements have been added to most of the south side
- plain brackets on the corners and delicate lattice work fills the space between the posts
- row of three multi-paned casement windows on the south of the porch and two pairs of the same style windows have been placed on the north side. Brick wainscoting has been added to the front façade. The front door with a quartet of beveled glass windows at eye level, flanked by multi-paned sidelights
- brick chimney on the south side facing Second Street
- landscape with several mature trees

## 300-302 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (57) 300-302 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The 1920's Colonial Revival duplex at 300-302 South B Street is one in a row of three properties that 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. Neither the original nor the subsequent owners lived in this house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building, combining the Colonial Revival style with characteristics of the emerging bungalow style, is significant for its architecture. This duplex has retained much of its integrity and matches the scale of most homes along B Street. The design contributes to the district's historic streetscape. The landscaping and trees are also an asset to the property.

The building's character defining features include, but are not limited to:

- low-pitched front-facing gabled roof, accented with vertical lath venting and single exposed beam ends, specialty siding, with 2 narrow boards alternating with one wide board
- four round columns supporting the roof
- pair of wide double-hung windows, with mullioned borders and corners in the top half, centered in the front façade
- front doors located on each side of the windows and featuring a row of windows at eye level with shelf and knobs below
- wide double-hung windows throughout the exterior
- a two-story garage in the same style is located in the rear with 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
- landscape, including several trees

B11. Additional Resource Attributes: (HP2)—Single Family Property

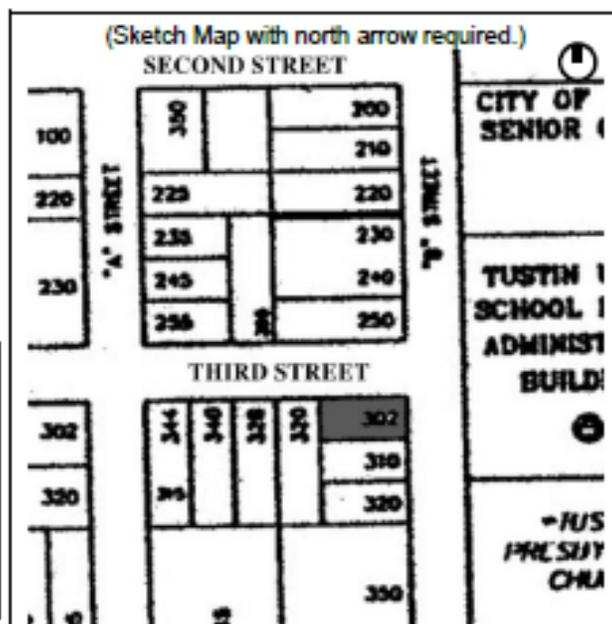
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 310 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (58) 310 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This property is the center house of three similar, single-storied homes built on lots 11 and 12 of Block G of the Tustin City tract. O. T. Johnson originally built this duplex and the neighboring duplex at 320 B Street (S) in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This home is significant as an example of the California Bungalow architecture in Tustin. It is also important for its association with early Tustin residents.

In 1922, William Kirby purchased the two properties and added a duplex on the corner in 1926. Mr. Kirby passed away in 1936, and upon the passing of his wife, Mary, in 1951, the property was divided into three separate lots and were sold to different owners.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

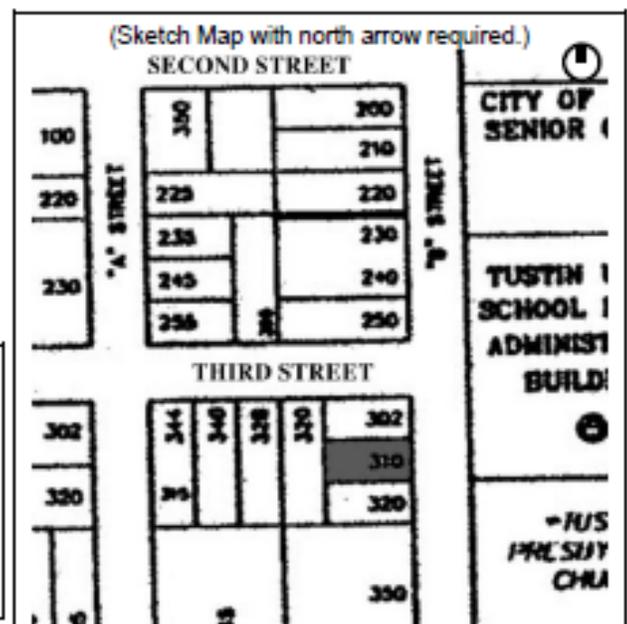
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (58) 310 B St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- low-pitched, offset front-facing gabled porch roof that matching the main front-facing gabled roof
- roof details, including variegated vertical lath venting, single exposed beam ends, and exposed rafter tails
- frieze about the porch sloping up toward the center
- elephantine posts, sitting on square brick piers, supporting the porch roof
- pergola on the north side sheltering a plate glass window topped with a multi-paned transom and flanked with double-hung sidelights
- matching window overlooking the porch
- double-hung windows throughout the exterior
- single-car garage in the same style is located in the rear

## 320 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (59) 320 B Street (S.)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

O.T. Johnson built this home and the neighboring home at 310 B Street in 1920. The bungalows at 310 & 320 B Street are similar in design. The home was sold to the Kirby family who retained ownership until Mary Kirby died in 1951.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

The duplex is significant as an example of Craftsman Bungalow style in Tustin and contributes to the historic streetscape. It is also important because of its association with early Tustin residents.

The building's character defining features include, but are not limited to:

- low-pitched front-facing gabled porch matching the main front-facing gabled roof of this house, which is almost a twin to the house on the north at 310
- tapered elephantine posts, resting on piers of two colors of grey brick, supporting the porch roof
- plate glass windows, topped with plain transoms and flanked by double-hung sidelights, on the front door double-hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

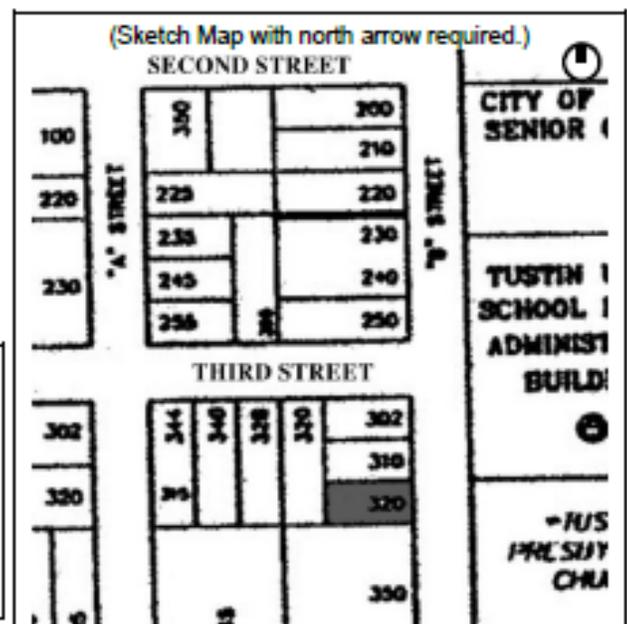
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 350 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or # (60) 350 B St. (S)

- B1. Historic Name: Hewes House
- B2. Common Name: Hewes House
- B3. Original Use: Residential
- B4. Present Use: Residential

\*B5. Architectural Style: Greek Revival - Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was built in 1881. David Hewes had this home built, which he lived in until 1890, after which he rented the property until 1915. A garage, built in the 1940s, is located in the rear and northwest corner of the property. In addition, the ballustrade bordering the second floor balcony was added in the 1890s when the second floor was remodeled. A slumpstone and wrought iron fence along the back and side was installed in the late 1970's.

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

\*B8. Related Features:

- B9a. Architect: unknown
- b. Builder: unknown

\*B10. Significance: Theme: Early Ranching & Agriculture, Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This site is significant because of its architecture and association with a person of importance to Tustin's history. The building is an example of the Italianate style in Orange County.

The house, representative of Tustin's primary settlement period, is architecturally significant because of its unusually fine Italianate attention to detail, using the best in building materials and craftsmanship available at the time, and because it is probably the finest example of Italianate architecture in Orange County. Much of its 1880's and '90's integrity remains today. The garage in the back NW corner of the house cannot be seen from the street and does not compromise the integrity of the property.

David Hewes 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 G. 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 schoolteachers should live in Tustin, he altered the second story of the house in order to add bedrooms and a bath.

The site also has several significant mature trees that shade the very large lot.

The Hewes House is also a County Point of Historical Interest.

B11. Additional Resource Attributes: (HP2)—Single Family Property

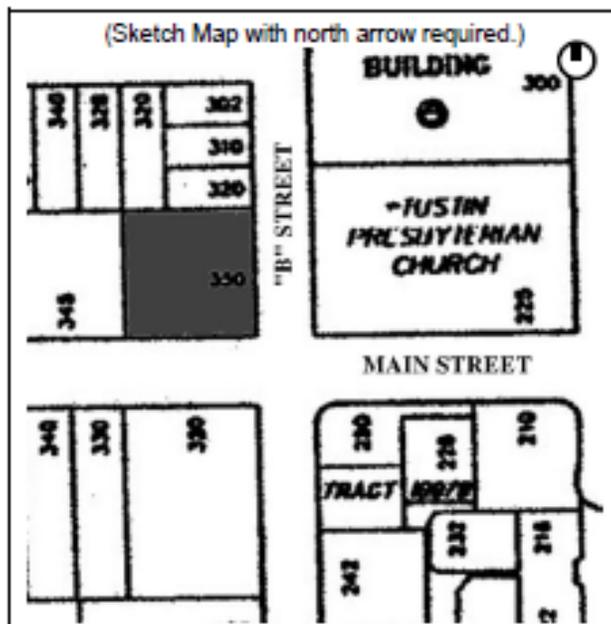
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



\*Required information

Page 2 of 2

\*Resource Name or # (Assigned by recorder) (60) 350 B St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- a prominent medium-pitched gabled roof, projecting from a rectangular truncated hip roof that tops the back half of the house, accented with returns and enclosed eaves and wrought iron cresting bordered along the truncated portions
- exterior wide shiplap siding
- ornate brackets and turned posts that delineate the windows, including the second-floor balcony elaborate carved brackets on the north side facing the back yard
- a mansard roof of the bay clad in fishscale shingles and topped with a balcony bordered with a plain wood balustrade
- an original porch in the rear (southwest) corner identical to the front porch and an open porch, edged with a plain balustrade runs across the entire rear of the second floor
- the 1890s added balustrade bordering the second floor balcony with turned posts supporting the porch roof and square posts with flared bracketed capitals
- a frieze that is decorated with dentil work, molding-trimmed horizontal panels, and teardrops.
- windows on the first floor are tall and narrow, with arched tops and flared cornices, decorated with scallops, which reach to the porch ceiling and second floor double-hung windows with square tops.
- large plate glass windows accent the double front doors in the top two-thirds with molding-trimmed paneling below
- wide wooden staircase, accented with elaborate newel posts and turned balusters square bay on the south side features a trio of arched windows on the front and a matching window on each side

## 450 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (61) 450 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Roy Russell deeded this property to Pauline Wollenberg in 1922 and the home was built in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin and contributes to the Tustin Cultural Resources District. 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 house. The house is situated on a very deep lot. In back of the house are a large jacaranda and two very large avocado trees. An additional small, two-bedroom home—originally built for Pauline Wollenberg's sons—is on the property and is used as a rental. Ruth Cox, stepdaughter of C.E. Utt, lived in the home for many years.

B11. Additional Resource Attributes: (HP2)—Single Family Property

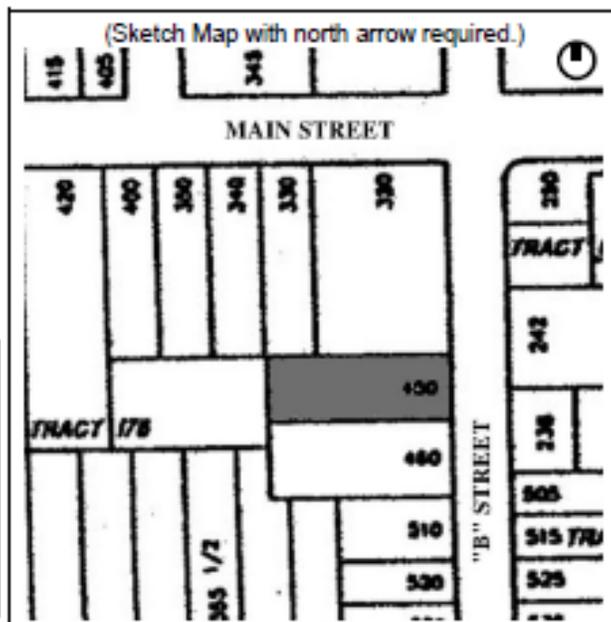
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Interview with Barbara Cox, August 5, 2002

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (61) 450 B St S

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- liberal use of roof decoration
- large Craftsman front door and three large separate beveled glass panes near the top and long narrow panes of beveled glass on each side accent the Craftsman-style front door
- open porch with a wooden porch railing with a combination of pairs of vertical posts with one narrow and one wide band placed horizontally to form the rails
- continuation of the recessed porch, extending to the north side and bordered with a matching railing and brick pier
- Oriental-influenced railing
- side-facing gabled roof, featuring a front-facing gabled wing on the south side of the east-facing front façade
- horizontal lath venting, triangular braces with scroll trim at the bottom, and exposed rafter tails decorating the roofline
- narrow clapboard siding
- large square brick column with a concrete cap supporting the recessed porch in the northeast corner
- foundation, a pier beside the porch steps and the chimney, located on the north side, all matching the column
- extended lintels topping each window and door
- car-siding-clad garage is located in the rear

## 510 B STREET (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (62) 510 B Street (S.)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The home was built in 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin. The property contributes to the historic streetscape of the Cultural Resources District.

The building's character defining features include, but are not limited to:

- low-pitched side-facing gabled roof
- triangular braces accenting the corners of the front-facing gable
- medium-width clapboard siding covers the exterior
- pair of multi-paned casement window, flanked by shutters, facing the street and matched by another set on the north side of the front door
- three full-length multi-paned windows form the face of the cantilevered eave near the southeast corner of the front face
- multi-paned entrance door located in the north side of the front-facing wing
- matching double garage is located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

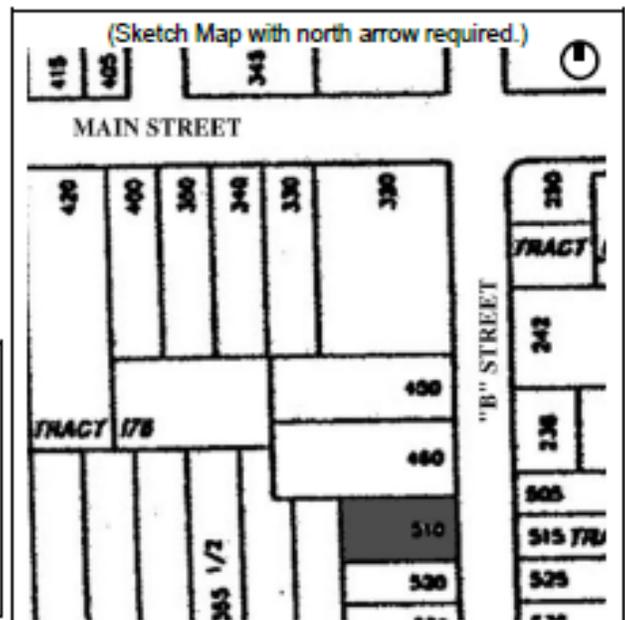
B13. Remarks:

building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 520 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (243): 520 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1925.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of California Bungalow architecture in Tustin.

This building's character defining features include, but are not limited to:

- side facing gables with a front facing gable covering the new entry area
- open eaves and exposed rafters

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 530 B STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (63) 530 B Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Ralph Cruzen built the bungalow in 1923, after purchasing the lot from Roy Russell, a prominent local property owner and developer. The Cruzens lived in the home for over 40 years.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- low-pitched side-facing gabled roof
- triangular braces accenting the corners of the front-facing gable
- medium-width clapboard siding covers the exterior
- pair of multi-paned casement window, flanked by shutters, facing the street and matched by another set on the north side of the front door
- three full-length multi-paned windows form the face of the cantilevered eave near the southeast corner of the front face
- multi-paned entrance door located in the north side of the front-facing wing
- matching double garage is located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

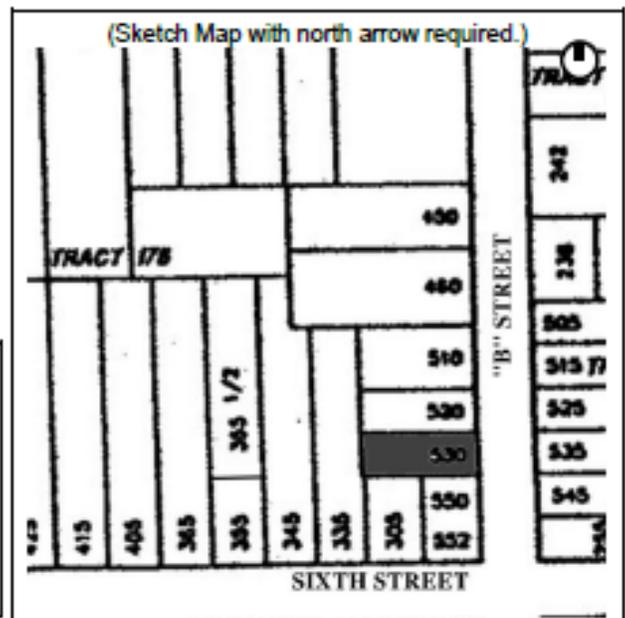
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 1000 BLOCK OF BONITA AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 553

\*Resource Name or # (415) 1000 block of Bonita Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

These buildings were built in the early 1900s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin.

The Bonita streetscape includes several single storied buildings that contextually were built around the same time. During this period, Tustin developers built numerous houses in a variety of styles, essentially based on the California Bungalow prototypes.

Character defining features include, but are not limited to:

- natural woods, earth colors, brick, stone, river rock, and heavier structural beams.
- low pitched gabled roof with wide, open eaves overhangs
- decorative beams and braces under the gables
- porch, with roof support by columns
- exposed roof rafters

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

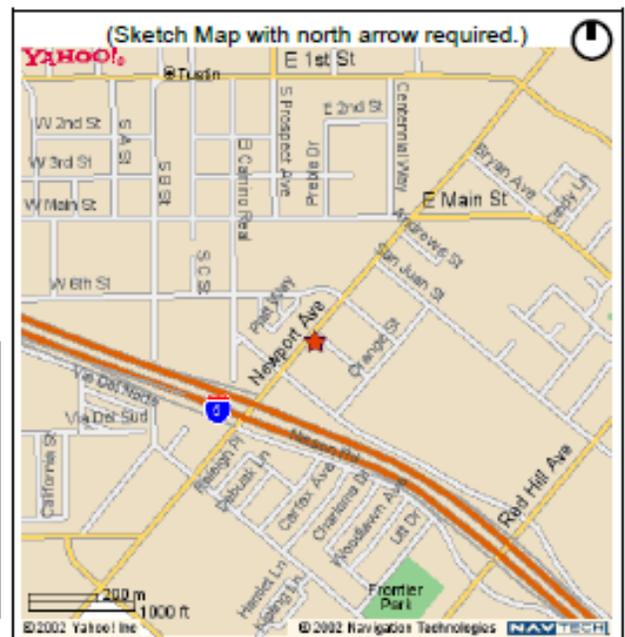
B13. Remarks

This building requires additional information and research to assess, fully, its significance.

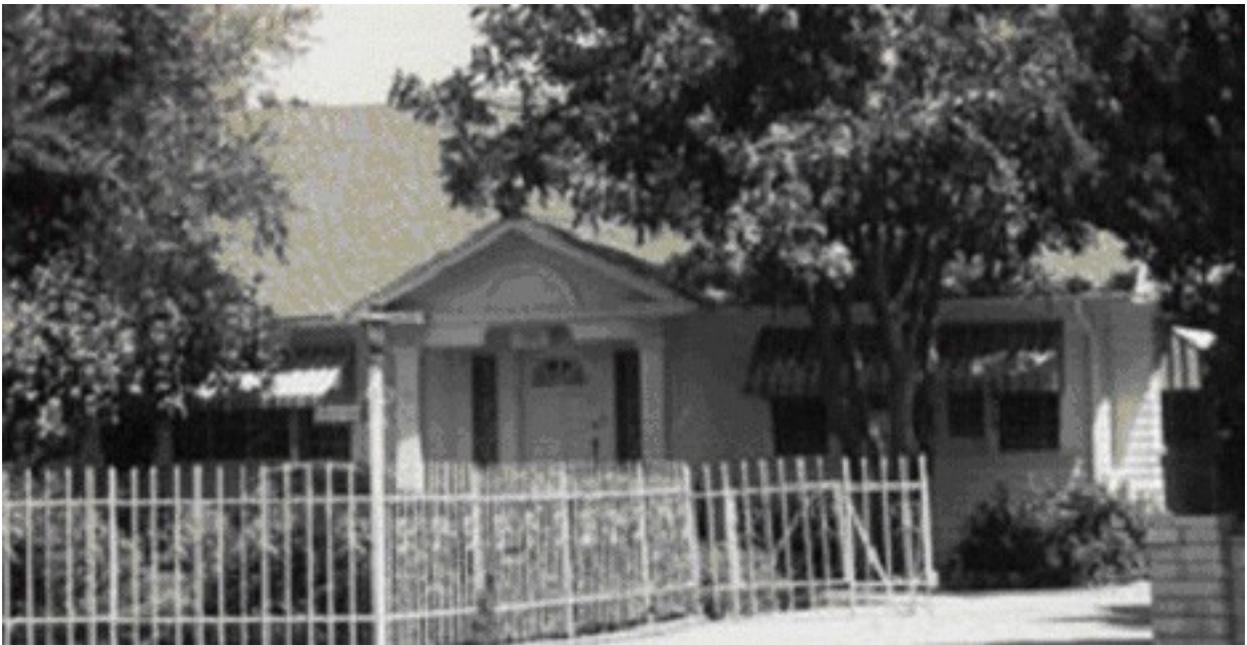
\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



# 1331 BRYAN AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5S3

\*Resource Name or # (64): 1331 Bryan Avenue

B1. Historic Name: Sauers House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This house was built in 1918 and was originally the grove house and barn for a 20-acre walnut grove. Substantial changes were made to the home, adding large windows in the living room and front bedroom, a master bedroom wing, and a dining hall.

Barbara and Dave Bryant purchased the home from Mr. Glines in 1970 and have lived at the location since that time. They, too, have made substantial changes to the home. They expanded the barn into a garage and shop, later expanded the front bedroom and bath, added wrought iron fencing and gazebo, built the art studio, laundry room and new patio, which replaced the dining hall and old patio.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

While the home has experienced some major alterations to the interior, the Colonial Revival home is significant for its fine condition and representation of its agricultural roots. A pair of large square wooden columns, trimmed in molding, supports the pedimented front-facing gable porch, accented with a fan-shaped vent and enclosed eaves with returns. Two large trees in front of the home are Chinese Magnolia and Carrotwood. The garden is beautifully planted with roses, other flowers and shrubs. The house and garden are surrounded by a row of orange trees.

The first owner was Charles Sauers, a walnut rancher, a partner in Sauers and Berquist Grocery, and trustee for both the Elementary District and the Tustin High School. In 1938, Aubry Glines purchased the home and replanted the 20 acres to Valencia Oranges. In the early 1960s, Aubry Glines sold the orange grove to developers, retaining a half-acre around the house. Remnants of the grove still thrive in the well-kept garden. Some of the citrus trees are more than 50 years old and still produce well.

B11. Additional Resource Attributes: (HP2)—Single Family Property

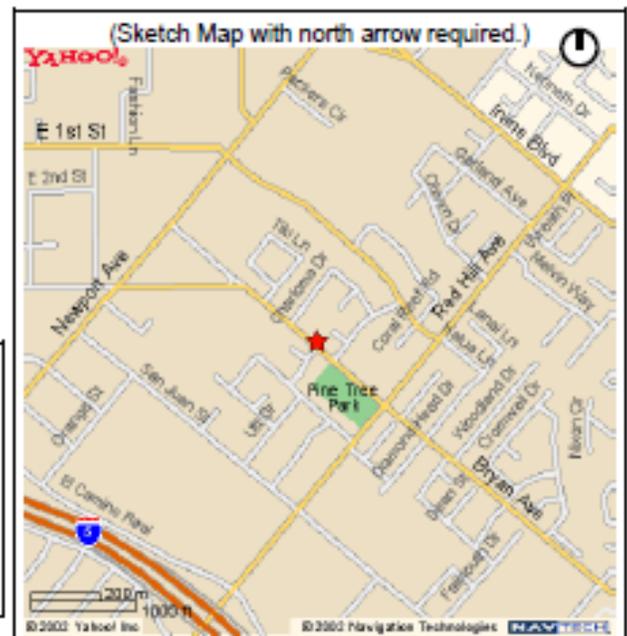
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (64) 1331 Bryan Ave

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- symmetrical in shape, with a side-facing gabled roof and centered front porch
- pair of large square wooden columns, trimmed in molding supporting the pedimented front-facing gable porch, accented with a fan-shaped vent and enclosed eaves with returns
- front door with a fanlight window at eye level and flanked by a pair of multi-paned sidelights
- large multi-paned windows, with sidelight, occupying the space on each side of the front door
- side-facing gabled wings extending to each side of the main rectangle and a square bay accenting the east side, near the front
- landscape, including a row of orange trees, symbolic of the days when the house stood as the center of an orange grove

# 1621 BRYAN AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (148): 1621 Bryan Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1929.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: Claude Fowler

\*B10. Significance: Theme: Residential Architecture, Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant because of its architecture, associations with Claude Fowler, and its agriculture-induced prosperity that reigned in Orange County during the 1920's. This fine home is also the only survivor of a row of four similar houses built by the same person in 1929. Claude Fowler was the contractor for all of the houses. These houses were estates. Before Bryan Street was widened, the buildings stood far back from the street, amidst well-kept lawns and mature plantings.

The building's character defining features include, but are not limited to:

- flat roof with a parapet topped with tile
- walls covered with stucco
- entrance, covered by a shed tiled roof, extending from the front facing façade
- arched opening at the entry
- multi paned windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

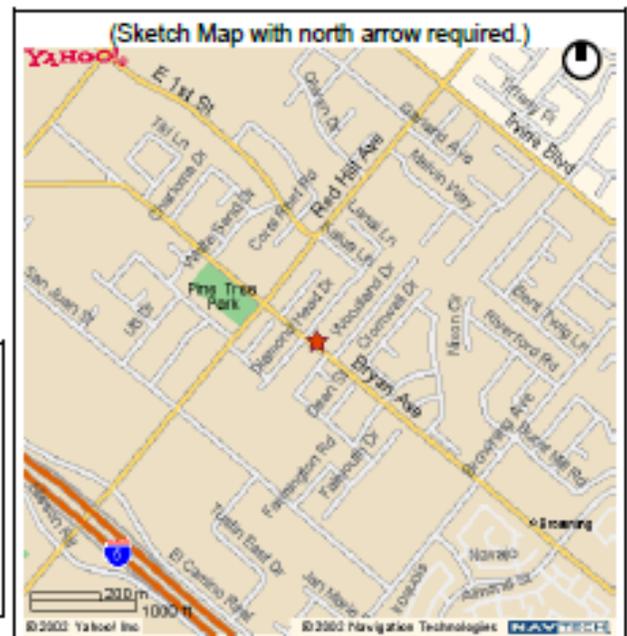
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 125 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (269) 125 C Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

The single storied building is significant as an example of California Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- side facing a hip on gable with open eaves
- front facing hip on gable projected beyond the eave and sheltering the door entry
- fascia board hiding rafters
- walls clad in wide siding
- double hung windows throughout the exterior, framed in wood trim and moldings
- chimney is located on the left side facing gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

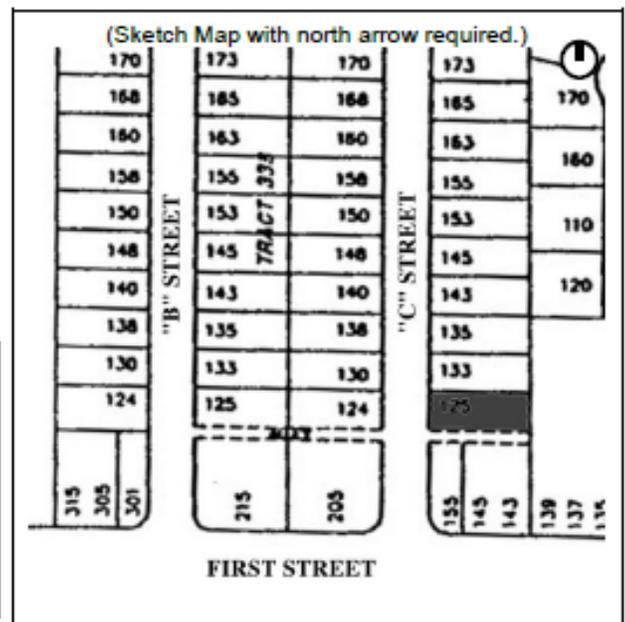
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 130 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (270) 130 C Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely constructed in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the proliferation of the Spanish Colonial Revival style in Tustin.

The building's character defining features include, but are not limited to:

- flat roof and front facing facade topped with a parapet
- ribbon windows with a larger inset panel and side double hung windows, all framed with wood trim and moldings
- entry area with a sloping roof with tile attached to the main building
- entry wall with an arched opening
- exterior is covered with stucco

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

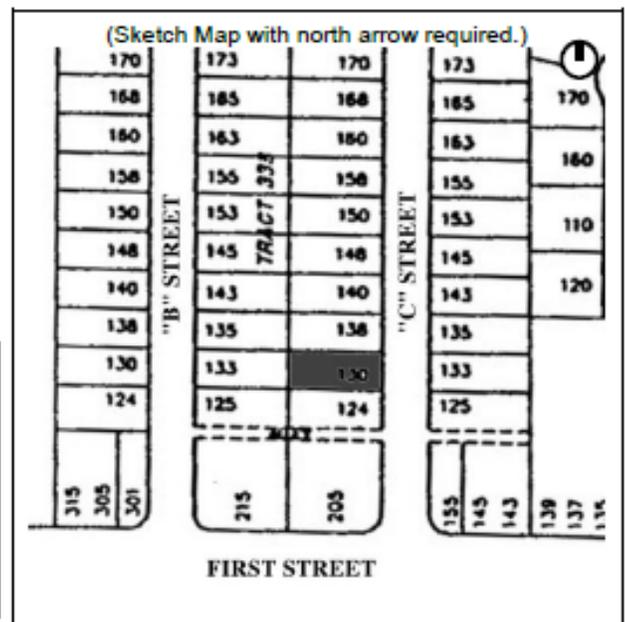
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 133 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (271) 133 C Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built in 1920. The adjacent two-storied garage appears to have been built since 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although built in 1920, the building's alterations and additions have compromised its original integrity.

The building's character defining features include, but are not limited to:

- two front facing gables with open eaves and exposed rafters
- columns supporting the corners of the entry gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin Area Historical Society.

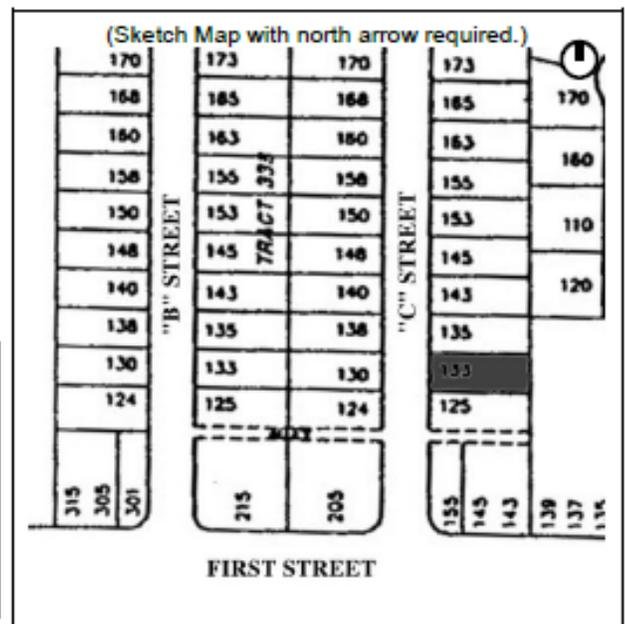
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 138 C STREET (N)



See following pages for property information



## 140 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (274) 140 C Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was most likely built prior to 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California Bungalow style in Tustin.

This building's character defining features include, but are not limited to:

- front facing gables connected to a side facing gabled wing
- side facing entry situated under the front facing eaves with columns at the corner
- decorative patterned shingles that clad the walls
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

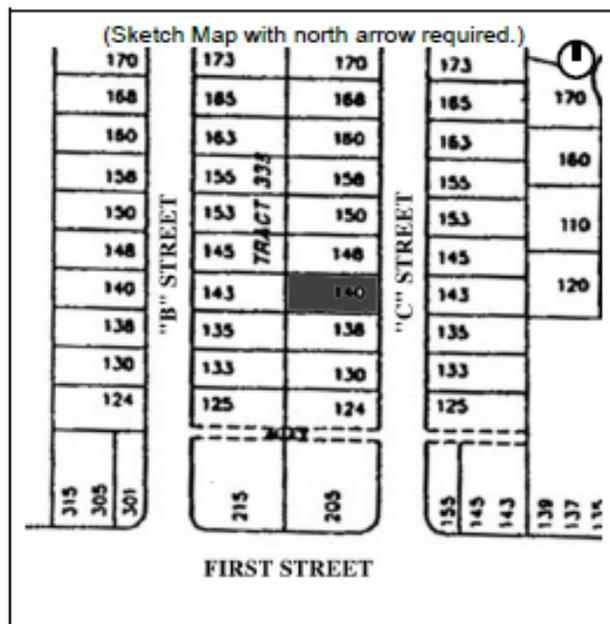
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 143 C STREET (N)



See following pages for property information



## 145 C STREET (N)



See following pages for property information



## 148 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (277) 148 C St. N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an early example of Craftsman Bungalow architecture in Tustin. The Craftsman bungalow style was in high fashion during the early 1920s and Tustin residences incorporated many such buildings into their urbanizing community.

The building's character defining features include, but are not limited to:

- front facing gables, open eaves and exposed rafters
- porch with two tapered columns on capped piers
- a series of windows framed with wood trim and moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

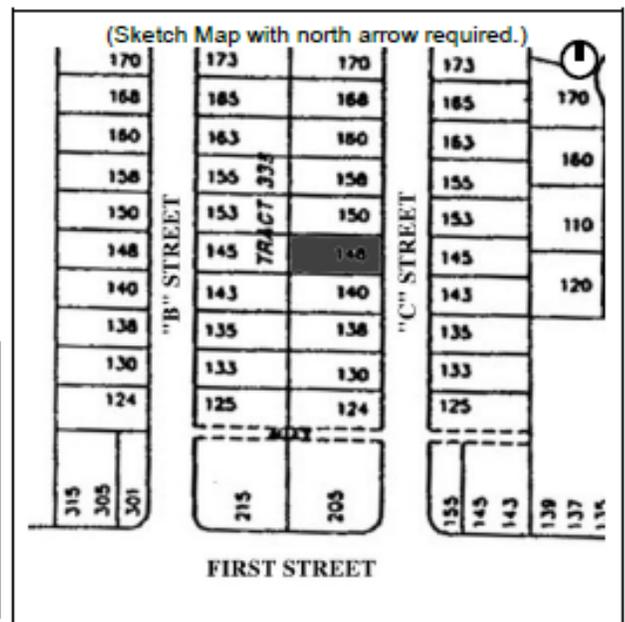
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 150 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (278) 150 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an early example of Craftsman Bungalow architecture in Tustin. It is similar in style as the nearby residence at 148 C Street.

The building's character defining features include, but are not limited to:

- front facing gables, open eaves and exposed rafters
- porch with two tapered columns on capped piers
- series of ribbon windows framed with wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

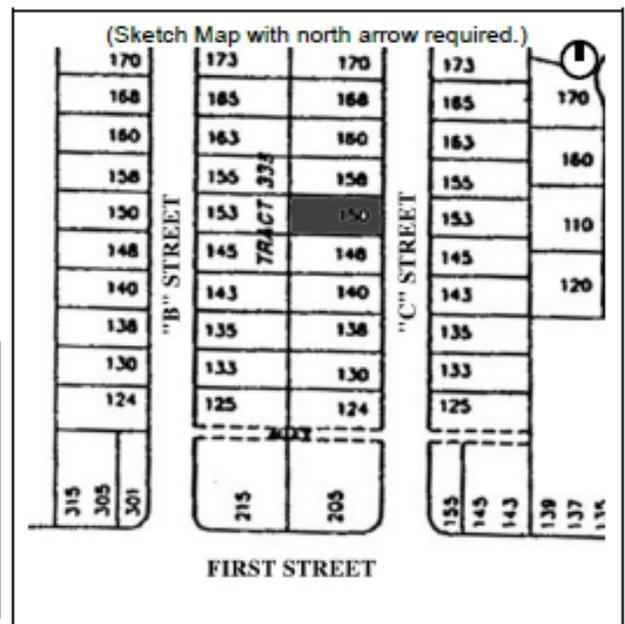
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 153 (N) C STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (65): 153 C Street (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Italianate/Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This c. 1890 home is the oldest on the street and may have been moved from another location. The front-facing gabled roof and matching porch, both accented with exposed rafter tails, were added about 1910-15.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria:

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

Although this building has been altered, it is significant as the oldest home on the street from the late 1800s and its association with important Tustin residents.

Representative of Tustin's early settlement period, the house sits along a street of historic homes built during the 1920s. However, it has some Craftsman alterations, now considered part of the historic fabric of the house because they are over 50 years old.

Herbert H. Hannaford opened up this tract in 1922. He and his wife, Eleanor, were ranchers. They sold the house and lot to Cleo Gordon and Rhoda May Poh in 1924.

B11. Additional Resource Attributes: (HP2)—Single Family Property

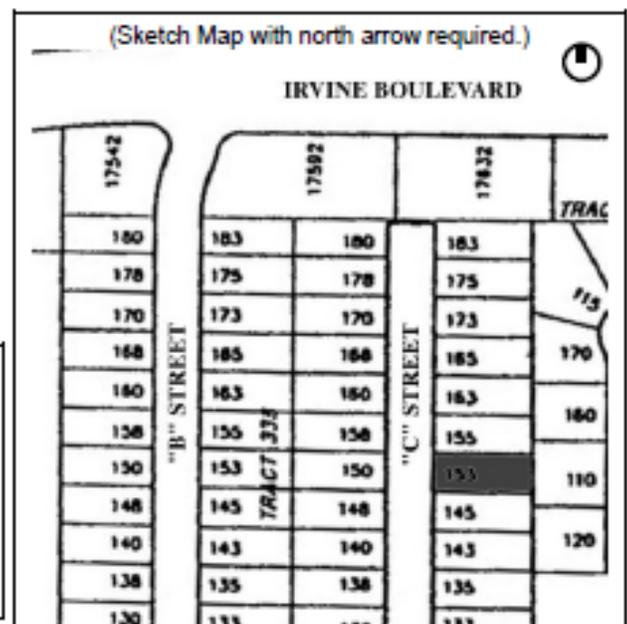
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *The Landmark Trees of Tustin*, Tustin Area Historical Society, 1997; First American Title Company records; "Old Town Tustin's Promenade" tour book, May 1, 1999, Tustin Area Historical Society.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (65) 153 C St N

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- wide shiplap siding and the tall narrow windows with peaked cornices indicating the age of this single-story home as approximately 110 years old
- front-facing gabled roof and matching porch, both accented with exposed rafter tails added about 1910-15
- elephantine wooden posts, resting on red ruffled brick piers support the porch
- pair of double-hung windows and the front door located in the front façade
- inverted door features vertical panels with molding rim with diagonal corners
- slanted by window near the back of the south side features a plate glass window and a plain transom with double-hung windows in the slanted sections
- original window with peaked cornices on the north and south sides
- ca. 1910 double garage is located in the rear

## 155 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (279) 155 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch transitional

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-present

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. The building was built after World War II as a simple, functional style that reflects new trends in modern design.

The building's character defining features include, but are not limited to:

- front facing hip roof with open eaves and exposed rafters
- moderate eave overhang

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

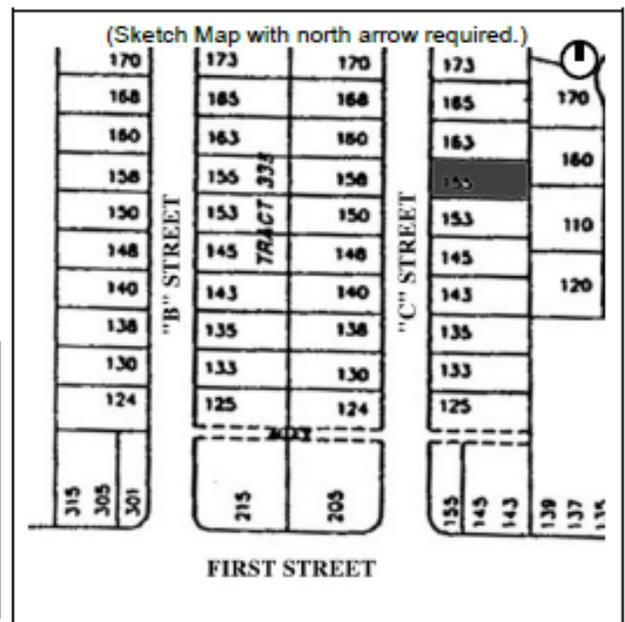
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 158 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

NRHP Status Code: 5D1

Resource Name or # (280) 158 C St. (N)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was originally constructed in 1880 and relocated to its current location.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

This single storied building is significant as an early example of the Craftsman Bungalow in style in Tustin.

The property is also landscaped with mature trees and plantings.

The building's character defining features include, but are not limited to:

- front facing gables, open eaves and exposed rafters
- porch with two tapered columns on capped piers
- series of ribbon windows framed with wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

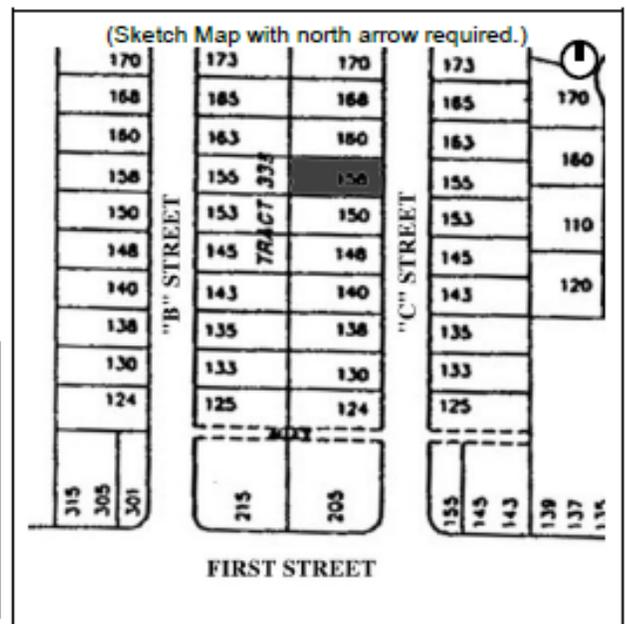
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 163 C STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (282) 163 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1950 - present Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. Often, new decoration and features, such as the window shutters, were added on these buildings to imitate previous styles.

Character defining features include, but are not limited to:

- Craftsman bungalow architecture
- Front facing gables, open eaves and exposed rafters
- A porch which has two tapered columns on capped piers
- A series of ribbon windows framed with wood trim and moldings; the surface has narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

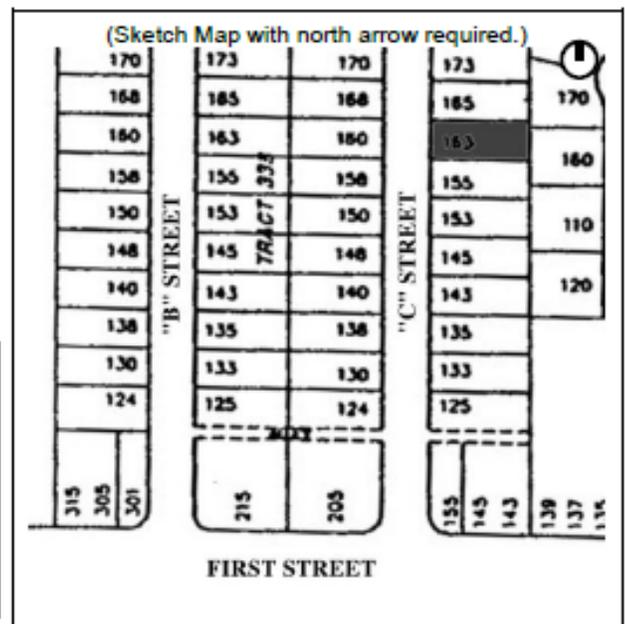
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 165 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (283) 165 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This single storied property is significant as an example of the Tract Ranch style that occurred in the late 1940s. As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. New subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers. The ranch and similar post World War II designs, fit into these subdivision regulations as the most widely distributed architectural style in southern California.

Character defining features include, but are not limited to:

- hip roof building, with extended overhangs and covered eaves
- roof is shingled and the exterior walls finished with either stucco or rustic siding
- expanded in the back with additions of a family or other types of rooms use of decorative revival features

B11. Additional Resource Attributes: (HP2)—Single Family Property

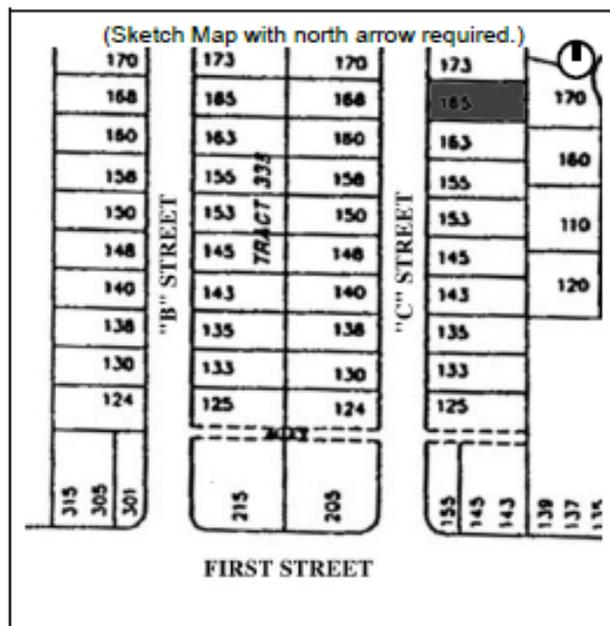
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 168 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (284) 168 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival- Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1915. The original porch railings appear to be removed.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building, with front and side facing hip on gables, open eaves and exposed rafters, is significant as an early example of transitional Colonial Revival and Craftsman Bungalow architecture. Doors and windows are framed with wood trim and moldings in Greek and Roman architectural details, clapboard is narrow, façade is symmetrical, and the porch columns are classical styled. Alterations, however, impact the integrity of the building.

This building's character defining features include, but are not limited to:

- front and side facing hip on gables, open eaves and exposed rafters
- door and windows which are framed with wood trim and moldings
- two columns that support the front facing gable with a ranch style railing between both columns
- narrow, horizontal siding
- brick chimney located on the side gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

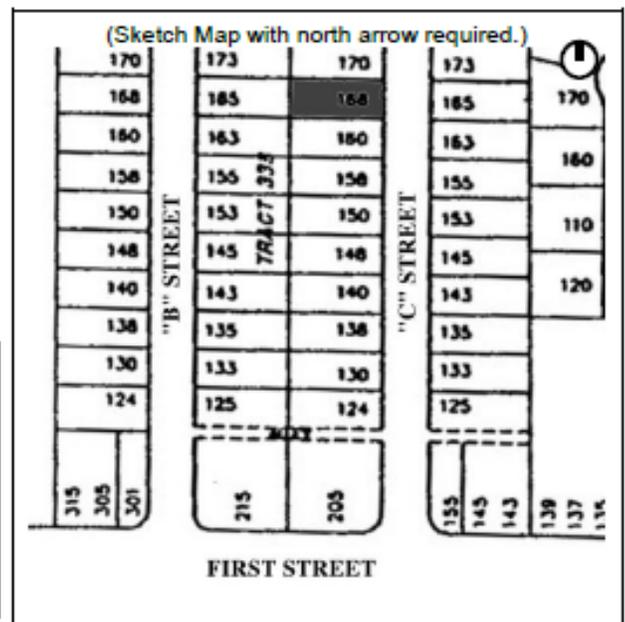
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 170 C STREET (N)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (285) 170 C Street N

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: modified Greek Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1920. The covered extension may have been added later.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Greek Revival style in Tustin. However, alterations have impacted the integrity of the building.

The building's character defining features include, but are not limited to:

- front facing gables and open eaves
- door and windows framed with wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

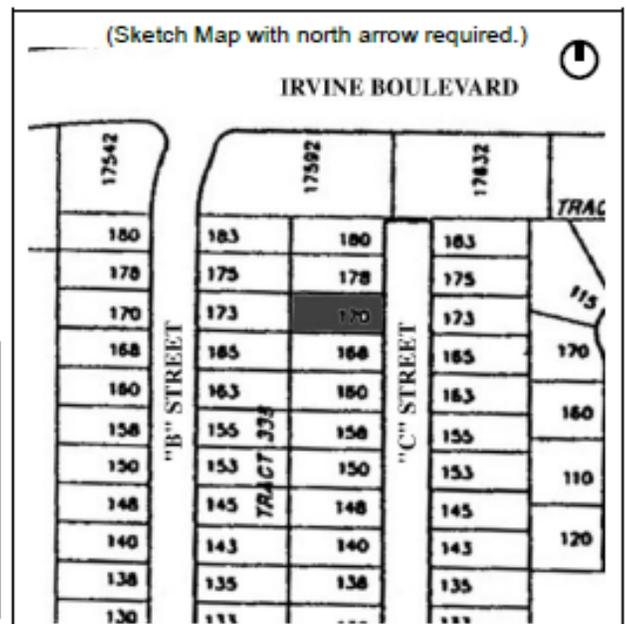
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 173 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (286) 173 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built around 1915. A garage has been added in the rear.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the variations of the California Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- side facing gables, open eaves and exposed rafters
- door and windows framed with wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

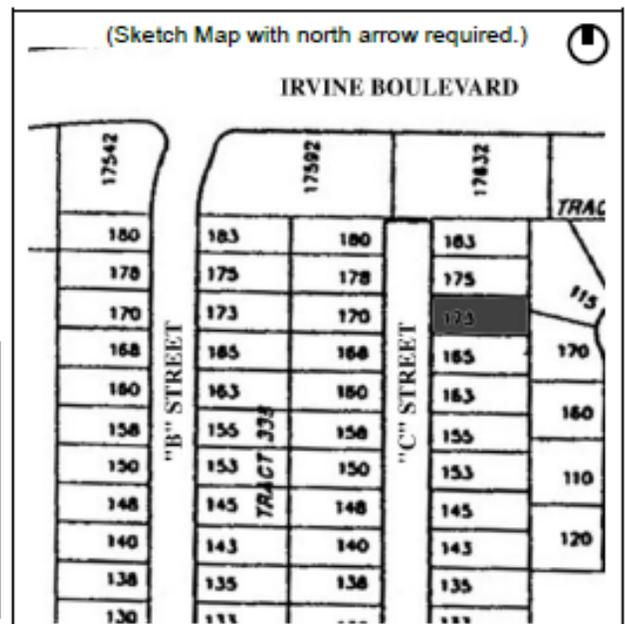
B13. Remarks

This building requires additional information and research to assess fully, its significance.

B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 175 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (287) 175 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built around 1920. Similar to the building at 173 C Street, this building appears to be modified with a new multi paned window on its front facing façade, and a new porch on the side.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the Craftsman Bungalow style in Tustin, but alterations have impacted the original integrity.

The building's character defining features include, but are not limited to:

- front facing gables, open eaves and exposed rafters

A separate garage is located in the rear of the property.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

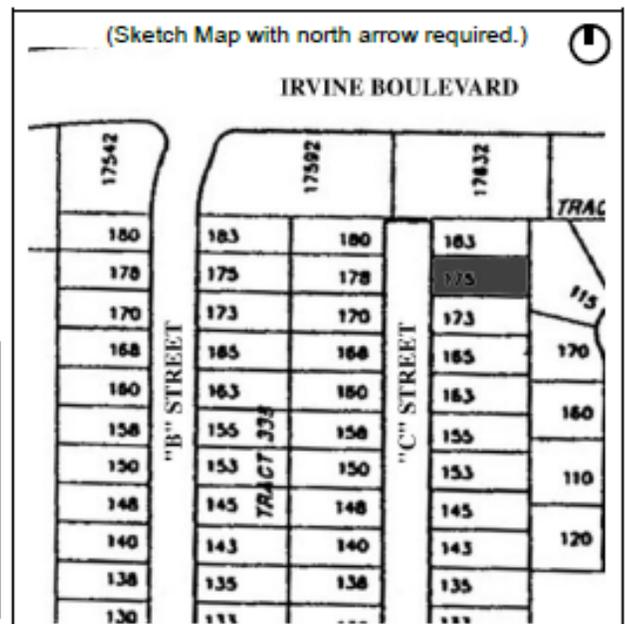
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 178 C STREET (N)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (288) 178 C Street N

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival – Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building, with side and front facing gables, open eaves and exposed beams, is significant as a transition from the Colonial Revival to Craftsman styles in Tustin.

This building's character defining features include, but are not limited to:

- side and front facing gables, open eaves and exposed beams
- porch which has two tapered columns on capped piers
- door and ribbon windows with double hung sidelights framed with wood trim and moldings
- narrow, horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

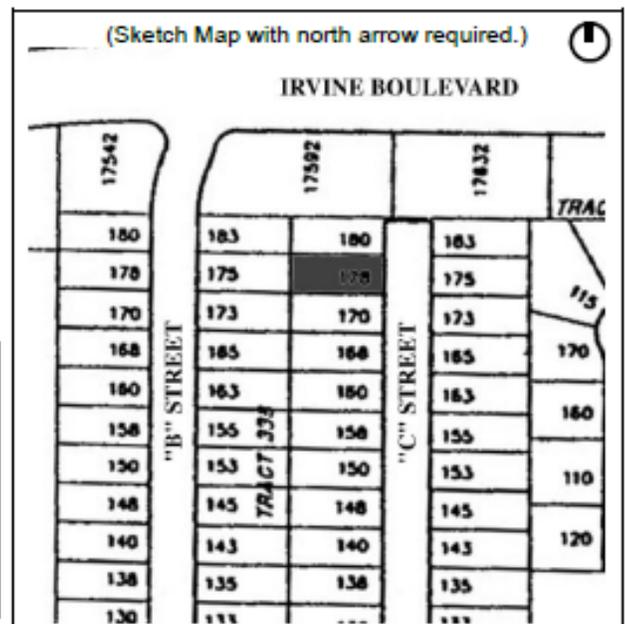
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 180 C STREET (N)



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (291) 180 C Street N

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

\***B5. Architectural Style:** Spanish Colonial Revival

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

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

The building was built around 1928.

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

\***B8. Related Features:**

**B9a. Architect:** unknown

**b. Builder:**

\***B10. Significance: Theme:** Residential Architecture

**Area:** Santa Ana-Tustin, CA

**Period of Significance:** 1900-1945

**Property Type:** Residential

**Applicable Criteria:** C

The single storied building is significant as an example of Tustin's Spanish Colonial Revival style with a flat roof and a parapet facade topped with tile.

The building's character defining features include, but are not limited to:

- flat roof and a parapet facade topped with tile
- porch entry covered by an extended roof with tile supported by the building's wall at one end and a single column at the other side
- supporting beam with an arched junction at the column end
- door and a series of windows framed with wood trim and moldings
- stucco on exterior surface

**B11. Additional Resource Attributes:** (HP2)—Single Family Property

\***B12. References:** *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

**B13. Remarks**

This building requires additional information and research to assess fully, its significance.

\***B14. Evaluator:** TBA West, C. Jordan

\***Date of Evaluation:** Oct 2002

(Sketch Map with north arrow required.)

Map currently unavailable

(This space reserved for official comments.)

## 183 (N) C STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (66): 183 C Street (N)

B1. Historic Name: Phelps House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The developers of this land were Herbert and Eleanor Hannaford, ranchers who lived on Prospect Avenue near 17<sup>th</sup> Street during the first quarter of the 20<sup>th</sup> century. They subdivided Lots 1 through 15 and sold this lot to George and Charlotte Phelps in October of 1925 and the home was built that year.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

In addition to being a good example of Craftsman Bungalow architecture, this house is significant as being a good example of an early subdivision of agricultural property into lots for a residential development. In this case, each lot was sold to an individual who contracted with a builder of his choice to build a house. C Street (N) was built in this manner by the Herbert Hannafords in 1925. Later developments consisted of houses being built by the developer who sold the lot and the house to individuals. Although this street is not a formally recognized historic district, it is lined with single-storied bungalows.

A Shamel Ash tree dominates the front yard and is about 50 years old. Native of Mexico, Shamel Ash trees grow easily from seed that are usually planted by birds.

B11. Additional Resource Attributes: (HP2)—Single Family Property

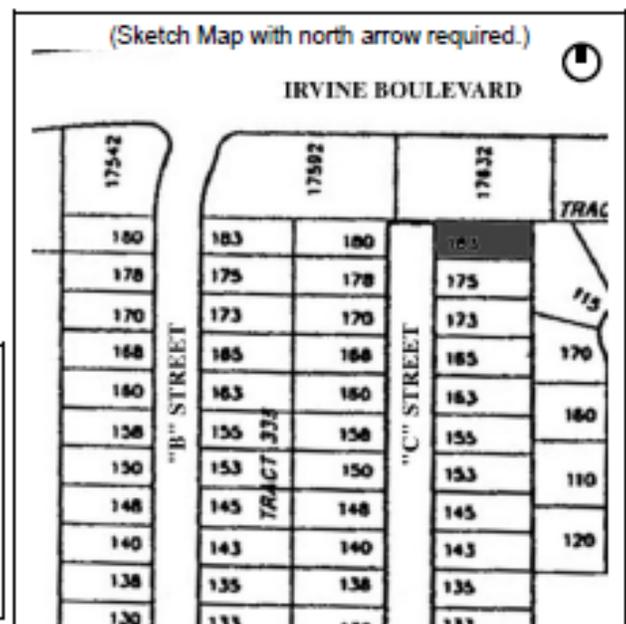
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *The Landmark Trees of Tustin*, Tustin Area Historical Society, 1997; First American Title Company records; "Old Town Tustin's Promenade" tour book, May 1, 1999, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (66) 183 C St N

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- narrow clapboard on the exterior
- gables located on the north and south sides and the north side of the front façade
- louvered vent centered in the front-facing gable
- tapered wood columns, resting on square stucco-clad piers, which support a pergola-style porch roof, accented across the front with a row of carved rafter tails
- classical turned balusters that 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, which looks out into the pergola
- mullioned windows that flank the new clapboard chimney on the south side
- same style window used throughout the house

## 245 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 3S

\*Resource Name or # (67) 245 C St. (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Western Falsefront

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1912, this Western falsefront blacksmith shop has been in continuous operation since its construction.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

The building is important because it is both one of the last vestiges of Tustin's agricultural industry, and one of the few remaining examples of this type of building still existing in Orange County. Much of its original integrity has been retained. Several blacksmiths are associated with the building, including Thomas J. Wilson, Hans Johnson, Victor Anderson, Sr., and Victor Anderson, Jr.

The building's character defining features include, but are not limited to:

- symmetrical in form
- false front forming the front facade of the shop
- front facing, roof clad in corrugated metal and connecting to the back of the false front
- north and south sides are clad in corrugated metal
- large sliding wood freight doors, located on the north half, slide on a metal track

B11. Additional Resource Attributes: (HP6)—Commercial

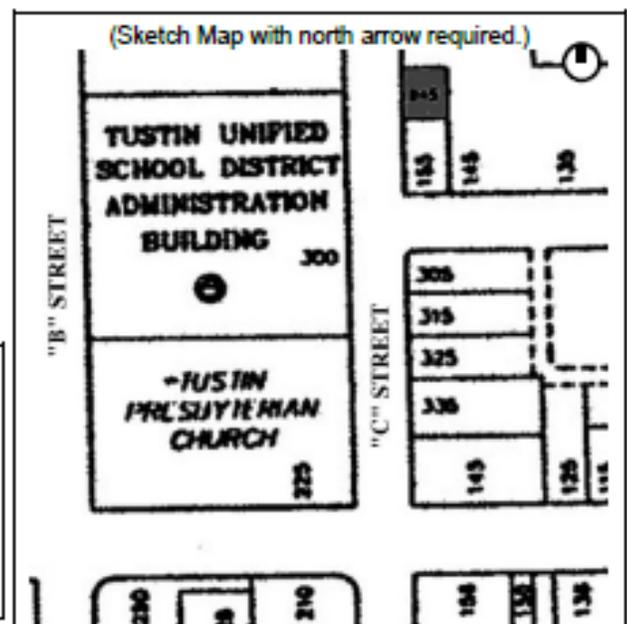
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

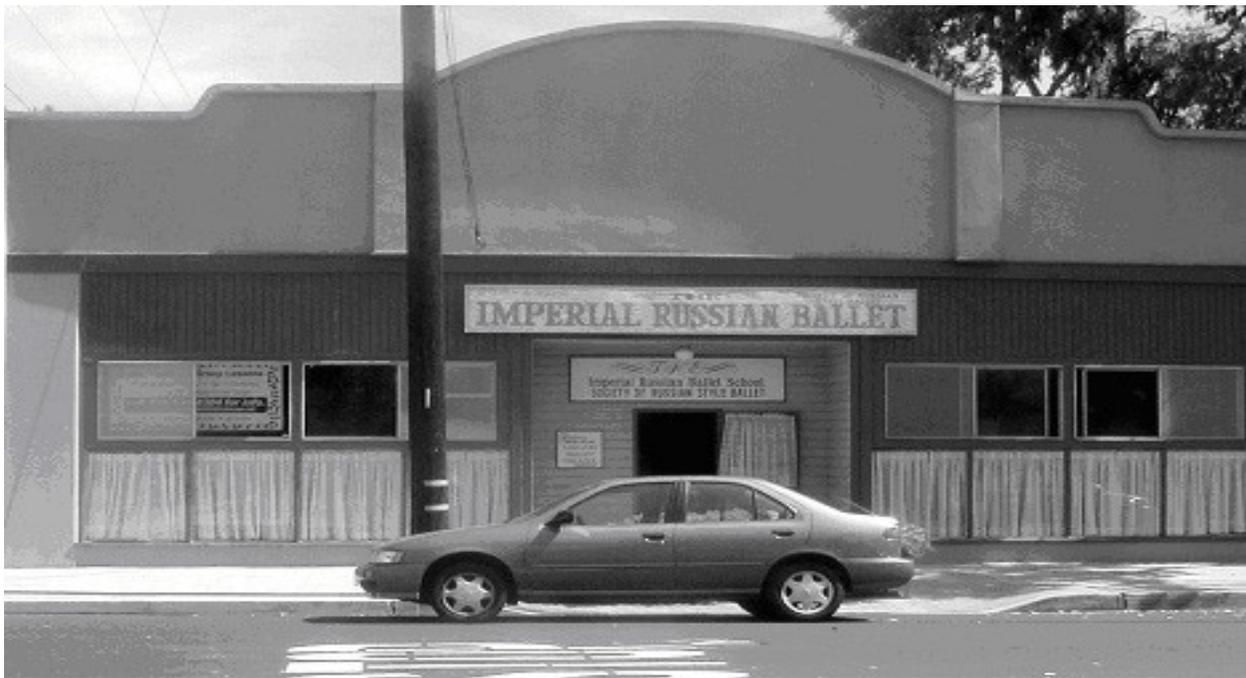
\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 275 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 4S7

\*Resource Name or # (68) 275 C St. (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Mission Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1913 or 1914 by Robert J. Wiley to house a Chalmers automobile agency.

Several alternations have been made to the building, including 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 new 1950s style doors in the entries.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

This site is significant as an example of the Mission Revival style in Tustin and as one of only 15 or so commercial buildings that have survived from the early 1900s. The building also has a Modern style ledge, shaped Mission style parapet and plain pilasters.

This Mission Revival building was also used for a fumigating business for orange groves in the area. More recently, the building was the meeting space for the Tustin City Council in the 1960s and 1970s, and a site for the Montemarte School of Russian Ballet (1960's to present).

The building's character defining features include, but are not limited to:

- Modern style ledge
- shaped Mission style parapet
- plain pilasters
- Construction, which is made of poured in place concrete

B11. Additional Resource Attributes: (HP6)—Commercial

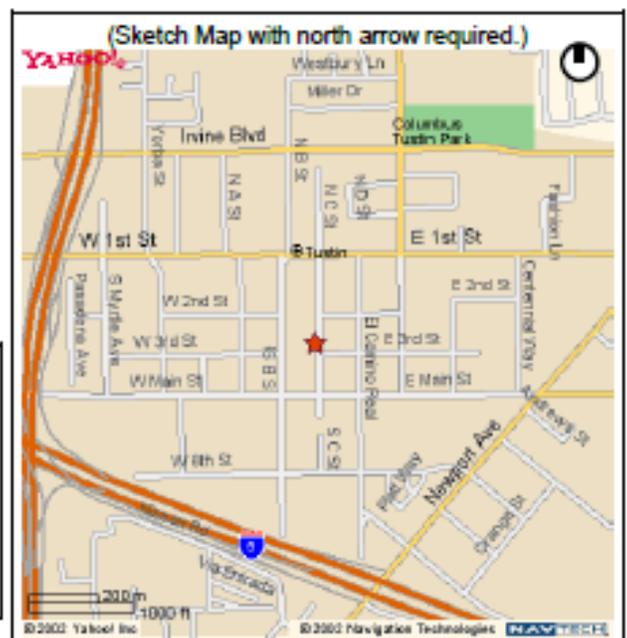
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 300 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (69): 300 C Street (S)

B1. **Historic Name:** Tustin Unified School District Administration Building

B2. **Common Name:**

B3. **Original Use:** Educational

B4. **Present Use:** Educational

\*B5. **Architectural Style:** Moderne

\*B6. **Construction History:** (Construction data, alterations, and date of alterations)

The building was constructed in 1951.

There are a number of additions to the back of the structure.

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

\*B8. **Related Features:**

B9a. **Architect:** unknown

b. **Builder:** unknown

\*B10. **Significance:** **Theme:** Institutional, Post WWII Boom

**Area:** Santa Ana-Tustin, CA

**Period of Significance:** 1945-1960

**Property Type:** Institutional/Educational

**Applicable Criteria:** C

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

The 1951 Tustin Unified School District Administration Building is on the site of the original Tustin Grammar School. This building was used to house an auditorium, the cafeteria and additional classrooms. In the 1950s, the Tustin Playbox, a summer stock company for budding performers from all over Southern California, used the flat-floored building as a theater-in-the-round. In the early 1960s, it was converted to administrative offices for the elementary district, and about 1973, to offices for the Unified School District.

This building is significant for being one of the few pre-1960 school buildings remaining in the city. Walter Rawlings, a former school trustee and manager of the Tustin Water Works donated the large Deodar tree on the front lawn. The Queen palms that used to line the front walk of the school have been transplanted to Pepper Tree Park—formerly the playground. The large sycamores that line the sidewalk on the C Street side of the park were planted by school children on Arbor Days. The original 1883 Tustin Public School bell, cast by Meneely and Company of West Troy, New York, has been restored and is displayed in front of the building.

B11. **Additional Resource Attributes:** (HP15)—Educational

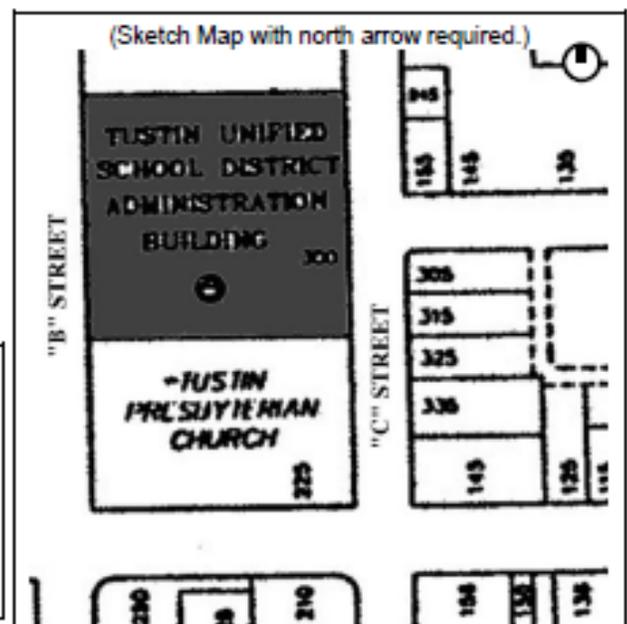
\*B12. **References:** *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. **Remarks:**

\*B14. **Evaluator:** TBAW, C. Jordan

\***Date of Evaluation:** Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (69) 300 C St S

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation  Update

The building's character defining features include, but are not limited to:

- front facade with a peaked parapet and flat rectangular sections forming wings at the sides
- narrow vertical windows flanking the recessed center section
- large multi-paned stationary window centered in the recess
- wings to the north and south with side facing red clay tile clad gabled roofs supported by large square stucco clad columns
- recessed porches, running across the front of each wing, with Mission influenced designs
- Tustin's first school bell (1883) displayed in front of the building

## 305 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (70) 305 C St. (S)

B1. Historic Name: Lindsay House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Board and Batten

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was originally constructed in 1886. The back section appears to be added on at a later time, probably soon after the original was completed.

\*B7. Moved?  No  Yes  Unknown Date: late 1880s Original Location: El Camino Real

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: B,C

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

This house is significant because it is a rare example of primary settlement period building. This two-storied house is one of the few board and batten houses remaining in Orange County. Additionally, it holds strong association with the Tustin family. It retains most of its original integrity. The original owner of this building was Mary Tustin, wife of Columbus Tustin, one of the founders of the City. The Tustin Family moved the building to this site in the late 1800s with the aid of logs and mules. The home was originally located on El Camino Real. Owned by members of the Tustin family until 1943, the house has since been sold to others.

Character defining features, include but are not limited to:

- board-and-batten, single wall construction called a "California House," according to William H. Huntley, in referring to the houses built during the settlement period
- inverted cross door has molded bordering on each vertical panel

B11. Additional Resource Attributes: (HP2)—Single Family Property

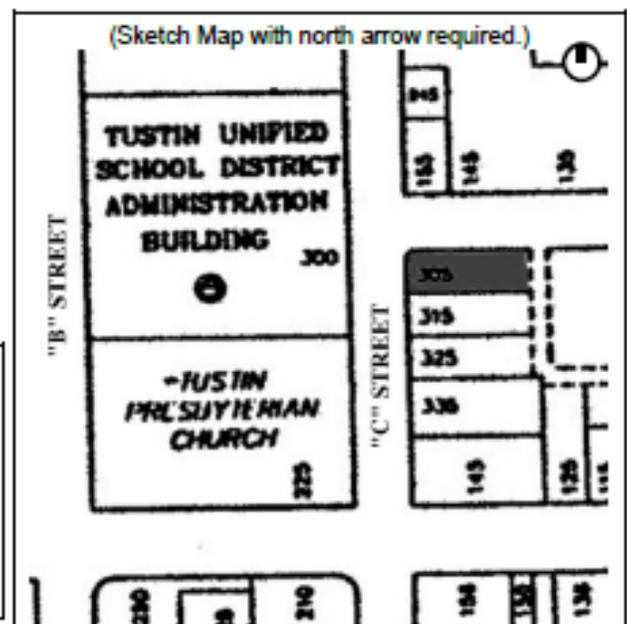
\*B12. References: *City of Tustin Historical Survey*, Thirtieth Street Architects, Inc., June 1990. First American Title Company records. Directories. Interviews with Louise Lindsay 8/23/88, and Charles Logan 10/18/73. "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Edna Phelps, 1969, at Tustin Area Museum.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 315 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (71) 315 C St. (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built circa 1910, this California Bungalow was inherited by Sam Tustin upon the death of his mother, Mary Tustin, in the late teens.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This building is significant as an example of California Bungalow style in Tustin and contributes to the historic streetscape of the Tustin Cultural Resources District. It has additional significance due to its association to the Tustin family.

The building's character defining features include, but are not limited to:

- clapboard siding
- row of dentil work on the front facing gable
- small window accented with triangular braces
- recessed porch with tapered square columns on a clapboard railing
- double hung windows throughout the exterior
- matching single garage is located in the back

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

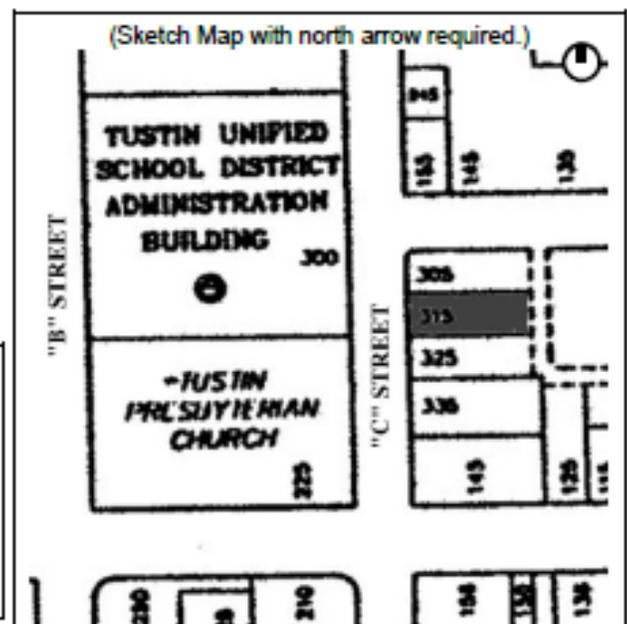
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 335 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (72) 335 C St. (S.)

- B1. Historic Name: McCharles House
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Commercial
- \*B5. Architectural Style: Victorian—Queen Anne
- \*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1899.

A skylight has been added on the north side of the roof.

- \*B7. Moved?  No  Yes  Unknown Date: Original Location:
- \*B8. Related Features:
- B9a. Architect: unknown b. Builder: David McCharles
- \*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture  
Area: Santa Ana-Tustin, CA Period of Significance: 1870-1899 Property Type: Commercial  
Applicable Criteria: B, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This unusual, one and a half storied Victorian is significant for its architecture and association with the McCharles family. Mr. McCharles served as the 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.

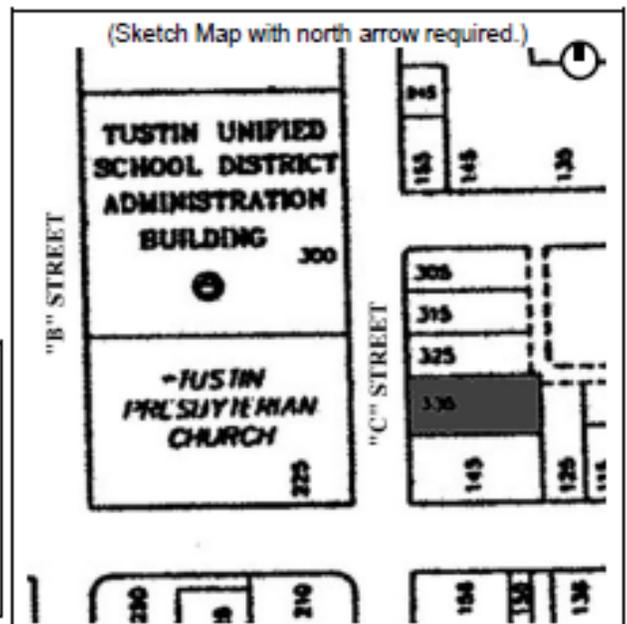
David McCharles, a carpenter and building contractor by trade, and his wife, Florence, built this Victorian residence in 1899. From 1948 until 1975, Mary Strader operated a nursery school at this location. Ms. Strader had the large addition built to accommodate her growing business. The building is currently a tearoom and restaurant named in honor of the builder and first owner, David McCharles.

Fancy-cut wood shingles and a bellcast hood shelter the matching pair of double hung windows. A shed style dormer on the south side was later added and is centered with a row of single paned casement windows. The addition on the south side is more than 50 years old. The original red brick chimney can be seen on the top of the roof. The two large blue gum eucalyptus trees in front are believed to have been planted by Columbus Tustin or his son Sam as they laid out the streets. The two trees are all that remain of the row that marked C Street. Many blue gums were used as windbreaks to protect orange groves from the hot Santa Ana winds.

- B11. Additional Resource Attributes: (HP2)—Single Family Property
- \*B12. References: City of Tustin Historical Survey, Thirtieth Street Architects, Inc., June 1990. First American Title Company records. Directories. Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society, 1997. "Tustin Scrapbook," an unpublished manuscript by Helen Gulick Huntley and William Martin Huntley, edited by Edna Phelps, 1969, at Tustin Area Museum.
- B13. Remarks

- \*B14. Evaluator: TBAW, C. Jordan
- \*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



The building's character defining features include, but are not limited to:

- wide shiplap siding, with corner boards, covering the exterior
- steeply pitched front facing gabled roof extending downward on the south side in a bellcast shape. enclosed eaves
- fancy-cut wood shingles and a bellcast hood sheltering the matching pair of double hung windows
- identical pair of windows located immediately below in the first floor of the front façade
- shed style dormer on the south side later added and centered with a row of single paned casement windows (addition on the south side is more than 50 years old)
- two horizontal windows, one large and one small, that occupy the front facade of the addition, while a pair of double hung and another horizontal window located on the south facade.
- small entrance porch located at the front on the north site, topped with a front facing gable clad in fancy-cut shingles
- turned posts supporting the porch roof
- railing that is a facsimile of the typical railing of the period and featuring a horizontal board with round holes across the top and plain wood balusters.
  
- a front door with a window in the top third and panels trimmed in bead and reel molding, dated about 1900 to 1905
- another pair of tall, narrow double hung windows and a small single paned window occupy the remainder of the north facade
- a small entry porch, located on the south side, behind the addition

## 500 C STREET (S)



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 3S

\*Resource Name or # (73) 500 C St. (S.)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Greek Revival main building – Queen Anne carriage house

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The home was constructed in 1885. Ernest Crawford purchased this property, originally owned by Tustin pioneer, Sherman Stevens, in 1917. The garage previously was used as the carriage house for the Stevens' House at 228 W. Main Street before being moved to this site in the late 1970s. The back has a two-story addition.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

Mr. Crawford transported incoming and outgoing mail to and from the Santa Fe Aliso Station south of Tustin and later to the rail station in Santa Ana.

This T shaped one and a half story Greek Revival building is significant because of its architecture and association with the Stevens family.

The unique Queen Anne carriage house on the north side of the back yard has architectural significance on its own, in addition to being part of an important historic property. The building is clad in shiplap siding, has a steeply pitched hipped roof and cupola. The cupola has fishscale and regular wood shingles, delicate brackets, louvered venting, and a weathervane. The front gable is trimmed in heavy molding with the original car siding clad hayloft doors. The car siding is placed diagonally in the doors and in a wide band in the space under the eaves. Large carved brackets line the roof. The plain wood door is new.

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

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (73) 500 C St S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- enclosed eaves and returns in the gable faces
- arched double hung windows with heavy molding centered in the front and south side gables
- exterior, clad in wide shiplap siding, with plain pilasters and shaped caps at each corner
- pairs of double hung windows, trimmed in molding and topped with wide cornices below the arched windows on both the front facade and south side
- front porch located in the ell of the T with a flat roof supported by three sets of posts
- pair of narrow square wood posts, supported by wood bases with rectangular molding trimmed caps
- windows flanking the inversed cross front door that may be original
- pair of narrow beveled glass panels occupying the top half of the door, while the bottom half with vertical molding trimmed panels
- molding trimmed rectangles forming a pattern along the porch frieze
- foundation clad in vertical boards
- Queen Anne carriage house on the north side of the back yard, clad in shiplap siding, with a steeply pitched hipped roof and cupola and its fishscale and regular wood shingles, delicate brackets, louvered venting, and a weathervane
- Also, carriage's front gable trimmed in heavy molding with the original carsiding clad hayloft doors, carsiding placed diagonally in the doors and in a wide band in the space under the eaves and large carved brackets line the roof.

## 520 C STREET (S)



See following pages for property information



## 555 C STREET (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (290) 555 C Street (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Modern & Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1950-present Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as a variation and transition from early Spanish Colonial Revival style to modern characteristics with its minimal detailing. Unlike other Spanish Colonial Revival buildings in Tustin, this building's capped parapet is more symmetrical than the asymmetry of other forms.

The building's character defining features include, but are not limited to:

- moderne and Pueblo Revival stylized influences
- door and a series of windows framed with wood trim and moldings
- stucco on the exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

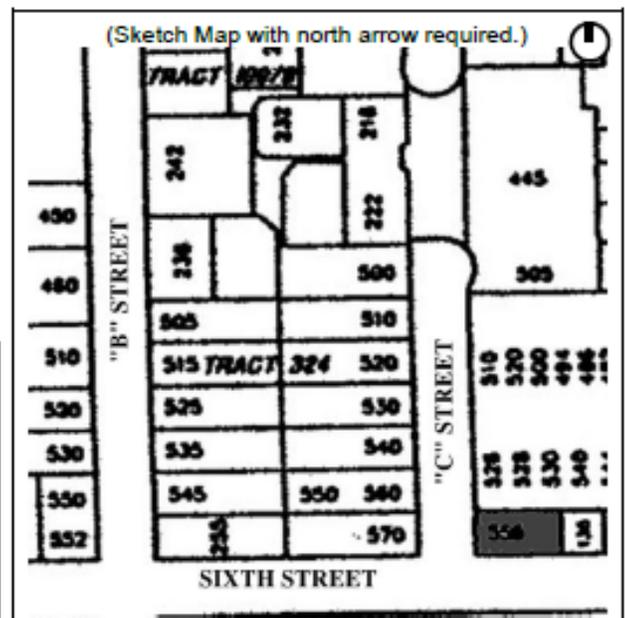
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 330 CALIFORNIA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (75) 330 California St.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Ray Aunger, owner of the Tustin Hardware Store from 1944 to the 1960s, built this home during World War II using available materials. The house was built in two sections then joined in the center by a single story wing.

First American Title Company records indicate that Mr. Aunger purchased the property in 1938, and there appears to have been another house prior to that time.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Agricultural transitional, Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1950

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant because of its association with Tustin Hardware Store owner Ray Aunger, and because it is an example of Colonial Revival style in Tustin.

The building's character defining features include, but are not limited to:

- medium width cladboard
- a front facing bellcast gabled roof sloping towards the west side
- matching dormer on the south side and a louvered vent centered at the peak above a pair of multi-paned metal-framed casement windows, found elsewhere on the exterior
- large multi-paned stationary window located next to the front door
- door, under a small bellcast shed style portico, made of vertical boards with large ornamental hinges creating a three section horizontal pattern
- two pairs of wooden posts supporting the portico
- latticework panels covering the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 135 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (76): 135 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Thomas Daniels, a millman for the Barr Lumber Company, and his wife, Grace, probably constructed the California Bungalow style building in 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin.

The building's character defining features include, but are not limited to:

- narrow clapboard siding trimmed with corner boards
- front facing gabled roof with vertical lath ventwork at the peak and fronted with a front facing porch roof
- three square wooden posts resting on the brick piers and support the porch roof
- plate glass window and transom located on the north side of the porch
- a double hung window occupying the space on the south side
- original varnished door with a square beveled window at eye level
- plate glass window, transom and double hung sidelights on the north facade of the house
- double hung windows on the exterior
- gabled clapboard single garage located in the rear yard

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## 180 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (77): 180 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Emile and Phillip Bergquist, partners in the Tustin general merchandise store, built this Craftsman Bungalow style building in 1913 to accommodate two families. William Bowman was the contractor.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William Bowman

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This property is significant as a good example of Craftsman Bungalow architecture and for its connection to the Berquists, prominent merchants in Tustin.

The building's character defining features include, but are not limited to:

- a side facing gabled roof with a large front facing gabled dormer with wood shingles, single beam ends and carved rafter tails on the gable faces
- row of four casement windows on the front dormer and a pair of double hung windows used in the side facing gables
- Oriental trim and brackets found below the dormer
- narrow clapboard siding, with a beltcourse at sill height, covering the exterior
- wooden elephantine posts, resting on square stucco clad piers, supporting the recessed corner porch
- two matching doors, accented with a horizontal window at eye level and two narrow vertical windows below, likely original
- horizontal window with double hung sidelights, located in the south façade
- square bay with a high horizontal window located on the north side

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

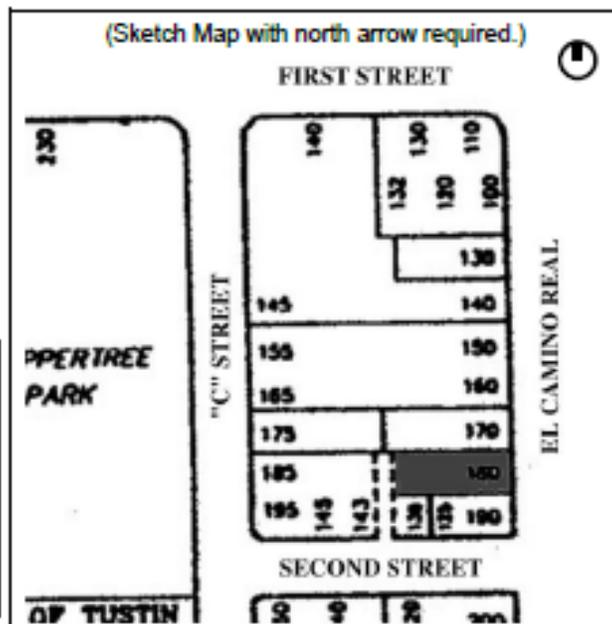
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 333-339 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S1

\*Resource Name or # (79): 333-339 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

J.J. Woodward acquired this property from Mary Louis Utt Deaver. Originally constructed in 1928 as a cast in place concrete complex for a restaurant and beauty shop upstairs, the building was never used for those purposes.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: A,C

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

This property is significant as part of Tustin's historic commercial center and the 1920s commercial growth in the city. The association with such businesses as Sam Hankin's gunny sack business, Hale's Electric, The Tustin News, Morgan Hilton's Paint Store, Lou Gerding's Photography Studio, and Architect Richard Rengal's offices is also significant. Sam Hankin's gunny sack business existed in the early 1930s. Through 1945, Hale's Electric occupied the building. Subsequent businesses have occupied the property since.

The building's character defining features include, but are not limited to:

- side facing gabled roof, clad in red clay tile

B11. Additional Resource Attributes: (HP6)—Commercial

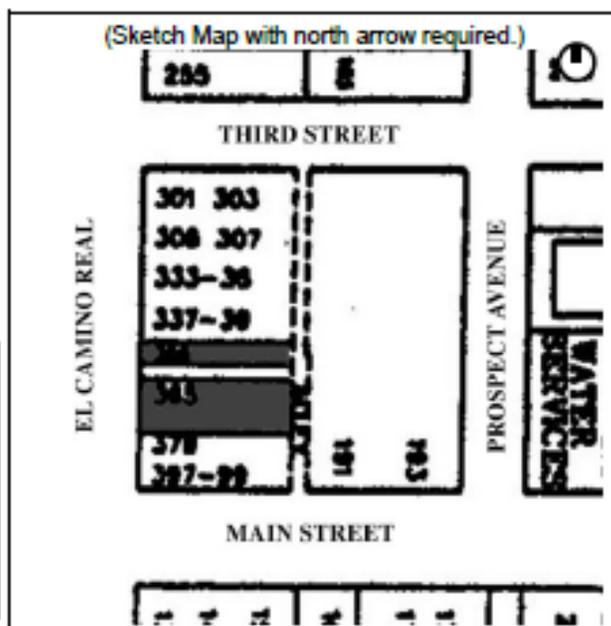
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 355-365 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (80): 355-365 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical

\*B6. Construction History: (Construction data, alterations, and date of alterations)

After purchasing the property from Mary Louise Utt Deaver in 1923, Charles L. Cotant had this Neo Classical building constructed in 1925.

The storefront at 355 has been covered with wood, although a substantial amount of the original materials could be hidden underneath. The center, recessed door is not original and the wood covers the transom space, diagonal store bays, and front show windows. The storefront at 365 retains most of its original integrity.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Commercial

Applicable Criteria: A,C

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

This building is significant in Tustin's historic commercial center and for its architecture. This Neo-Classical building, as with any popular gathering place, evokes fond memories for long-time Tustin residents of days spent at the billiard hall and Sportsman's Headquarters.

The building was leased to George Smith for the Tustin Billiard Hall and to Frank Carter for a grocery store. Subsequently, the building has had numerous uses including a popular sporting goods store called, "Sportsman's Headquarters", taxidermy studio, and a combination bar and pool hall called, "The Swinging Door", which is still in operation today.

con't

B11. Additional Resource Attributes: (HP6)--Commercial

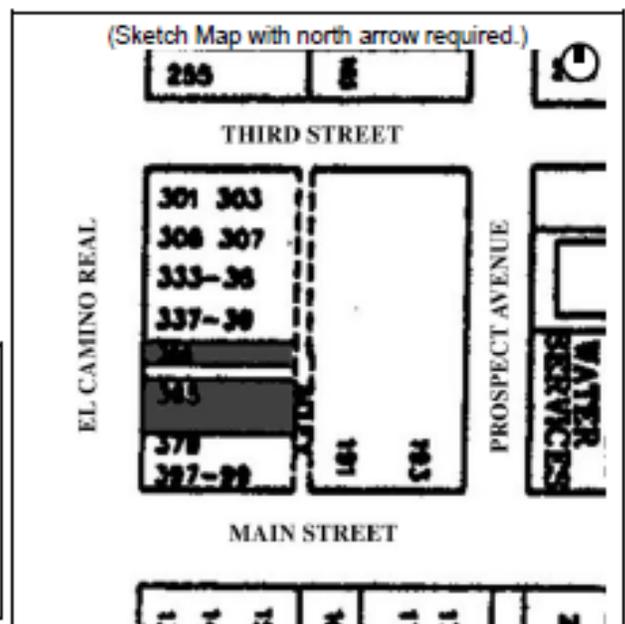
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (80) 355-365 El Camino Real

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- a flat roof and unbroken parapet, with two equal bays
- gold ruffled and white face bricks, used on the front façade
- three rows of the gold ruffled brick forming a shallow cornice running along the length of the storefront three rows of white face brick connecting the vertical pilasters to form frames around the store bays
- recessed panels on each pilaster
- a bulkhead with similar patterned brick with cast metal grates
- original opaque glass transom across the top of the show windows

## 397-399 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or # (81): 397-399 El Camino Real

B1. Historic Name:

B2. Common Name: Knights of Pythias Building

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The Knights of Pythias acquired the property from C.E. Utt in 1925 and constructed this Neo-Classical commercial two storied building. Doors for #399 are new.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

This gold and brown textured brick building is significant because of its architecture, quality construction, high degree of integrity and its association with broad patterns of Tustin history and as a center of local government. The building is an example of commercial Neo Classical style in the city.

In addition, the building was the site of Tustin's 'The Knights of Pythias', a national lodge founded at the close of the Civil War. The organization was chartered in 1882. The upstairs served as a lodge, the basement for meetings, and the downstairs was used for shops. The building was the center for Tustin's social, cultural, political, commercial and recreational activities for years, including Tustin's first City Hall (1927-1949), Tustin Post Office (1930-1949), Tustin Drug Company / Variety Store/ Rexall Drugs (1930-1960s), and the Tustin Area Museum and Tustin Chamber of Commerce (1978 -present).

B11. Additional Resource Attributes: (HP6)--Commercial

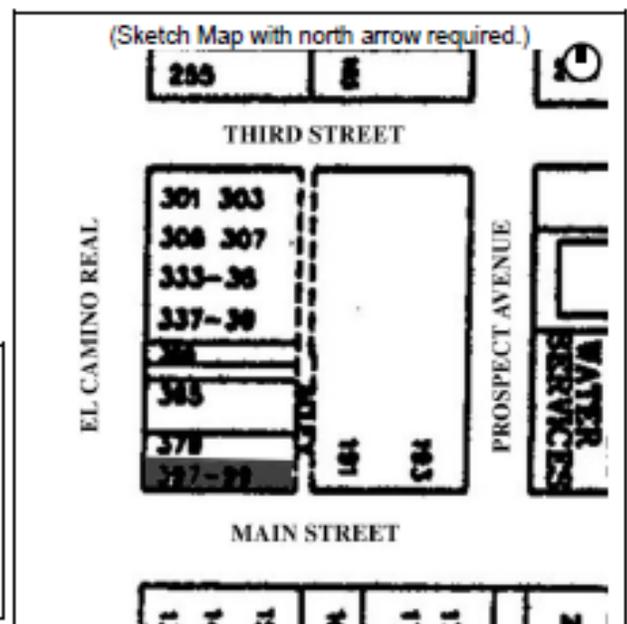
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- gold and brown textured brick building with a flat roof
- unbroken parapet with three rows of brick trim
- row of lighter gold brick crosses accenting the frieze with a row of Knights of Pythias emblems on the front and north side façade
- band of lighter gold brick forming the bottom of the frieze and underscored with another band of the lighter gold bricks and a row of recessed double hung windows
- beltcourse of vertically placed gold brick runs between the first and second floor
- two matching bays, flanked by pilasters of variegated brick, face the front
- three gold brick arches, telescoping down to heavy oak double doors and transom, accenting the main centered entrance to the second floor
- rows of translucent glass forming the transoms across the tops of the recessed wood store bays
- section of glass brick, embedded in the floor of the entrance to #399, allowing light into the basement below.
- roofline, materials, brick colors, cornices, second story windows, and emblems of the long south façade that match those on the front façade
- four store bays and doors with large windows; transoms and wood framed plate glass windows in the bays. doors for #399 are new.
- brick grills are centered in the bulkheads

## 401 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 452

\*Resource Name or # (82): 401 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Ed Kiser constructed this Commercial neo-Classical single storied building around 1925.

The north half of the front of the building is a large brick addition. The brick is more modern in style.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: Ed Kiser

\*B10. Significance: Theme: Commercial Development, Early Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Commercial

Applicable Criteria: A,B,C

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

This gold and tan ruffled brick Neo Classical building is primarily significant as a major commercial building in Tustin that is associated with Ed Kiser and Sam Tustin, and for the role that it played in the everyday lives of Tustin residents. The building was built for Sam Tustin, son of Tustin founder, Columbus Tustin. Harry Kiser operated the Tustin Cafe in 1928. This cafe was popular for people going through town on State Highway 101, especially with those making their weekend trip to Mexico for liquor during prohibition. Upon the death of Sam Tustin in 1943, the title went to his secretary, Panola D. Logue, who leased the building to Edwin and Leola Cox for Cox's Grocery, later the Tustin Food Center. Other businesses have since occupied the space.

B11. Additional Resource Attributes: (HP6)--Commercial

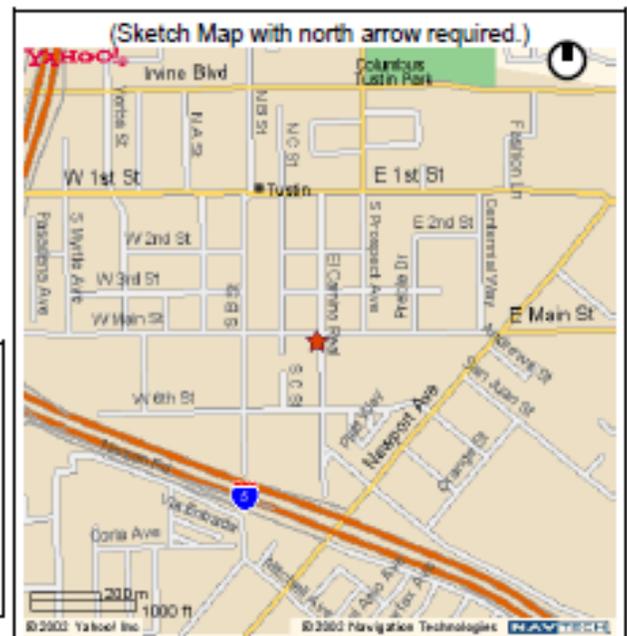
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (82) 401 El Camino Real

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- gold and tan ruffled brick
  - a flat roof and unbroken parapet with a cornice of two rows of brick
  - plain light gold brick frieze edged along the bottom with three rows of darker brick
  - lighter gold facade below accented with vents composed of five vertical bricks
  - two rows of horizontal brick, bordered with a row of vertical brick below, forming a cornice above the recessed store windows
  - original wood framed transoms, separated from the store windows by a wide molding trimmed board, with opaque glass, with matching vents in the center
  - plate glass windows, supported by brick bulkheads, edged in the original brass frames
  - four of the five remaining bays
- 
- large brick addition with a front facing gabled roof, supported by very large carved brackets, caps a row of plate glass windows
  - original north side of the building, facing Main Street
  - two bays identical to house on the west facade and a third bay, which has been bricked in, near the corner
  - wood walk in door, centered with a large window and located in the center of the long south facade with original brass hardware
  - three store bays, all with original brass trimmed plate glass windows, diagonal windows, centered recessed double doors, and gold brick bulkheads, at the rear third of the south facade
  - original opaque transoms running across the top of the second store
  - transoms of the bays on each side are covered with wood panels

## 434 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (83): 434 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Dr. James Sheldon, Tustin's first physician and the father of Mrs. C.E. Utt (Mary), probably constructed this Italianate storefront for his office in 1885.

The shop windows are not original.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Commercial

Applicable Criteria: B,C

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

This building is significant architecturally as one of the few board-and-batten, single-wall construction structures still standing in Tustin, as well as its association with prominent Tustin community members. Historically, it was the office of Dr. James Sheldon, the first doctor to practice in Tustin. Over the years, the building has served other uses. Dr. James Patton Boyd used the building as his part time office, then Florence Stone, Postmistress from 1920 to 1924 subsequently used the office and lived in the quarters in the rear of the building. In the 1930s, Mrs. Ernie Crawford operated *Crawford's Frock* shop. Margaret Pottenger later owned the building for her clothing shop, the *Jabberwocky*. Ms. Pottenger became a leader in Tustin's business community and was the first woman to be on the Board of Directors of the Tustin Chamber of Commerce.

B11. Additional Resource Attributes: (HP6)--Commercial

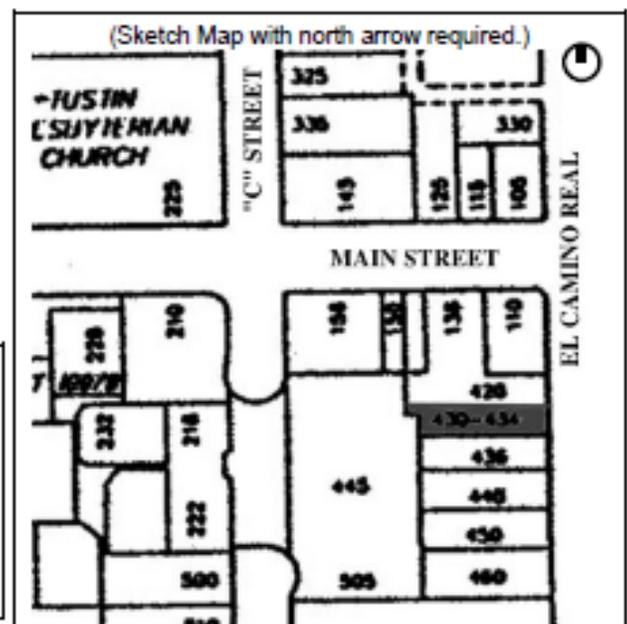
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (83) 434 El Camino Real

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- ca. 1910 front facing gabled roof
- various shed style wings extend from both sides and the back
- storefront with a heavy wood cornice, trimmed in molding and brackets
- medium width shiplap siding, trimmed with corner boards, covering the face of the parapet and an ornate cutwork vent centered on the top
- additional cutwork located below the sill and brackets to carry the design up into the cornice line
- shed style porch roof sheltering two cantilevered store bays, with a main entrance door
- 1880s door with a large window at the top, a molding trimmed horizontal panel across the middle, and a pair of matching vertical panels below
- matching 1880s door is on the north side

# 440 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (84): 440 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This home was constructed in 1906.

New wood panels were added to the front porch at a later date.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

Primarily significant as an early example of the Craftsman style in Tustin, this home is a vernacular example of a Craftsman Bungalow architectural style. Three years earlier, the Greene brothers developed simple Craftsman-type style designs in Pasadena to the north of Tustin. Many of Tustin's new residences were influenced by these designs. Mrs. Emma Wheeler and Reverend and Mrs. J.L. Field originally owned this Craftsman Bungalow styled house. Subsequently, Benjamin Beswick owned the building in the 1920's. The Superintendent of the Tustin School District, it appears that Mr. Beswick did not live at this residence. Numerous families have owned this property since.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

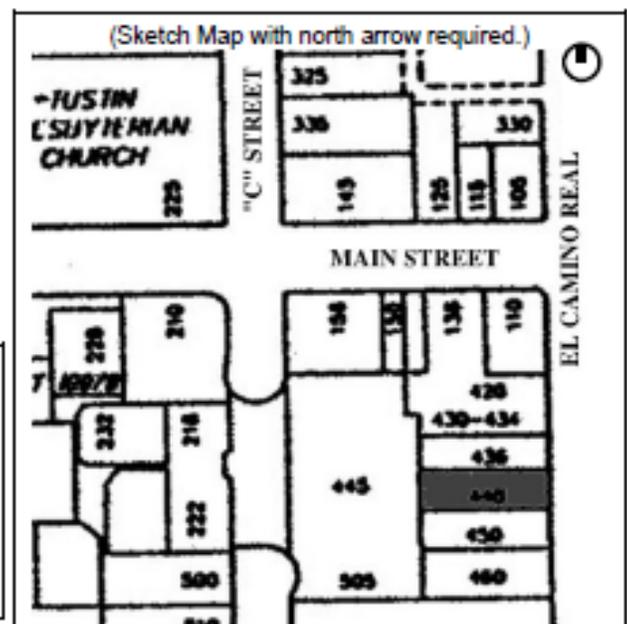
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (84) 440 El Camino Real

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- narrow clapboard siding ending in a flaired foundation
- front facing gabled roof with triangular braces at the corners and peak, criss cross latticework vents, 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, supporting the full porch
- railing is clad in clapboard
- original wood steps, flanked by clapboard clad piers
- double hung windows on each side of the front door, trimmed with slant cut lintels and found elsewhere on the exterior, except for a high horizontal window on the north side
- a chimney on the north side

## 460 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (85) 460 El Camino Real

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Eclectic Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

In 1905, Ninian Hall Richey built identical Colonial Revival homes for his two sons, Frank and Arthur. This property is one of the homes, but the one next door was razed in the 1980's.

The front façade appears to have been altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is significant as a surviving example of the Colonial Revival style in Tustin. Although the arched entrance and porch depart from the typical Colonial Revival features, other elements reflect an attachment to this popular style such as the bell casted hipped roof and enclosed eaves.

The building also has associations with early residents of Tustin, Dale Crawford, listed in the directories as a mechanic, fireman (NASSA and MCAF) and a farmer.

con't.

B11. Additional Resource Attributes: (HP2)—Single family Property

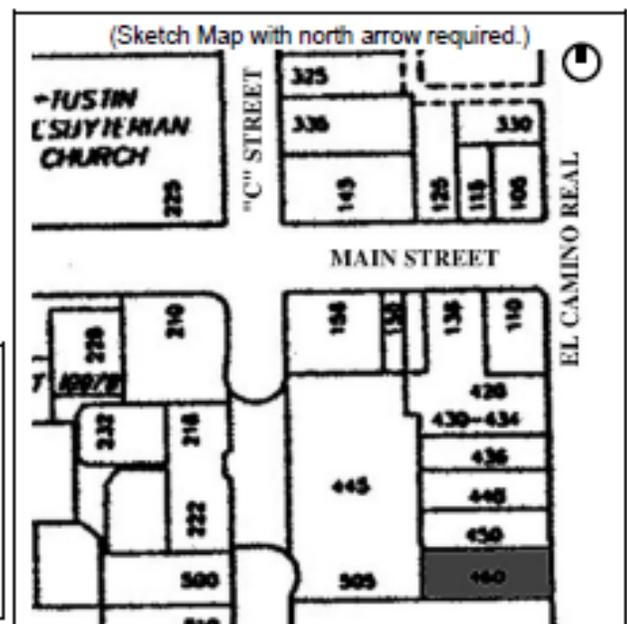
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (S) 460 El Camino Real

Recorded by: TBA West C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- a bellcast hipped roof with enclosed eaves and plain brackets
- stucco cladding with a beltcourse border at the window sill height
- a brick chimney near the peak of the roof
- a recessed porch framed with three arches, occupying the northeast corner of the front façade
- a stucco clad railing capped with wood molding and a continuation of the beltcourse
- a double hung window and two doors facing the porch have slightly extended lintels at the top
- doors that may be original
- arrangement of two doors, with door on the side leading to the front parlor and the door in the front facade leading to the family quarters, typical of the late 1800s
- double hung windows used elsewhere on the exterior
- a porch and gabled lean to are in the back of the house
- a single board and batten clad garage is located in the rear

## 560 EL CAMINO REAL



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (86) 560 El Camino Real

- B1. Historic Name: Tustin Garage
- B2. Common Name: Tustin Garage
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: Eclectic, Mission Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

George Williams bought the corner property from Franklin P. Crawford and built the garage in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

The building is significant because of its early association with the emerging automobile and other transportation modes in Tustin as well as its connection with prominent Tustin community members. In addition, it is a surviving variation of the Mission Revival style adapted to a commercial building.

As the automobile became more available in Tustin, new uses were incorporated into the town center to service and repair the vehicles and machinery. The property was sold to La Frontier Gates in 1916 and operated as the "Arrow Garage". Leased to William Huntley and Nickolas Gulick in 1917, they teamed up to operate the "Tustin Garage", which was originally started in 1915 at 275 C Street. Huntley and Gulick purchased the building in 1919 and owned the property through 1943. Subsequent owners kept the garage in operation to date.

One of the owners of the Tustin Garage, William M. Huntley, was elected to Tustin's first city council at the time of incorporation in 1927. He also served as mayor from 1932-1940 and maintained Tustin's first fire truck at this garage. Few pioneers contributed more than Huntley did to the growth and development of Tustin as a city.

This garage has considerable historic importance to the City of Tustin because of its former owners and its role in the community.

con't

B11. Additional Resource Attributes: (HP6)--Commercial

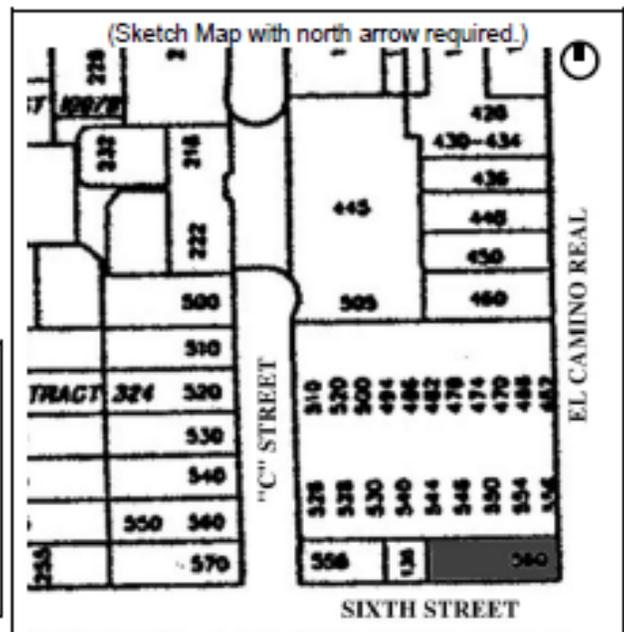
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (86) 560 El Camino Real

Recorded by: TBA West, C. Jordan  
Continuation Update

Date: November 2002

The building's character defining features include, but are not limited to:

- a high stucco clad Mission style front façade, accented at the corners with each side of the center panel has large square piers with concrete caps
- a transom running 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, placed on each side of the center carsiding clad freight door
- vertical carsiding and a wood framed freight door located near the back

# LOCKWOOD TERRACE



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 4S2

\*Resource Name or # (420) Lockwood Terrace

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

These buildings were built in the early 1900s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

These buildings are significant as part of one of the earliest subdivisions built in the 1950s, during the advent of the highway systems in the Orange County area. The subdivision also reflects the conscious mass design of the times and an adherence to new zoning and land use policies. Landscape features are also significant.

Character defining features include, but are not limited to:

- rambling and horizontal form
- automobile oriented
- asymmetrical shape with low pitched roof
- moderate eave overhang
- variety of wall cladding
- decorative railing and other modern details

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(Sketch Map with north arrow required.)



Map currently unavailable

(This space reserved for official comments.)

## 160 E MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (94) 160 Main Street (E)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Western Falsefront

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed circa 1880 but was moved to its existing location in the 1920's.

\*B7. Moved?  No  Yes  Unknown Date: 1920's Original Location: SE Corner of Main & El Camino Real

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1845-1899

Property Type: Commercial

Applicable Criteria: C

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

This building is significant due to 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 is an example of early Western Falsefront style with much of its original integrity intact.

As agricultural enterprises emerged during the 1880s, support businesses appeared in Tustin. The building's earliest owner of record was Harlan Fairbanks. In 1887 Mr. Fairbanks had a real estate office and then drug store at the original location. The Tustin Billiard Hall, operated by Richard McCarthy, was located in this building in 1916.

By 1928, the McCoy's Sheet Metal Works, established by Harry R. McCoy and later operated by Curtis McCoy, was housed in the building. McCoy's Sheet metal Works made utensils for the Utt Juice Company.

B11. Additional Resource Attributes: (HP6)--Commercial

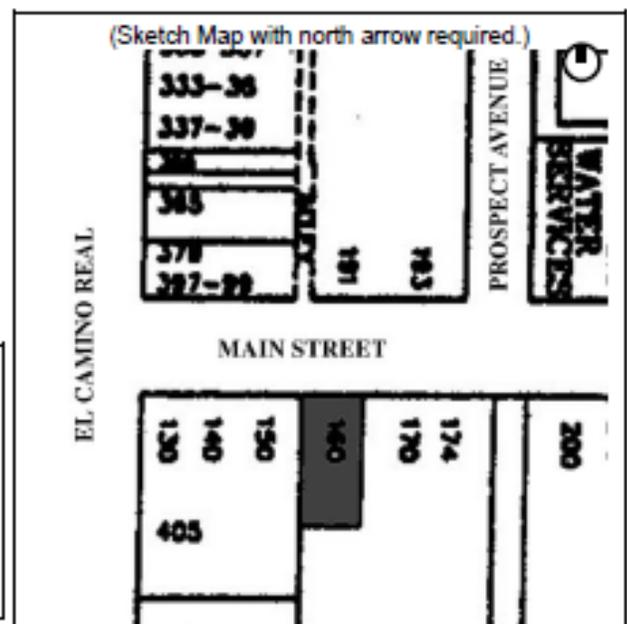
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (94) 160 Main St E

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- Western falsefront style front facing gable roof, clad in corrugated metal panels, and attached to the back of the front facade's wooden parapet
- matching show windows, narrow windows and bulkheads flanking the entrance doors
- double transom located above the doors
- Wood porch floor
- lean-to located on the east side of the building with an unbroken parapet at the first floor height of the front facade
- wide shiplap siding with corrugated metal on the building's east side
- double hung windows and single paned windows throughout the side and back exterior walls

## 185-191 E MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (87): 191 E. Main Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Classical Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Built by C.E. Utt in the early 1920s, this Neo Classical Revival brick building was part of the Utt Juice Company complex that occupied half of the block in the commercial center of Tustin.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

This single storied, Classical brick building is significant for its association with the Utt family, who were major contributors to the economic and civic life of Tustin for over 50 years. The Utt Juice Company complex occupied half of the block in the commercial center of Tustin. Additionally, the building contributes to the historic streetscape of the historic commercial center and the Tustin Cultural Resources District.

con't.

B11. Additional Resource Attributes: (HP6)--Commercial

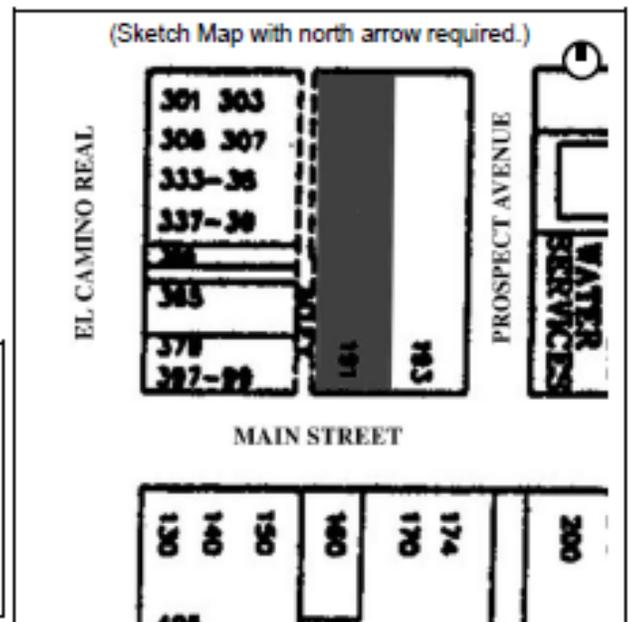
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (87) 191 E. Main St

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- light and dark gold brick
- unbroken parapet with an elaborate cornice of brick
- vents containing five vertical bricks and edged with darker gold bricks are spaced along the frieze
- row of white glazed brick running across the entire front facade and down the pilasters on each side
- recessed double wooden doors with a large window in the center of each section and a single transom
- a single plain door and transom located in the center of the front facade with a recessed four light plate glass window to the west
- back of the building cladding in brick with a row of recessed windows set in arched brick frames
- a small gabled roof is on the top of the main flat roof with an unbroken parapet

# 193 E MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (95): 193-195 E. Main Street

B1. Historic Name: Utt Juice Company

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The Utt Juice Company building was constructed in 1908.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Commercial Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

This property, with its elaborate metal cornice and luxur glass transoms, is significant due to its architecture, and its association with the Utt family and Utt Juice Company, both of which were important to Tustin history. Mr. Utt was a rancher and partner in the Irvine Ranch with Sherman Stevens and James Irvine and also established the San Joaquin Fruit Company. C.E.Utt owned this Italianate commercial building from 1908 to 1932. The original use was a grocery store operated by Charles Sauers and Phillip H. Bergquist. Sauers served on the elementary school board and was elected to the first Tustin Union High School Board of Trustees in 1921. C.E. Utt moved his juice making operations from his back porch at home into this building around 1920. Utt was a major developer in the early Tustin years, 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), and developer of Lemon Heights.

The building's character defining features include, but are not limited to:

- industrial and functional design
- ornate metal cornice with large brackets at each end and in the center
- rows of closely spaced brackets, large and small dentil works, molding, and a band of vertical panels located above the transoms to create the horizontal line of the cornice
- transoms consisting of large luxur glass panels
- double storefront design has recessed entrances with diagonal sections leading to double doors, plate glass panels facing front with a glass diagonal and altered wood panels
- original bulkheads of both stores though covered with plain wood panels
- plate glass store windows with matching diagonal windows

B11. Additional Resource Attributes: (HP6)—Commercial

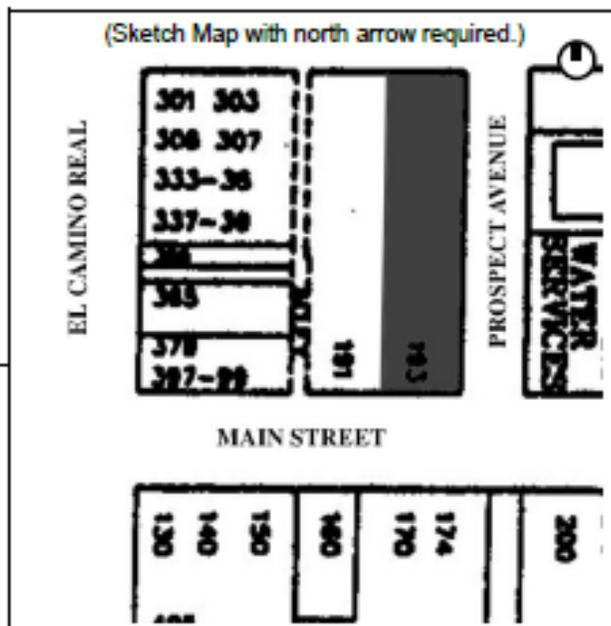
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 115 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (88): 115 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Western Falsefront

\*B6. Construction History: (Construction date, alterations, and date of alterations)

C.E. Utt, Utt Juice Company, purchased this property from Mary Tustin, widow of Tustin founder, Columbus Tustin, and had the Neo Classical building constructed that same year, 1921.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Commercial

Applicable Criteria: A,B,C

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

The building is significant because of its architecture, degree of integrity, association with the Utt Juice Company and the Logans, and as a representative of the broad patterns of Orange County's agricultural industry. Utt leased the building to Alton Alderman, who with Charles Logan, established the Tustin Hardware Company in 1913. The store became a social center of early Tustin and remained in business until 1997. Alfred Ray Aunger purchased the business around 1935, then resold it to other owners.

Character defining features, include but are not limited to:

- typical of Victorian commercial buildings
- surviving example of a one-story shop with a decorative symmetrical façade, falsefront arrangement
- pilasters on each side of white painted brick
- matching plate glass windows form the symmetrical storefront with diagonal plate glass windows leading to the deeply recessed entrance
- pair of double entrance doors has a transom made of wood and centered with large windows
- east facade clad in plaster over red brick

B11. Additional Resource Attributes: (HP6)—Commercial

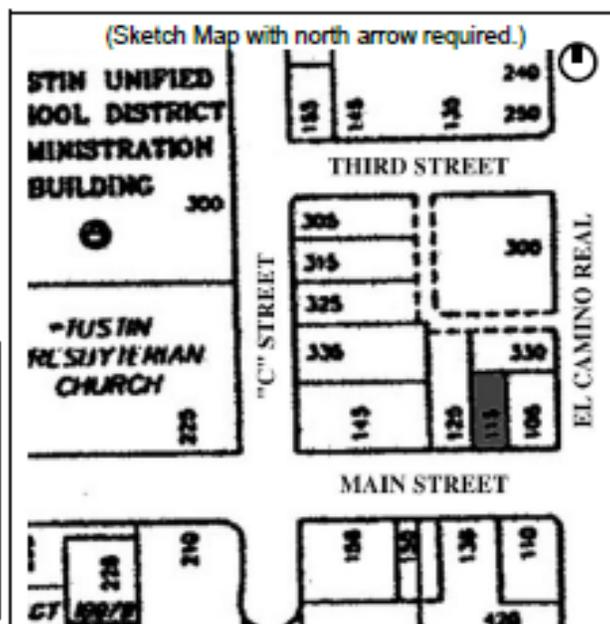
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 130 W MAIN STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S1

\*Resource Name or # (89): 130 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This single storied commercial Neo Classical building, part of three constructed, was built in 1914 and housed a variety of businesses.

The recessed door is new.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria:

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

This building is significant because it is part of Tustin's historic commercial center and the Tustin Cultural Resources District. However, the building has been substantially altered.

Businesses housed included the Tustin Drug Company, N.G. Waterhouse, proprietor (1914-1920s); the Tustin Stage Line, Lusk and Smith, proprietors; the Tustin Branch Library (1938-1949); and the Knights of Columbus (1962 to present).

Surviving character defining features include the basic form of the structure and its parapet and column trim, typical of Main Street commercial buildings.

B11. Additional Resource Attributes: (HP6)--Commercial

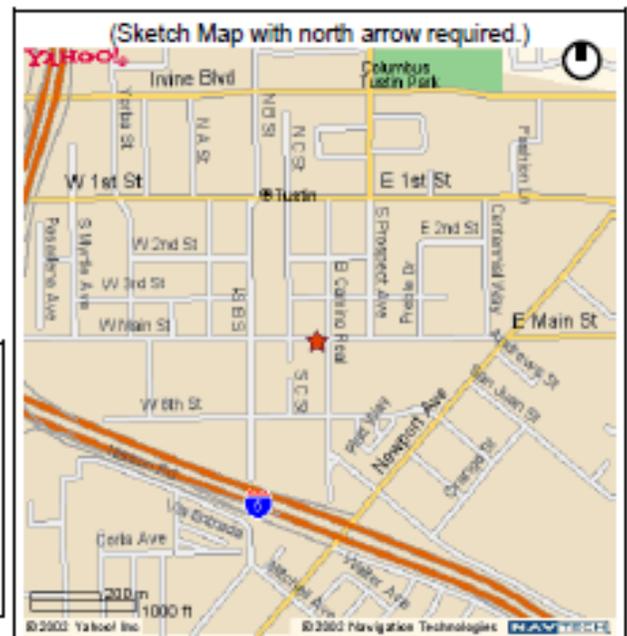
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

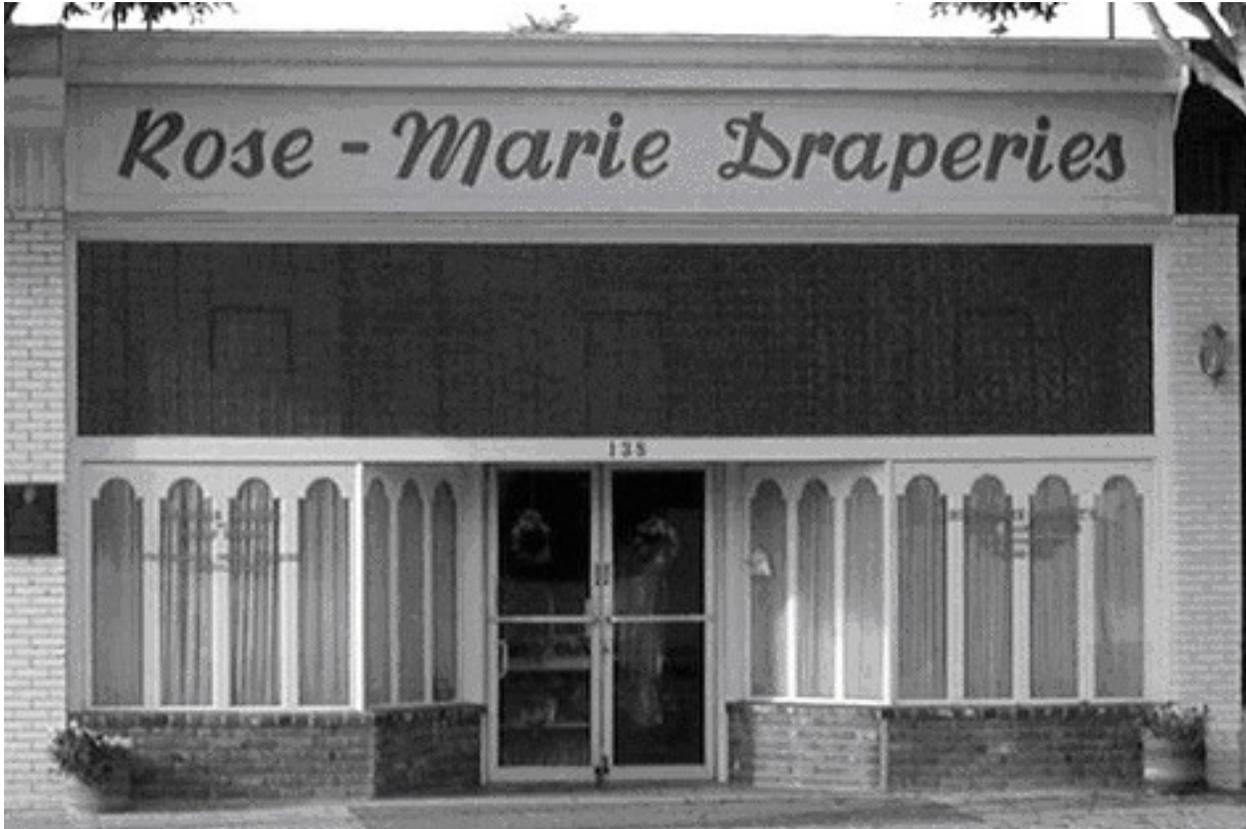
\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 138 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (90): 138 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Part of three buildings from around 1914, this single storied commercial Neo Classical building housed a variety of businesses.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

This building is significant as an example of Neo Classical Revival forms in Tustin. It is also important because of its association with early Tustin residents.

Records indicate the building's early use was John A. Williamson's barber shop to cut hair and provide bath tubs for cowboys in the town from the Irvine Ranch. Later uses included Ed Helt's Barber Shop (dates unknown); Haynes Soil Lab (1954 to 1961), and *Rose Marie Draperies*, *Rose Gourley* and *Marie Zamora* proprietors (1961 to present).

This building's character defining features include, but are not limited to:

- original purple luxor glass transoms, metal cornice and brackets on the parapet
- matching plate glass windows and diagonal show windows leading to the centered recessed entrance
- new brick covering the bulkheads and new double doors located in the center of the façade
- original red brick and arched tops on the door and windows in the back of the building

B11. Additional Resource Attributes: (HP6)—Commercial

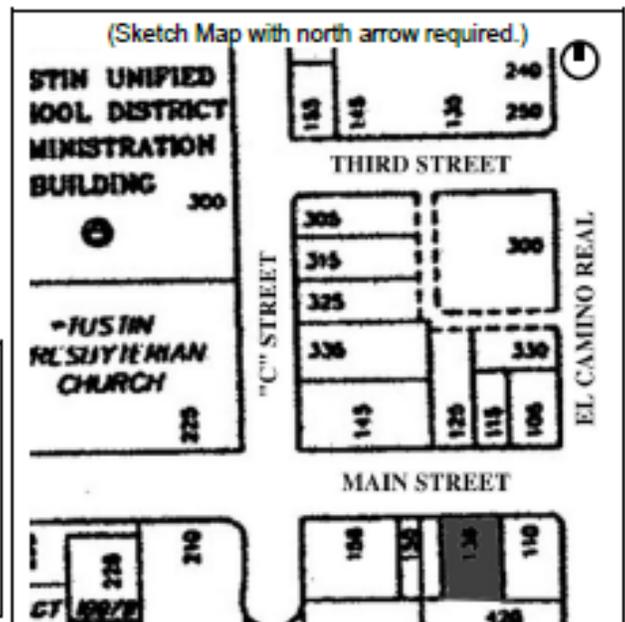
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 140 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (91): 140 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The third of three adjoining similar structures built around 1914, this single storied commercial neo-Classical building served as Tustin's Post Office from 1914 to about 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

This building is significant as part of Tustin's historic commercial center development and as an example of the neo-Classical Revival style. Additionally, this building is significant for being an early Post Office for the City of Tustin.

The building's character defining features include, but are not limited to:

- metal cornice, plain frieze and metal brackets matching others
- row of plain glass panels occupying the large transom area
- wooden beam that running across the top of the show windows
- front facing plate glass windows and diagonal side windows flanking the centered recessed entrance
- a ledge below the window and the bulkheads which are clad in white glazed brick
- wooden doors, accented with tall narrow windows, which appear to be original
- original red brick and a walk in door in the back of the building
- three double hung recessed windows

B11. Additional Resource Attributes: (HP6)—Commercial

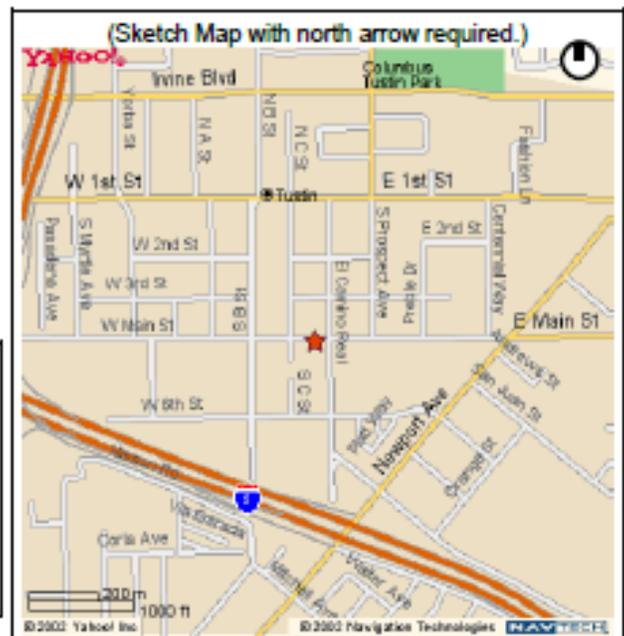
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 148 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (92) 148 Main St. W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1914. It has been recently altered.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

While significant as a part of Tustin's commercial development in the early 1900s, the architectural character has recently been altered. This single storied commercial neo-Classical building is on the site of the old Tustin Building, the original store and living quarters for the founder of the City. Subsequent uses include the J.P. Murphy Venetian Blind Shop (1947) and an antique shop (1974).

The building's character defining features include, but are not limited to:

- an unbroken white glazed brick parapet, edged with three rows of matching brick, topping the two bay storefront
- recessed panels of matching brick, outlined with a projecting brick border, accenting the parapet
- pilasters of matching white brick frame the plate glass storefronts and new metal bulkheads

B11. Additional Resource Attributes: (HP6)—Commercial

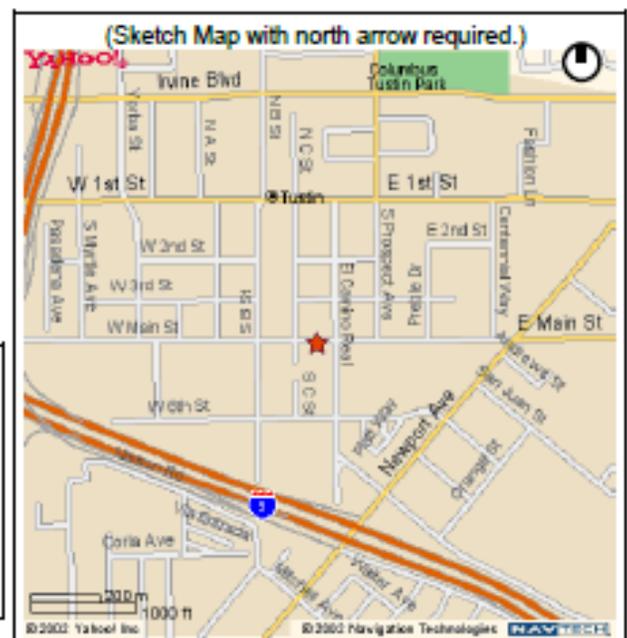
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 150 & 158 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 1S

\*Resource Name or # (93) 150 & 158 Main St. (W.)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo Classical Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This commercial building was constructed in 1914.

The original transom at the eastern side has been replaced with plain glass, and a new plate glass window and door have been installed below.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development & Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: A,B,C

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

This building is a significant surviving example of Old Town's commercial development during the turn of the century. It is also important as an example of Tustin's classical architecture.

Character defining features include but are not limited to:

- a row of round, Ionic columns form an impressive promenade along the single storied double storefronts along Main Street
- original tin ceiling and deeply recessed arched windows, centered with stained glass, are unique features in Tustin
- strong visual node in the town's center.

In addition, the building is important because of its association with early Tustin residents. Sam Tustin, the son of Tustin's founder, Columbus Tustin, constructed this building in 1914. Charles O. Artz leased the building for his general store of drygoods and groceries, which was moved there from the Tustin Building next door. The operations continued until 1931. After that time, the building was temporarily used for Tustin Elementary School District classes as well as various other commercial uses.

The building is currently listed on the National Register.

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

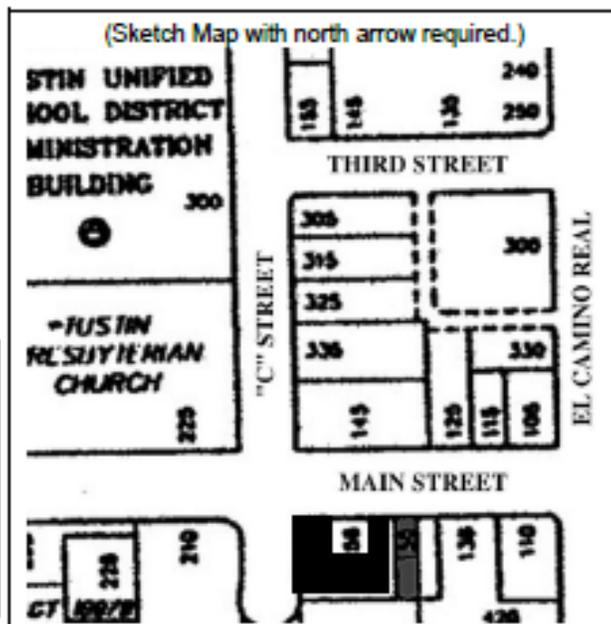
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (93) 150 & 158 Main St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- row of round, Ionic columns forming a promenade along the single storied double storefronts along Main Street
- flat roof, fronted with a parapet of recessed stucco clad panels, bordered with a ledge at the top
- large plate glass windows and luxor glass transoms forming a row along the back of the recessed porch. diamond scored concrete porch floor
- interior features including an original tin ceiling, and deeply recessed arched windows, centered with stained glass

## 201 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (96) 201 Main St. (W.)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Institutional - Religious

B4. Present Use: Institutional - Religious

\*B5. Architectural Style: Spanish Colonial Revival/Gothic

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The Tustin Presbyterian Church replaced its 1884 Victorian sanctuary in 1929 with this stucco clad Spanish Colonial Revival building with Gothic overtones. The wing was added in 1953.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William Bowman

\*B10. Significance: Theme: Institutional, Religious Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Institutional Religious

Applicable Criteria: A, B, C

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

The church is significant because of its Spanish Colonial Revival and Gothic architectural style and for its association with early residents of Tustin history. William Bowman was the builder and Samuel F. Shiffler was the minister at the time. Mary Tustin, wife of Tustin's founder, was a charter-organizing member in 1884.

The red clay tile clad building has a front facing gabled roof fronted with a shaped parapet and bordered with a ledge at its top. A square four-story tower, topped with a red clay tile clad whipped roof and large cross, is located near the back on the East side. A Gothic influenced rose window, trimmed in several rows of molding, is on the upper portion of the stucco clad front facade.

The landscaping includes mature trees and plants.

B11. Additional Resource Attributes: (HP16)--Religious

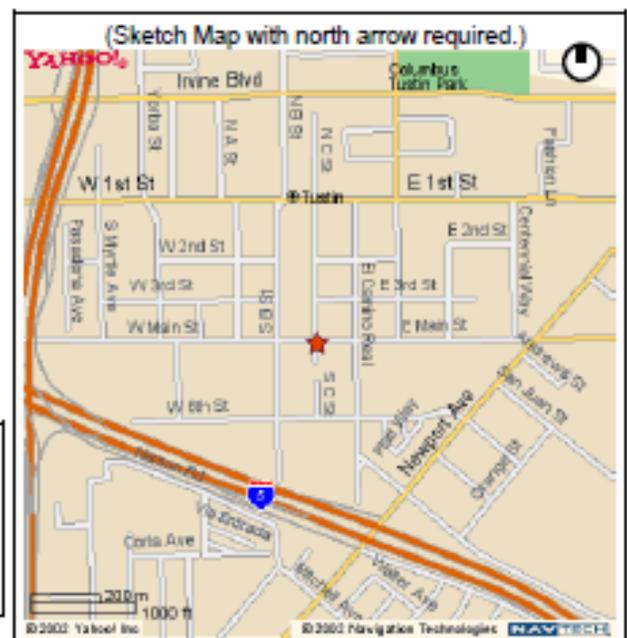
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (96) 201 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- red clay tile cladding
- front facing gabled roof fronted with a shaped parapet and bordered with a ledge at its top
- square four-story tower, topped with a red clay tile clad whipped roof and large cross, located near the back on the east side
- pairs of arched louvered vents on the sides of the tower face below the roofline
- recessed center section featuring a pair of recessed multi paned arched casement windows
- Gothic influenced rose window, trimmed in several rows of molding, on the upper portion of the stucco clad front facade
- pair of heavy wood doors on the bottom floor sheltered by a red clay tile clad shed style roof
- main entrance doors, located below the rose window, deeply recessed and framed with rows of rounded cast concrete molding, capitals and columns. These wide double doors have rows of stained and varnished recessed panels
- concrete open porch and steps are bordered with a wrought iron rail
- buttresses on the front corners on each side of the main front façade
- matching buttresses occupying the spaces between the Gothic arched windows and adorned with diamond paned stained glass
- red clay tile clad shed style roofed port cochere extending to the west side
- arcade of arched openings leading to the new building on the west
- Landscape, including mature trees and plants

## 228 W MAIN STREET



See following pages for property information



Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- intricate Queen Anne detailing and a fanciful tower
- wide shiplap siding and a truncated hipped roof, rowler, two pedimented gables, a heavy cornice with enclosed eaves and a frieze decorated with a row of rosettes
- original wrought iron cresting bordering the truncated section and the turret and wooden cresting along the top of the gables
- ornamental medallions set in a wide band ring the center of the turret
- carved brackets located on the corners and the turrets
- narrow bands with cutout bracket shapes at each corner running below the frieze
- a row of molding-trimmed horizontal panels, rosettes, brackets, and vertical rows of half molding
- five narrow framed double hung windows and a shed-style porch with a small pedimented gable, enclosed eaves, molded trim and finial facing the front lawn
- porch frieze, accentuated with brackets and pierced work, with a style railing centered and used at each side of the stairs, ending at carved newel posts
- centered front doors with etched glass with a red background
- a wing to the east of the porch with a pedimented gable with enclosed eaves
- large horizontal stationary window, with stained glass squares along its edge, situated below the gable
- landscape features surround the building complex

## 320 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or # (101): 320 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Monterey Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Will Ferrey, an investor, built this building in 1928 with carpenter, Gyr Bolard. Ferrey used materials from the previous house on this site to construct the Monterey Revival house with its 18"-24" thick walls.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: Will Ferrey and Gyr Bolard

\*B10. Significance: Theme: Residential Architecture, Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant because of its architecture and association with Tustin's early residents.

The Monterey Revival style was an eclectic style that borrowed from other revival architecture, such as the Mediterranean, Tudor, Federal, Georgian, Mission Revival and other styles. The rooflines are often steeply pitched with a particular style emphasis. Windows are double hung or casement, and the front door is of heavy wood. As with this building, there is a second story balcony, cantilevered and covered by the principal tiled, low pitched, hipped roof. The walls are covered with a stucco finish.

Ed Pankey, owner from 1956 to 2002, served on the Orange County Farm Bureau and was president when the county started importing water in the 1950s. 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.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

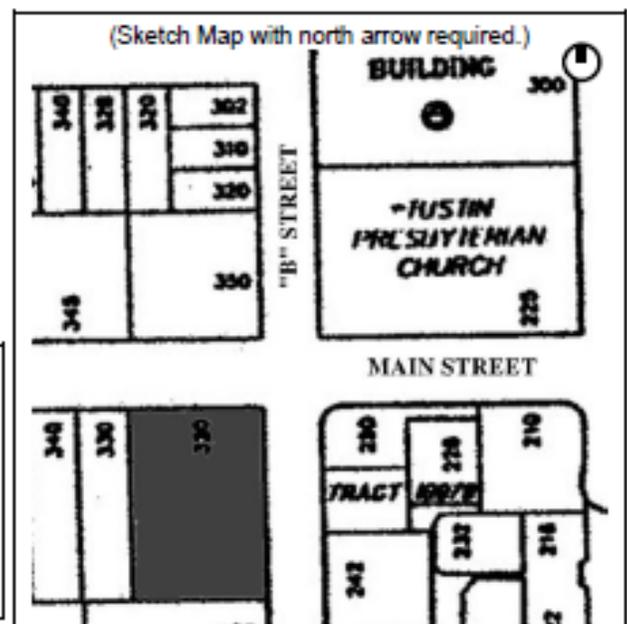
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (101) 320 Main St W

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- stucco-cladding
- low-pitched combination hipped and gabled roof, clad in heavy red clay tiles
- front-facing wing at the east end projecting forward, to form a shallow ell shape
- pair of multi-paned casement windows centered in both the first and second floor of the wing
- long narrow balcony in the corner of the ell, fronting the center third of the façade, supported by a heavy wood beam, accented along the bottom with large front-facing exposed beam ends
- beam and supports extending across the wing on the east side, between the first and second floor
- wood posts, connected by wrought iron railings, supporting the balcony roof
- two windows and a multi-paned french door looking out onto the balcony
- recessed entry on the first floor with no posts or railing and is centered with an elaborate molding-trimmed door
- multi-paned and metal-framed windows
- two large recessed windows located to the west of the front door
- port cochere extending across the driveway on the west side and is bordered on both with a wrought iron railing
- matching tile-roofed 3-car garage is located in the rear
- large property, surrounded by specimen trees and plants, including 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

## 330 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (102): 330 Main Street (W)

B1. Historic Name: Artz House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Charles O. Artz had the building constructed in 1914 and it remained in the Artz family until 1942. A wing was added to the back that matches the original house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

This home is significant because of its association with Tustin early residents and for its architectural syle, specifically as an individually designed Craftsman Bungalow. Furthermore, its original integrity has been maintained. The single storied building's steeply-pitched side-facing gabled roof crowns, and exterior clad in medium-width clapboards, wide shed-style dormer, centered with a multi-paned window and louvered vents, accents the front façade louvered vents and other character defining features are all intact. The well-designed Craftsman door is accented with two rows of rectangular beveled glass panes across the top and vertical recessed panel below.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

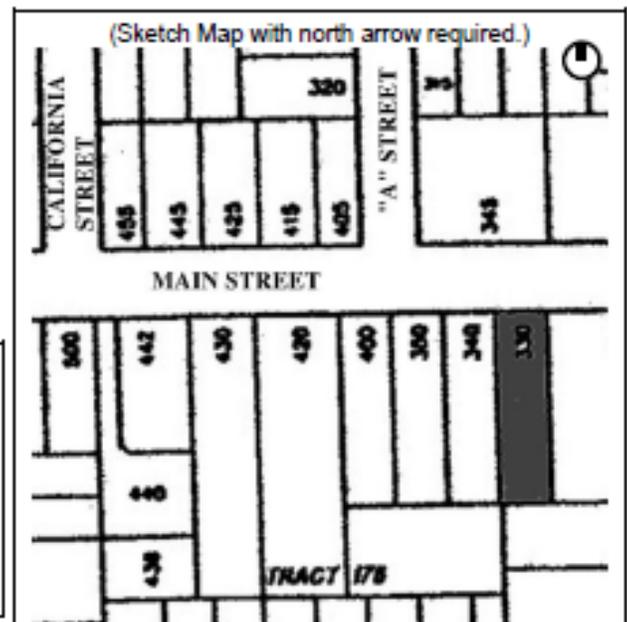
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (102) 330 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- steeply-pitched side-facing gabled roof crowns
- medium-width clapboards on the exterior walls
- a wide shed-style dormer, centered with a multi-paned window and louvered vents, accenting the front façade
- louvered vents, triangular braces and exposed rafter tails decorating the gables
- a frieze above the full porch slanting upward, toward a keystone in the center
- large brick columns support the porch roof.
- matching piers, connecting with low walls of matching brick and flanking the entrance
- large plate glass windows flanking the centered door
- a Craftsman door accented with two rows of rectangular beveled glass panes across the top and vertical recessed panel below
- double-hung windows used throughout the rest of the house
- a red brick chimney graces the west side

# 340 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (103): 340 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Guy Bolard, a contractor/builder, reportedly built this house in 1914 and acquired the title in 1921.

Although a wing was added, the west side matches the original house.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: Guy Bolard

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is primarily significant because of its architecture. This single-storied bungalow has a low-pitched Craftsman-style bellcast gabled roof, with gables facing in all four directions. This building 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.

In addition, the house is significant for its association with early Tustin resident, Guy Bolard, the Thomans, and the Mitchells.

After Guy Bolard, Albert Thorman owned the house from 1928 to 1943. He worked for the California Division of Highways and was an orchardist. His wife, Jeanne, was the secretary to the superintendent of the elementary schools (1945-63) and had an elementary school named after her. Ralph Mitchell, owner from 1943-48, was a major orchardist in the area, raising walnut, then Valencia oranges. The four Craftsman bungalows on this block are major contributors to the Tustin Cultural Resources District and to the historic streetscape of Main Street.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

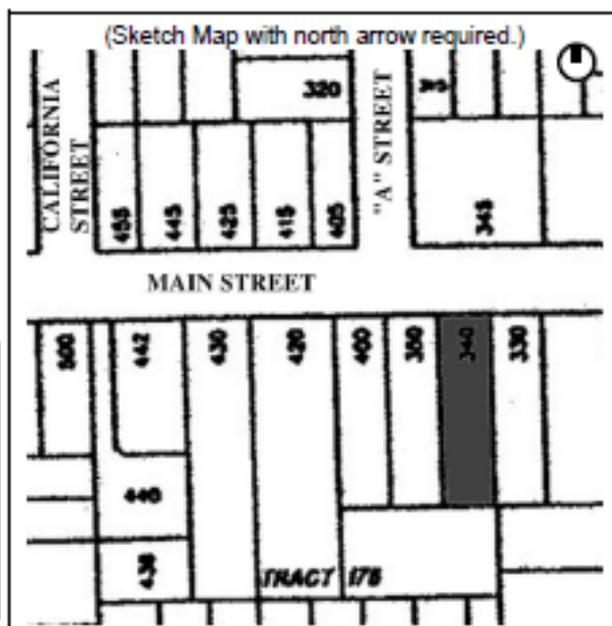
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (103) 340 Main St W

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- a low-pitched Craftsman-style bellcast gabled roof, with gables facing in all four directions
- matching double gables face each side, creating 6 gables
- ornamented eaves with rows of single exposed beam ends
- gable faces consist of sections of louvered venting alternating with wood spacers
- specialty siding, accented at the bottom with a flared skirt, covering the exterior
- a pergola supported by large stucco-clad columns that shelter the front porch
- 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 corner with piers and urns
- large plate glass windows, flanked by double-hung sidelights, on each side of the Craftsman-style front door
- row of three tall, narrow beveled glass panels forming a stairstep pattern near the top of the door
- double-hung windows used throughout the rest of the house
- flared foundation design

## 345 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (104): 345 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Dutch Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1910. Major alterations were done between the 1970s and 1980s. 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.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance:

Property Type:

Applicable Criteria: C

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

This building is significant as one of a few Dutch Colonial Revival homes in Tustin.

The building's character defining features include, but are not limited to:

- original section of the two-storied clapboard-clad Dutch Colonial revival home on the west
- pedimented gambrel roof
- bands of fishscale shingles alternate with sections of square wood shingles on the façade of the prominent front-facing gable
- pair of single-paned windows, projecting outward above the second floor windows on the upper third of the building
- trio of multi-paned casement windows sharing a common lintel
- narrow balcony, featuring closely-spaced turned balusters and supported by carved braces, fronting the windows
- shed-style roof extends from the bottom of the balcony to the enclosed eaves
- recessed door, flanked by rounded pilaster and sheltered by a small arched portico, fronted by a small elevated open arch slanted by window occupying most of this section of the front façade and centered with a large multi-paned window and 6-over-6 double-hung sidelights

B11. Additional Resource Attributes: (HP2)—Single Family Property

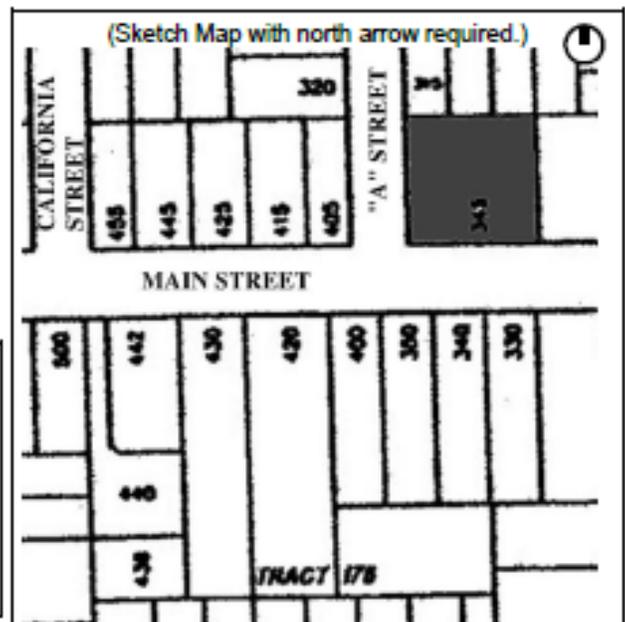
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records

B13. Remarks

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 350 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (105): 350 Main Street (W)

B1. Historic Name: Leek House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Jasper Leek had this home constructed in 1910 based on plans drawn up by architect Frederick H. Eley (blue prints are on file at the Tustin Area Museum).

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

\*B8. Related Features:

B9a. Architect: Frederick H. Eley

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

This building, constructed at the onset of the California Bungalow period, is significant because of its architectural style.

The single-storied California Bungalow building's character defining features include specialty siding on the upper exterior wall and wide clapboards below, a long side facing gable central roof and front facing gabled wings, triangular braces located at the corners and peak of each gable, and horizontal louvers on the gable faces. Brick piers flank the concrete front steps.

Additional significance is the association with important members of the Tustin community. Mr. Leek, a rancher, was also a County Board Supervisor from the Fifth District (1911-1918). The building was later occupied by other Tustin residents, which included William Ferrey (1921-1928) and Charles Bowman (1928-1930).

Con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

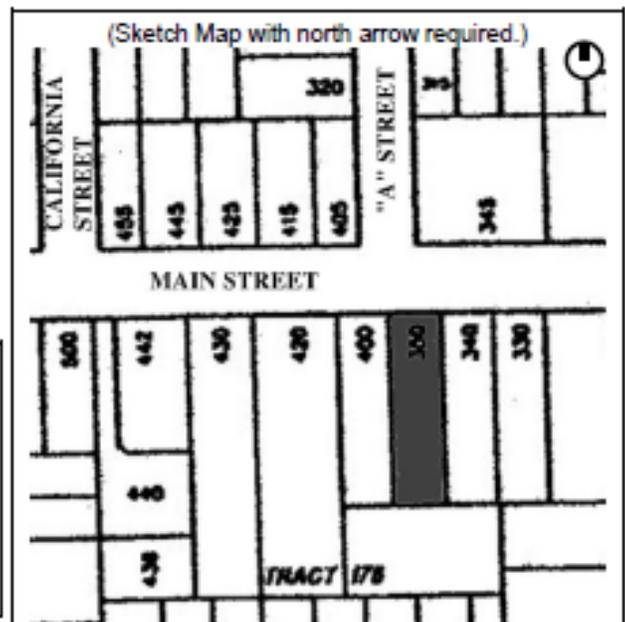
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (105): 350 Main Street (W)

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation  Update

The building's character defining features include, but are not limited to:

- specialty siding on the upper exterior wall and wide clapboards below
- long side facing gable, central roof and front facing gabled wings
- triangular braces located at the corners and peak of each gable
- horizontal louvers on the gable faces
- brick piers flanking the concrete front steps
- large plate glass windows with transoms above and narrow double hung sidelights

## 400 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or # (106): 400 Main Street (W)

B1. Historic Name: The Leihy House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Waldo and Jessie Leihy had the house built in 1914 and it remained in the family until 1946.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This house is significant for its superior Oriental-influenced Craftsman detailing, as well as for being part of an important group of four bungalows.

One of the finest Craftsman bungalows in Tustin, this single-storied house is capped with a medium-pitched side-facing gable 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. 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 sidelight, 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. A matching garage is located in the back.

Waldo Leihy had been a rancher and had owned a 20-acre grove on Santa Clara. Their son Oscar operated a garage, first called Tustin Cyclery, then Leihy's Garage, at 135 West Main Street. Henry J. Boosey, owner from 1946-1958, was a farmer on the Irvine Ranch.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

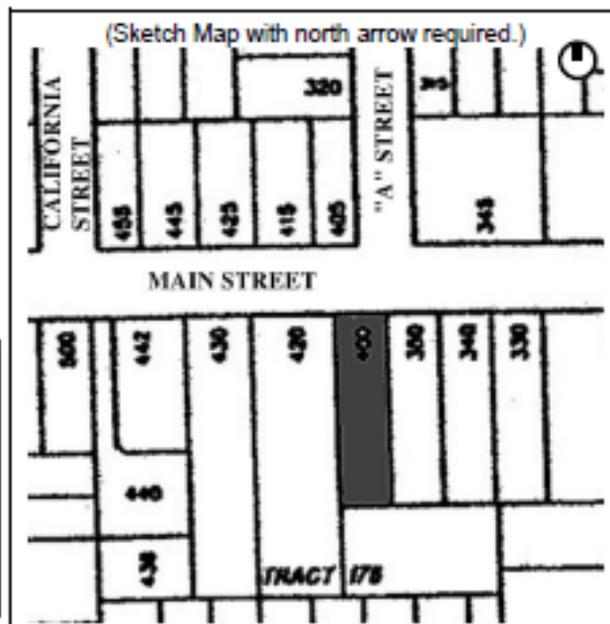
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (106) 400 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- Oriental-influenced Craftsman detailing, capped with a medium-pitched side-facing gable roof and wide front-facing gabled porch roof
- heavy single exposed beam ends and vertical lath venting.
- pairs of window, accented with borders of leaded glass, and fronted with window boxes supported by three heavy front-facing beam ends, centered in the gables
- narrow clapboard siding
- 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
- 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 sidelight, balanced on each side of the front door
- wide Craftsman-style front door is decorated with vertical beveled glass windows and flanked by leaded glass sidelights
- plate glass windows used near the front on the east and west facades
- double-hung windows throughout the exterior
- matching garage is located in the back

## 405 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (107): 405 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Samuel W. Suddaby, a local rancher, is believed to have built this Craftsman house in 1919.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, C

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

This building is significant as an example of the variety of Craftsman bungalows constructed during the early 1900s, as well as its association with Samuel Suddaby, a local rancher.

A medium-pitched side-facing gabled roof, accented with triangular braces and wide vertical ventwork, caps this single-storied Craftsman Bungalow. 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. Two square wooden columns, trimmed with molding and resting on large square piers, support the porch. A matching pier is located on the West side of the concrete entrance steps. This 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.

con't.

B11. Additional Resource Attributes: (HP2)—Single Family Property

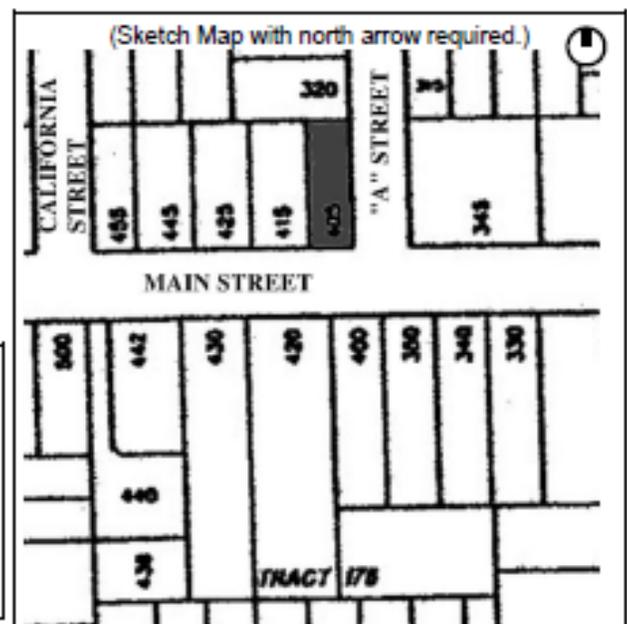
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (107) 405 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- a medium-pitched side-facing gabled roof, accented with triangular braces and wide vertical ventwork
- matching front-facing gable forming the offset front porch
- a row of front-facing beam ends running along the bottom of the gable face
- two square wooden columns, trimmed with molding and resting on large square piers, supporting the porch. a matching pier located on the west side of the concrete entrance steps
- medium-width clapboard siding covering the exterior
- a pair of plate glass windows is located on each side of the front door
- a door, accented by tall rectangular windows, flanked by multi-paned sidelights

# 415 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (108): 415 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Eclectic California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building, built by S. Robertson, was purchased in 1947 from Clara Macomber, who, at one time, owned most of the block. The building was built in 1950.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: S. Robertson

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

Although recently built in 1950, the building is significant because of its unique use of stone on the building's façade. Robertson was a civil engineer, who collected rocks from the Central and Rocky Mountain States and from various jobs for use for this property. The various-colored rocks cover the house and chimney and are also used on the sidewalk and the curbing. 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 sidelight, is centered in the front wing. The entrance, located in the West side of the wing, is sheltered in a recessed entryway and hidden from view by a 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.

(con't.)

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (108) 415 Main St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- various-colored rocks covering the house and chimney and are also used on the sidewalk and curbing
- main hipped roof fronted with a large front-facing gabled roof, clad in vertically-placed boards with a scalloped edge along the bottom
- horizontal louvered venting accenting the peak
- a large plate glass window, flanked by narrow double-hung sidelight, centered in the front wing
- entrance, located in the west side of the wing, sheltered in a recessed entryway and hidden from view by a screen made of rocks
- imposing chimney, also clad in rocks, adorning the southeast corner
- garage, located in the back yard, matching the house

## 420 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code : 3S

\*Resource Name or # (109): 420 Main Street (W)

B1. Historic Name: Case Vance House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian Stick

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1887.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: George C. Case

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This building is significant because it is an excellent example of eclectic Victorian design, a style of preference in Tustin's growing elite population. The home's integrity also remains intact. Attention to detail exhibited in the design of this house is outstanding. Stylized architectural features include double front-facing and side-facing gables decorated with fishscaledingles, arch shaped barge boards, teardrops and rosettes. Other features of significance are evident, such as a porch roof supported by elaborate turned posts, ornamented with a pierced frieze and carved brackets, and original doors, topped with a multi-paned glass window and accented with ornate recessed panels, leads to the interior.

The building is also important because of its association with early Tustin residents. George C. Case purchased the 96'x333' lot and built the house of redwood in 1887. Edmond J. Cranston and his wife were owners from 1913-17. Edmond J. Cranston, a banker, reopened the Bank of Tustin and renamed the bank to First National Bank of Tustin. Charles Vance purchased both the house and Cranston's interest in the bank in 1917. The house remained in the Vance family until 1972 when it was sold to Charles Mitchell, teacher and principal with the Tustin Elementary School District.

The property includes significant specimen trees and plants.

B11. Additional Resource Attributes: (HP2)—Single Family Property

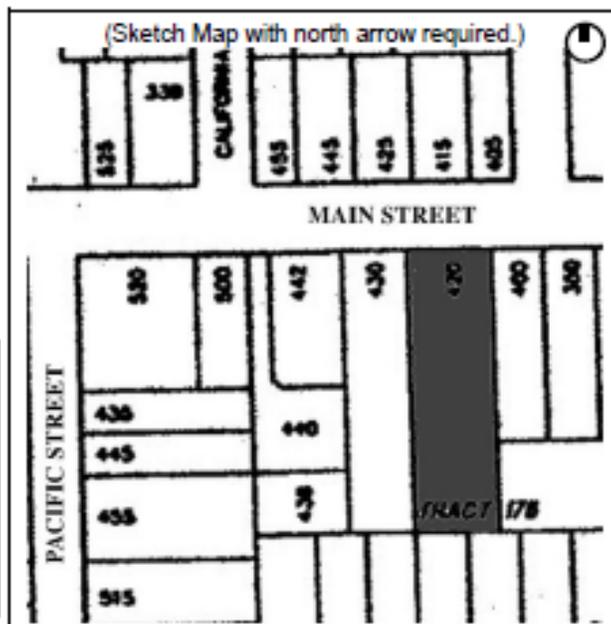
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; First American Title Company records.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (109) 420 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- truncated gabled roof, in a "T" shape
- narrow shiplap siding used on the exterior with beaded trim boards on the corners
- trim boards cut in a bracket shape at the top
- Victorian stickwork in the gable faces
- double front-facing and side-facing gables decorated with fishscaled shingles, arch shaped barge boards, teardrops and rosettes
- rows of pierced work, in an arrow pattern, adding a strong horizontal line below the gables
- single double-hung window in the second floor and a pair of matching windows, sheltering a shed-style hood, occupying the front wing
- secondary gable, with a similar design, capping the front façade above the second story
- double-hung windows used throughout the second floor
- three-sectioned transom and sidelights surrounding the original door, accented with a large plate glass window
- porch roof supported by elaborate turned posts, ornamented with a pierced frieze and carved brackets
- railing is made of turned balusters
- matching porch on the east side leading to the entrance on that side
- 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.
- row of casement windows on the east side of the back wing
- latticework enclosing the back porch and a matching gazebo and carport located close by
- a large re two-storied barn with shiplap siding
- specimen trees and plants

## 425 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (301) 425 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-Present

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. As Tustin became a center of manufacturing for the World War II and post war defense effort, and other economic consequences, tract houses were being built that would dominate the housing market for decades. New subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers. The ranch and similar post World War II styles fit into these subdivision regulations as the most widely distributed architectural style in southern California.

Tract ranch style homes, such as this building, are typically small, one story buildings with a lower pitched roof. The roof is shingled and the exterior walls are finished with either stucco or rustic siding. Because of the limited dimensions of the tract houses, many of these homes were expanded in the back with additions of a family or other types of rooms.

The building's character defining features include, but are not limited to:

- side facing gables
- entry, sheltered by a side facing extension, supported by two columns with stone material
- door and a series of windows framed with wood trim and moldings
- wide board horizontal siding or shingles

B11. Additional Resource Attributes: (HP2)—Single Family Property

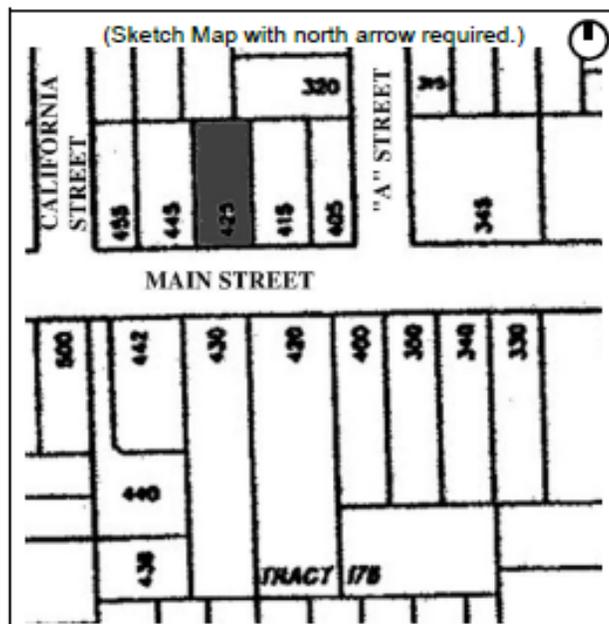
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 430 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (110) 430 Main St. W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1887.

Although the second story and front porch have been somewhat altered, the house still retains most of its Victorian character.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

The building is significant because of its associations with George Case, Mary Bardin, the Robinsons and the Snows, who are all important to Tustin history. 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. Kendall, 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, a well-known local horsewoman, owned the house from 1902 to 1920. Paul and Martha Snow owned the house from 1945 until the 1990s.

(con't)

B11. Additional Resource Attributes: (HP2)—Single Family Property

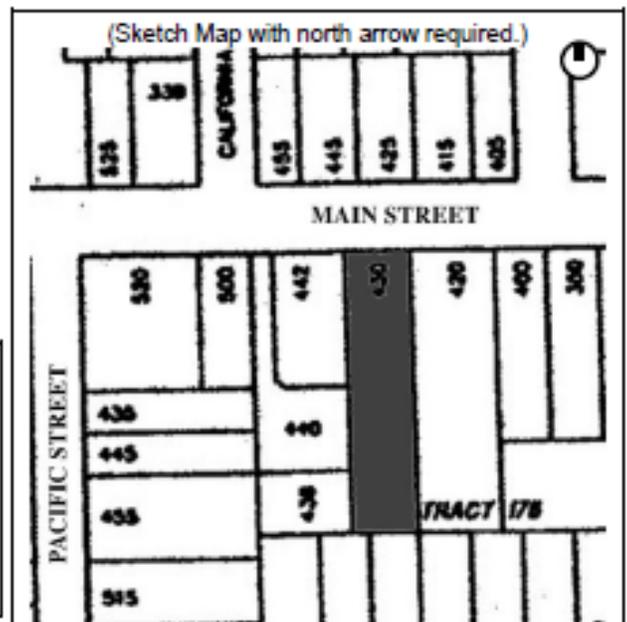
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996; First American Title Company records; Interview with Martha Snow, 1989.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (110) 430 Main St W

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- Victorian character
- an elongated hip roof, with enclosed eaves and an offset brick chimney near its center, crowning the second floor
- a single-story wrap-around porch running across the front of the house and down the west side
- double hung windows, in pairs and singles, lining the second floor
- a large plate glass window on the east side is topped with a diamond-paned transom
- a high stationery horizontal window, bordered with cutwork along the bottom, located on the west side of the front door
- a door, appearing to be original, centered with a plate glass window in the top and ornamented with recessed panels, molding, and rosettes
- a porch roof supported by wooden posts and a railing with new balusters connecting the posts
- a pair of 6-over-6 double-hung windows and a pair of plain double-hung windows used on the east side
- a large second floor balcony located in the back, above a single-story wing
- vertical carsing covering the foundation

## 445 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (303) 445 Main Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. These tract ranch style buildings are typically small with a lower pitched roof. The building also illustrates the limited dimensions of the tract houses. Many of these homes were expanded in the back with additions of a family or other types of rooms.

The building's character defining features include, but are not limited to:

- rambling and horizontal form
- automobile oriented
- asymmetrical shape with low pitched roof
- moderate eave overhang
- decorative railing and other modern details
- front facing gable and a hipped roof wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

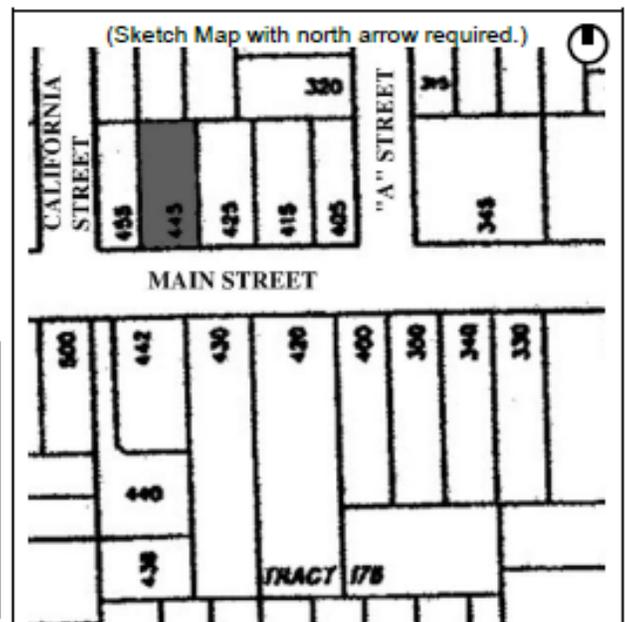
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 455 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (111) 455 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

C. E. Utt had this house built for his mother, Mrs. Lysander Utt, as an annex to his own home at El Camino Real and Main Street in 1904.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: El Camino Real and Main Street

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

The house's Colonial Revival style and association with the Utt family are significant to Tustin.

Utt's contributions to Tustin are listed elsewhere. The house illustrates the custom of providing for elderly parents. The house was moved to this site in 1920. Minnie Childs owned it 1920 to 1943. She was an artist of note, active in civic and social affairs, and was a charter member of the Laguna Beach Art Association.

The building's character defining features include, but are not limited to:

- a hipped roof edged in carved brackets
- pedimented gable extending forward to form the roof of the front porch
- wood shingles and a small diamond-paned window, flanked with louvered vents, covering the gable face front porch, supported by round wooden columns, resting on solid clapboard-clad rails. A pair of matching double-hung windows, with molding-trimmed lintels, to the east of the front door
- front door accented with a horizontal window at eye level, and recessed wood panels
- double-hung windows throughout the exterior
- single gable-roofed garage is located at the rear of the property

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: City of Tustin Historical Survey, Thirtieth Street Architects, Inc., June 1990. First American Title Company records. Directories. Interviews with Ruth Cox, 4/4/73 and 5/73. *Santa Ana Evening Blade*, January 28, 1904, Pleasants, Mrs. J. E., *History of Orange County*, J. R. Finnell & Sons, Los Angeles, 1931

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 520 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (112) 520 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tudor

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The English Tudor house was originally owned by surveyor Roy C. Browning and constructed by local builder William Bowman in 1930.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William Bowman

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This building is significant because of its architecture and association with early Tustin residents. Built during the country's Depression when revival style residences were fashionable among southern California's wealthy landowners, the building represents the prevalent architectural preferences of Tustin's more affluent residents.

The two storied building, clad in stucco, is significant because of its architectural integrity and is one of the finest examples of Tudor Revival architecture in Orange County. Significance is added for its association with William Bowman and Roy Browning.

There are several specimen trees and plantings in the lot.

B11. Additional Resource Attributes: (HP2)—Single Family Property

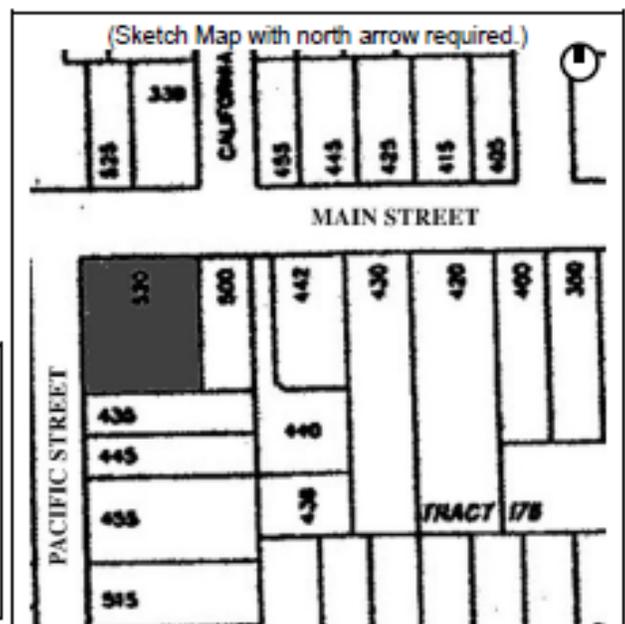
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (112) 520 Main St W

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation  Update

The building's character defining features include, but are not limited to:

- stucco cladding
- combination of hipped and gabled roof design
- front facing gable, clad in shiplap siding, centered with a louvered vent
- Byzantine arch and red brick trim framing an ornamented front door with recessed wood panels
- multi paned casement windows, with matching transom, flanking the door
- windows are recessed multi paned metal framed casement windows
- small 1940's styled cantilevered bay on the west side
- large multi paned leaded glass, bordered by stain glass and topped with a Byzantine arch, located on the first floor's front façade
- half timbered cantilever second floor accented with heavy brackets across the bottom
- large stucco clad chimney, typical of English Tudor revival design, detailed with a herringbone inset in the center
- stucco clad triple garage centered with original paneled wood doors with carsiding, accented and two rows of medallions
- several specimen trees and plantings in the lot

## 525 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

NRHP Status Code: 5S1

Resource Name or # (113) 525 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This home was constructed in 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,C

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

This home is important as an early example of California Bungalow architecture in Tustin that was in fashion during that time. Several members of the Tustin community, including retired farmer, Charles Greenwood and his wife, Belle, used the home. The First Advent Christian Church acquired title in 1962.

The building's character defining features include, but are not limited to:

- narrow clapboard siding has a double gabled roof with a wide front facing porch gable
- roof line with varied width vertical venting and single exposed beam ends
- a brick chimney located on the front section of the west side, flanked with double hung windows
- pairs of double hung windows flank both sides of a new door
- a recessed porch is located on the west side, between the side facing double gables
- square wood columns, trimmed in molding and resting on square brick piers, supporting the porch roof
- matching piers on each side of the centered entrance made of brick in shades of tan, red and gold with concrete caps
- a railing of wide and narrow balusters runs between the piers

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 545 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (305) 545 Main Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: modified Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was probably built in the mid-1900s. Alterations have since occurred.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture, Post WWII Boom

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1960

Property Type: Residential

Applicable Criteria: C

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

The existing oak tree and the previous use of the house as the parsonage for the Advent Church are significant. Although this building may be significant as an example of Colonial Revival architecture in Tustin, it has been substantially altered and its integrity is questionable.

The building's character defining features include, but are not limited to:

- front facing gable and side gable wing
- front gable with two matching sets of windows recessed from the front façade
- vent located on the top point of the front façade
- two dormers situated on the wing roof
- entry is perpendicular to the street
- wood shingles
- chimney on the left side of the building

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

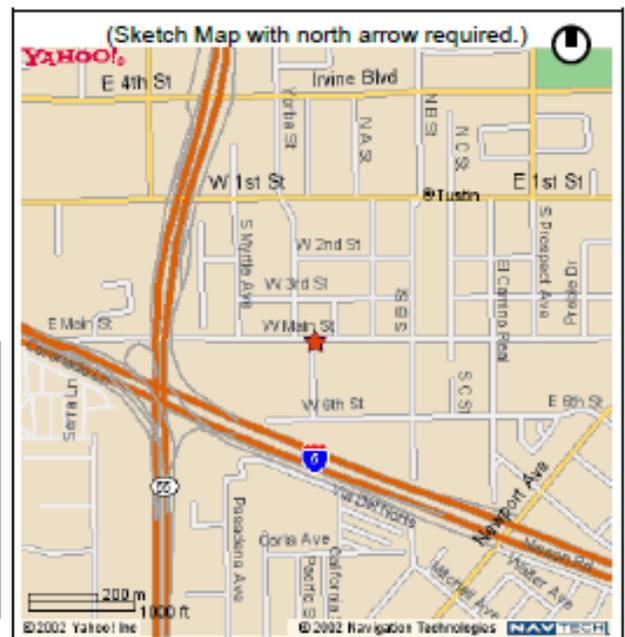
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 555 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (114) 555 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Institutional/Religion

B4. Present Use: Institutional/Religion

\*B5. Architectural Style: Victorian-Gothic

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Organized in 1880 in the home of Caroline Downs with Virgil Hunt as the first pastor, the Church constructed the edifice the next year in 1881.

The foyer and the steeple were added in the early 1930s. The classroom and meeting building were constructed in 1935, while flagstones were added around the foundation in the 1950s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Institutional/Religion, Early Ranching & Agriculture, Religious Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This church is significant for its architecture, association with broad patterns of Tustin history, and association with persons prominent in the City's history. It is also associated with the broad patterns of Tustin's development.

The First Advent Church is the oldest continuously active Protestant church in Orange County occupied by its original denomination. As a note of interest, two of the original pews, which were shipped around the Horn in the 1880s, remain in use today. Early members of the church included pioneer families such as Utt, Warner, McFadden, Tustin, Shatto, Downs, Squires, Hanson, and Bosman.

The Church is also an Orange County Point of Historical Interest.

B11. Additional Resource Attributes: (HP16)--Religious

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (114) 555 Main St W

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- as a basic style built by Orange County pioneers, a steeply pitched front facing gabled roof, crowned with an octagonal tower and matching steeple, topping the building and featuring enclosed eaves with a narrow overhang
- bell tower, enclosed with louvered venting and blank wood panels, covered with shiplap siding on the exterior and base
- cornice of the tower trimmed with dentil work
- entrance on the east facade with a pair of wooden double doors accentuated with large rectangular panels of wood on each side
- large arch topped stained glass window is centered in the front façade
- a row of stained glass windows, topped with heavy wood cornices, running down the side of the building
- a diamond paned stained glass window located near the front of the west side flanked by the same type of large wood panels and used on each side of the main entrance
- 1930s additions – foyer and the steeple added in the early 1930's and classroom and meeting buildings constructed in 1935
- two original pews shipped around the Horn in the 1880s and remaining in use today

## 630 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (115) 630 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Caroline Downs, instrumental in organizing the First Advent Christian Church, had this house built in 1888.

The brick steps and wrought iron railing are not original.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant because it is one of a handful of Italianate homes remaining in Orange County. It is illustrative of the homes built by early pioneers between 1870 and 1885. Further significance is added due to its association with several prominent residents.

Mrs. Caroline Downs lived here briefly with her four children, who were also active in the First Advent Christian Church. Other owners included David Cobau, and Edwin M Haven, owner of the Haven Seed Company. William and Grace Leinberger bought the house in 1920 and lived there into the 1970s. Mr. Leinberger was a cashier for the First National Bank of Tustin and a volunteer fireman.

The property is on a deep lot with mature trees and plantings.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 665 W MAIN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (116) 665 Main Street (W)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1883. Charles Elles moved the house from property across the street to property that had been in his mother's family since 1905 and this saved the home from demolition when the Santa Ana and Costa Mesa freeways were built.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: south side of Main Street

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,B,C

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

This building is significant as a rare example of Italianate architecture and its association with early Tustin residents. The building represents Tustin's Victorian heritage and agricultural business success during the land boom of the 1880s. It also retains almost all of its architectural integrity and all of its fine details. In addition, the building is associated with banker Nelson Vanderlip, and Horatio Allen, a prominent local rancher. Built for Nelson Vanderlip, the building was originally situated on a 20-acre parcel on the south side of Main Street across from its present location. In 1902, the property was acquired by Horatio Augustus Allen who owned orange groves on the West side of Glen Avenue at Main. After Horatio Allen died, the house went to his son Lucius, who sold the house to Charles Elles in 1961. Although moved from an agricultural setting to an urban setting, the building retains its overall significance.

B11. Additional Resource Attributes: (HP2)—Single Family Property

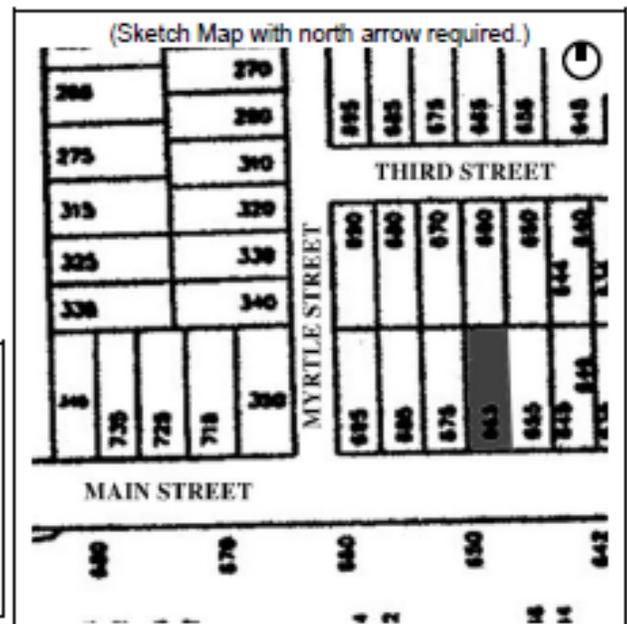
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (116) 665 Main St W

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- truncated hipped roof, with front facing gable on the west and east sides, topping the building
- enclosed eaves and a plain frieze running just below the roof line
- matching front-facing gabled dormer, centered with an arched double hung window, extending from the front facade of the roof
- pedimented cornice accents the pair of arched double hung windows centered below the front facing gable. double hung windows
- arch with wide molding trimmed cornices
- shed style roofed square bay with carved brackets and a frieze of border arches and a trio of matching windows located in the center section of the building
- original pairs of double screen doors accented by a molding trimmed edge and diagonal molding trimmed corners of these screens indicative of early 1880's architectural detailing
- large single paned arched transom located above
- three pillars and two pilasters, accented with molding trimmed capitals and bases, support the porch
- two pairs of double hung windows, one on the first floor and another on the second, located below the gable in the east facade
- shiplap sided garage, located on the east side, designed to match the house several years later with side facing gabled roof has a front facing gable on the west end with a pair of arched double hung windows placed below the gable face
- pair of shiplap clad garage doors sit side by side in the eastern half of the front facade
- several specimen trees surrounding the building

## 695 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (311) 695 Main Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: modified Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This building may be significant as an example of Craftsman Bungalow architecture in Tustin. It is also significant because of its association with early Tustin residents, such as the Prebble family.

The building's character defining features include, but are not limited to:

- front facing hip on gable roof
- exposed rafters and open eaves
- original piece of the vertical corner board
- horizontal siding and windows framed with trim and moldings

B11. Additional Resource Attributes: (HP2)—Single Family Property

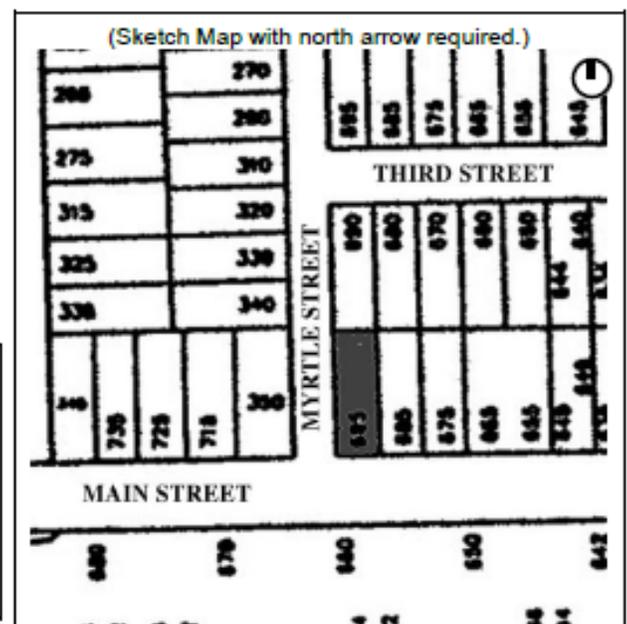
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 705 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (312) 705 Main Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely constructed in the 1920s.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as a later version of the Spanish Colonial Revival style, popularized in Tustin between 1910 to 1925.

Character defining features include, but are not limited to:

- asymmetrical façade
- flat roofs and no overhang
- red tile roof
- stucco exterior surface
- large, distinctive, windows on the front
- small parapet capping along the front façade
- arched openings that define the porch
- decorative tile vents are situated on the front and side facades

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

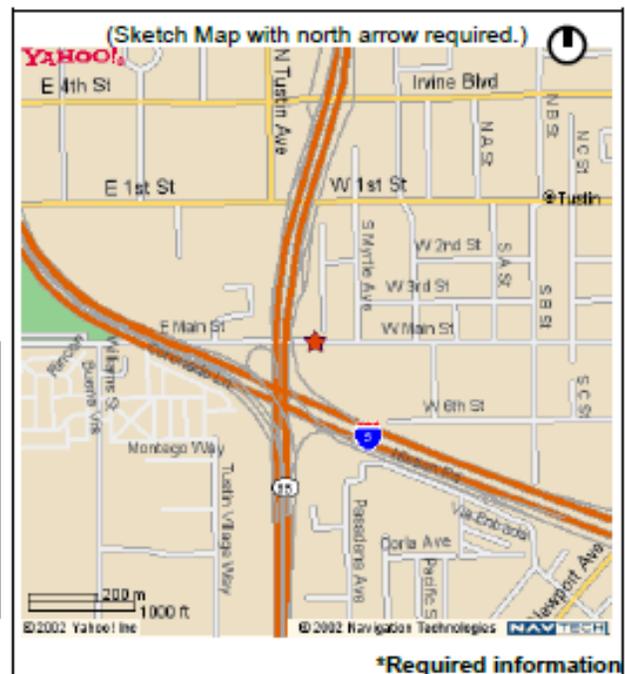
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 735 MAIN STREET (W)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (315) 735 Main Street W

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building was built around 1928. However, it has been substantially altered with the construction of a new porch and a shed style roof.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although this building was originally built in Spanish Colonial Revival style, popularized in Tustin between 1910 to 1925, alterations have compromised its integrity.

The building's character defining features include, but are not limited to:

- flat roof and parapet topped with tile
- stucco on exterior surface
- two sets of three ribbon windows symmetrically placed with the entry door in the center

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

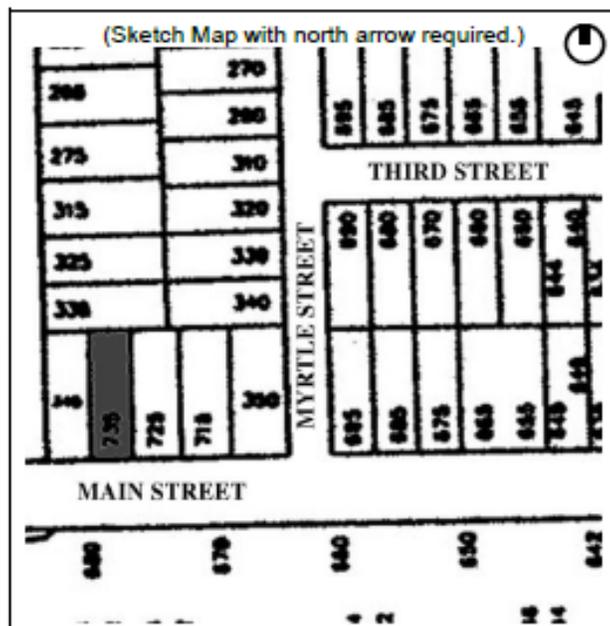
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 1681 MITCHELL AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 2

\*NRHP Status Code: 5S3

\*Resource Name or # (117) 1681 Mitchell Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

William H. Bowman and his wife, Ruth purchased the original 5-acre plot on which this house is located, in 1913. The Craftsman Bungalow house was built a few years later in 1919. The garage and corrugated metal barn were presumably added later, and the home has a 1930's brick fireplace. Parts of the foundation and porch are now clad in brick. The porch has been enclosed.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: B,C

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

Originally situated in the center of an orange grove, this home is significant as an example of the Craftsman Bungalow style and for its association with the Bowman family. It is also the last remaining Craftsman-era grove house in Tustin.

The Bowmans came to Orange County in 1881. William Bowman started as a carpenter and became Tustin's most prolific building contractor during 1910-1930. His wife was his business partner and bookkeeper. In addition to his construction work, Mr. Bowman also owned extensive citrus groves. William H. Bowman's father, William D. Bowman, was a pioneer citrus grower. (con't.)

B11. Additional Resource Attributes: (HP2)—Single Family Property

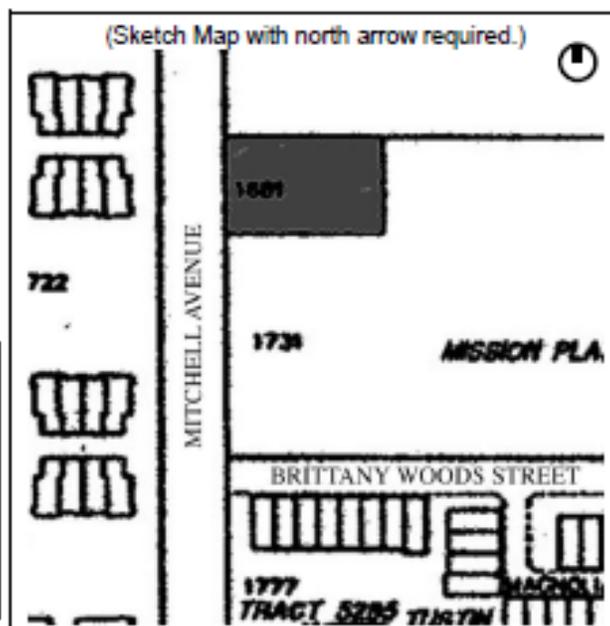
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (117) 1681 Mitchell Ave

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

This building's character defining features include, but are not limited to:

- roofline with horizontal louvered venting at the peaks, triangular braces, and exposed rafter tails
- ribbon of three double hung windows centered in the front facade of the second story
- three double hung windows facing the front in the south wing and a ribbon of four smaller windows and located in the northern most wing
- porch with enclosed with large multi-paned windows, centered with a pair of multi-paned french doors
- pair of plate glass windows on the south façade flanking a 1930s gold and tan brick fireplace
- double hung windows throughout the exterior.
- matching garage

# 125 MOUNTAIN VIEW DRIVE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (118) 125 Mountain View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1925.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single story house is significant as an example of Craftsman style architecture in Tustin. It is also important because of its association with early Tustin residents. D.M. Fomey 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. This lot was purchased by Cyrus and Elizabeth Newman in 1924. The Newmans were ranchers who also owned property on First Street, but built this home as their "town home". Mr. Newman was a carpenter in 1925, but later worked at a citrus packing house. Subsequent owners include Ernest Watson, investment and real estate businessman, and his wife, Gladys, in 1929.

The building's character defining features include, but are not limited to:

- three matching front facing gabled roofs with variegated vertical lath ventwork
- single exposed beam ends and exposed rather tails
- narrow clapboard that covers the exterior
- tapered brick columns, resting on larger square brick piers, which support the porch
- matching gable which is located in the center of the south facade
- single matching garage, topped with a gabled roof, located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

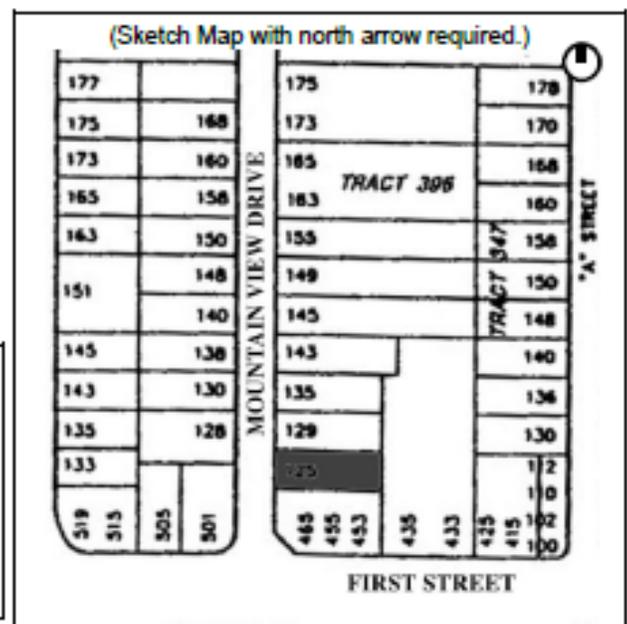
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 128 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (317) 128 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the proliferation of Colonial Revival style that was popularized in Tustin between 1910-1925. It retains much of its original character. The style includes the typical use of stucco walls, clay tile roofing, small parapet capping along the front façade. Windows are multi paned and found throughout the exterior.

The building's character defining features include, but are not limited to:

- parapet front facade topped with tile
- flat roof with shed roofs over the front facade ribbon windows and separate doorway entry
- multi paned windows throughout the exterior
- stucco cladding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 130 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (318) 130 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1875-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the proliferation and variety of the Spanish Colonial Revival style, popularized in Tustin between 1910 to 1925. The style includes the typical use of stucco walls, clay tile roofing, and small parapet capping along the front façade. This building also has an arched doorway and covered porch defined by a connecting lower wall.

This building's character defining features include, but are not limited to:

- capped parapet in front of the flat roof
- tiled shed roof which covers the porch
- low partition that connects the arched entry
- stucco on exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 135 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (319) 135 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway and Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-present Property Type: Residential

Applicable Criteria: C

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

The building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin.

The building is an example of a post World War II residential prototype that would dominate Orange County's landscape for several decades. As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. New subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers.

The ranch and similar post World War II styles fit into these subdivision regulations as the most widely distributed architectural style in southern California.

This building's character defining features include, but are not limited to:

- front facing gable and hipped gable wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

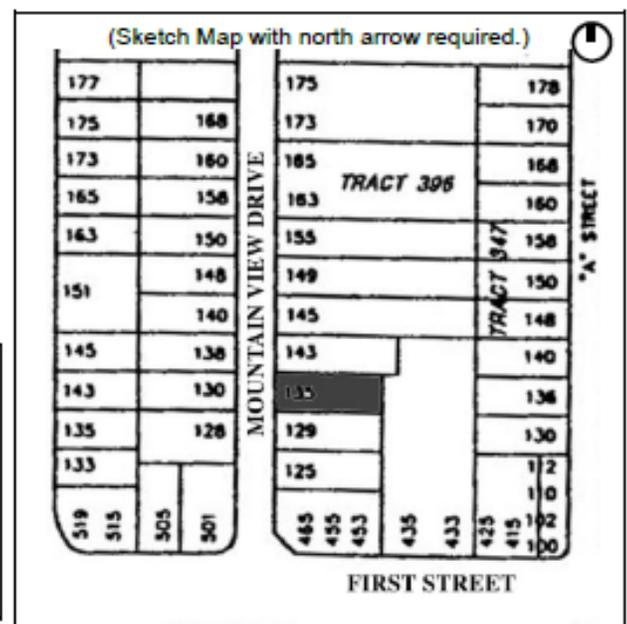
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 138 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (320) 138 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was most likely built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Agricultural, Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1875-1960

Property Type: Residential

Applicable Criteria:

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

This single storied Spanish Colonial Revival building, with front facing gable and side facing wing, has arched openings and a matching pair of windows symmetrically placed with decorative ornaments above. The front façade also has extended partitions, curved in form to the right and lower partition that defines an outdoor area.

This building's style was popularized in Tustin between 1910 to 1925. The style includes the typical use of stucco walls, clay tile roofing, small parapet capping along the front façade.

This building's character defining features include, but are not limited to:

- front facing gable and side facing wing
- façade with arched openings and a matching pair of windows symmetrically placed with decorative ornament above; the front facade with extended partitions, curved in form to the right and a lower partition defining an outdoor area
- windows on the front facing wing with ornamental decorations above
- chimney located on the left side of the building
- stucco on exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 145 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 553

\*Resource Name or # (323) 145 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria:

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

This single storied, low-pitched building has a cross-gabled configuration with open eaves and exposed rafters. Framed windows and doors are symmetrically placed on the front facade. The porch entry is covered by the front facing gable and supported by and exposed beam and columns. The cladding is horizontal siding. Like other California Bungalow buildings in Tustin, this building is a simplified version of other more ornate Bungalow styles. The building was constructed at a time when developers needed a more reasonable priced house to meet the rapid demands in southern California.

This building's character defining features include, but are not limited to:

- cross gabled configuration with open eaves and exposed rafters
- framed windows and doors symmetrically placed on the front facade
- porch entry covered by the front facing gable and supported by an exposed beam and columns
- horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 148 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (324) 148 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

The building is significant as an example of the Spanish Colonial Revival style, popular throughout the southern California region, including Tustin.

This building's character defining features include, but are not limited to:

- both tiled hip front facing facade and a flat roof wing with a parapet topped with tiles
- arched entry sheltered with a shed tiled roof extending from the parapet wall
- right front facing wall which tapers to the base
- double matching windows and triple ribbon windows with circular ornaments above located on the front facade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 150 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (326) 150 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the Spanish Colonial Revival style, popular throughout the southern California region, including Tustin.

Character defining features include, but are not limited to:

- one story building with stucco siding
- flat roof with tile parapet cap
- low-pitched gable roof w/ no overhang
- larger focal windows on front façade
- arched porch opening
- wing wall at one corner
- open porch

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 155 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (327) 155 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: modified California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1915. The porch entry has been removed and replaced with new decorative metal columns.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although an early example of California Bungalow, with its original wood framed windows, doorframe, venting and siding, alterations – such as the removal and replacement of the porch entry with new decorative metal columns - have compromised the building's integrity.

The building's character defining features include, but are not limited to:

- front facing gables with open eaves and exposed rafters
- doors and windows framed with wood trim and moldings
- narrow, horizontal siding on the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 158 MOUNTAIN VIEW DRIVE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (328) 158 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: modified California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although this building, an early example of California Bungalow, has its original symmetrical entry, brackets, columns and other wood details, modifications and additions have compromised the building's integrity.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 173 MOUNTAIN VIEW DRIVE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (331) 173 Mt. View Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival - Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built around 1922.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the transition from Colonial Revival to the Craftsman Bungalow styles. This building also represents the smaller and more inexpensive homes being built during Tustin's growth. Exterior walls with horizontal siding, double hung windows framed with wood moldings and trim, and a symmetrically placed gable entry with a triangular pediment above the framed bay window, are all characteristic features of this building.

This building's character defining features include, but are not limited to:

- hip on gable roof
- exterior walls which have horizontal siding
- double hung windows framed with wood moldings and trim
- symmetrically placed gable entry with a triangular pediment above framed bay windows

B11. Additional Resource Attributes: (HP2)—Single Family Property

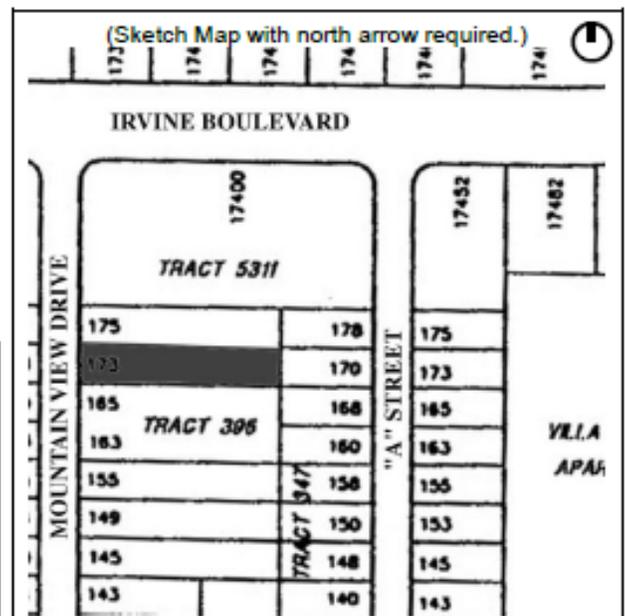
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 140 MYRTLE AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (119) 140 Myrtle Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This Spanish Colonial Revival is one of about six of the exact same plan that was constructed in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This building is significant due to its contribution to Tustin's historic streetscape and for its associations with the Harbours and the Logans. Consistent with the Spanish Colonial Revival vernacular prototype, this single storied stucco clad building consists of red clay tile edges around the parapet.

J.R. Harour, owner of the Tustin Drug Store, owned this home from 1925-1934. He sold the house to Charles and Frances Logan. Charles Logan, a councilman, was on Tustin's first city council. Frances Logan was honored as a Tustin Woman of the Year.

The building's character defining features include, but are not limited to:

- stucco cladding with red clay tile edges around the parapet
- red clay tile front facing gabled roof has closed eaves and a round clay tile vent
- wing wall extending down on the north side of the gable
- open porch extending across the front of the south half of the front facade
- stucco clad chimney
- matching garage with a flat roof and clad in stucco is located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

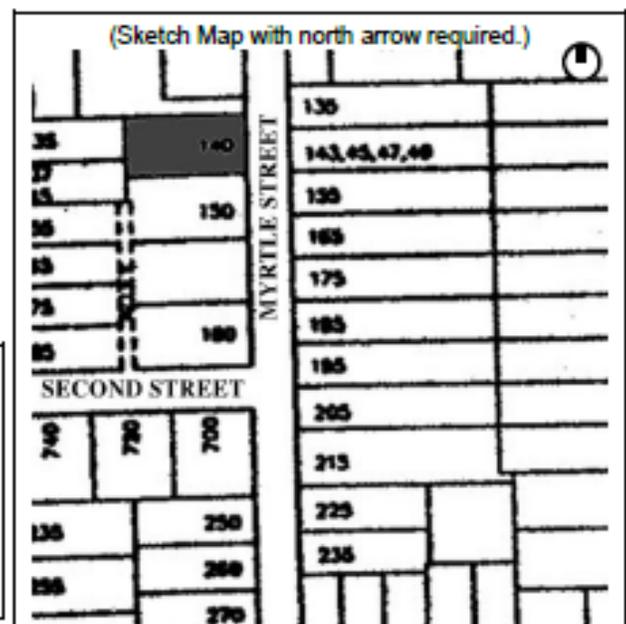
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 150 MYRTLE AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (334) 150 Myrtle

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway and Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. Although most ranch style homes are minimal in decoration, the use of other stylized features, such as the decorative shutters on this building, were often used to imitate a previous period.

The building's character defining features include, but are not limited to:

- side facing gables, open eaves and exposed rafters
- full length porch supported by four columns
- double hung windows
- wall surface is clad with board and batten siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 175 MYRTLE AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (120) 175 Myrtle Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

The site is significant as example of California Bungalow architecture in Tustin. It is also important because of its association with early Tustin residents.

The building's character defining features include, but are not limited to:

- double gable with single exposed beam-ends, square louvered vents, and exposed rather tails
- covered porch separating a pair of matching gables face on the north side
- three stationary single paned wood framed windows
- multi-paned front door, with matching sidelights, located on the front façade
- plate glass window, flanked by double hung windows with mullioned borders along the top, on the front of the side facing gabled wing of the main façade
- red brick chimney, with mullion bordered double hung windows on each side, on the north façade
- double hung windows throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

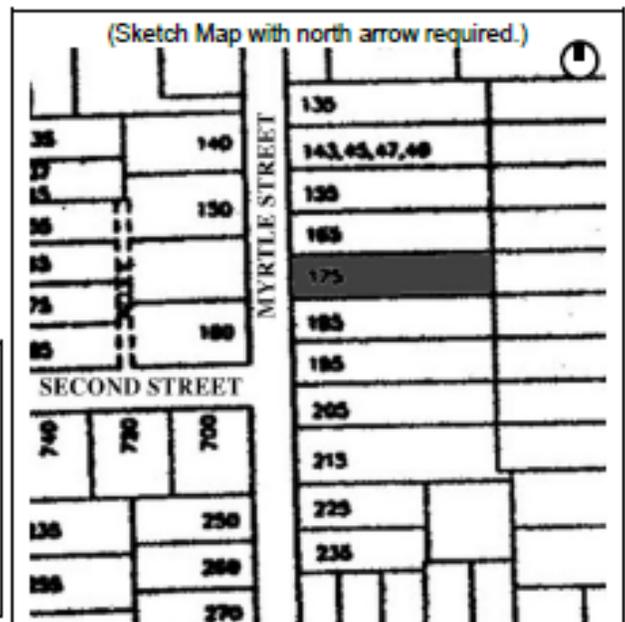
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 180 MYRTLE AVENUE



See following pages for property information

See following pages for property information

## 185 MYRTLE AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (339) 185 Myrtle

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter Development, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1951-present

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin. As Tustin became a center of manufacturing for the World War 2 and post war defense effort and other economic consequences, tract houses such as this one were being built.

The building's character defining features include, but are not limited to:

- cross hipped roof with an extended eave above the porch entry
- decorative column supporting the entry eave
- double hung windows throughout the exterior
- brick chimney located on the right side facing façade
- horizontal siding

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(Sketch Map with north arrow required.)

Map currently unavailable

(This space reserved for official comments.)

# 215 MYRTLE AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (121) 215 Myrtle Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Dwight Hayden and his wife, Esther, constructed this single storied California Bungalow style building in 1926. Dwight was a driver for the Shell Oil Company. The couple lived in this house for sixteen years before selling the property. The home has had numerous owners.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This home is significant as an example of Craftsman Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- gabled roof with exposed beam-ends
- tapered wood columns resting on brick piers supporting the pergola located in the ell in front of the entrance
- ribbon of five single paned easement windows on the front façade
- large plate glass window with multi-paned transom facing the pergola
- double hung windows
- red chimney
- gable roofed single garage.

B11. Additional Resource Attributes: (HP2)—Single Family Property

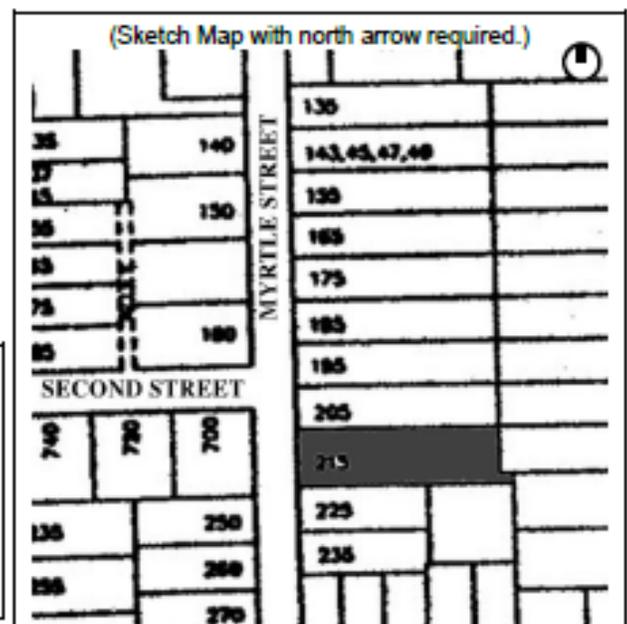
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 350 MYRTLE AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (122) 350 Myrtle Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

John Rinard, a building contractor living on Pasadena Avenue with his wife, Ermina, built this Spanish Revival duplex in 1926.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: John Rinard

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This property is significant as an example of Spanish Colonial Revival architecture in Tustin. It is also important because of its association with early residents of Tustin, John Rinard and Effie Slusser. Effie Slusser, widow of Bayard Slusser, purchased the property from John Rinard. She was an instructor at Tustin High School.

The building's character defining features include, but are not limited to:

- flat roof and unbroken parapet, edged with a row of red clay tile
- matching plate glass windows, with plain transoms and stucco hoods clad in red clay tile and supported by wood brackets, located in both the front, center and west wings
- Main Street entrance porch against the western most front facing wing
- Myrtle Street entrance in the center of the east façade
- red clay tile front facing roof with closed eaves, topping the porch and its arched openings
- pair of small, double hung windows located on the north side of the Myrtle Street entrance porch

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

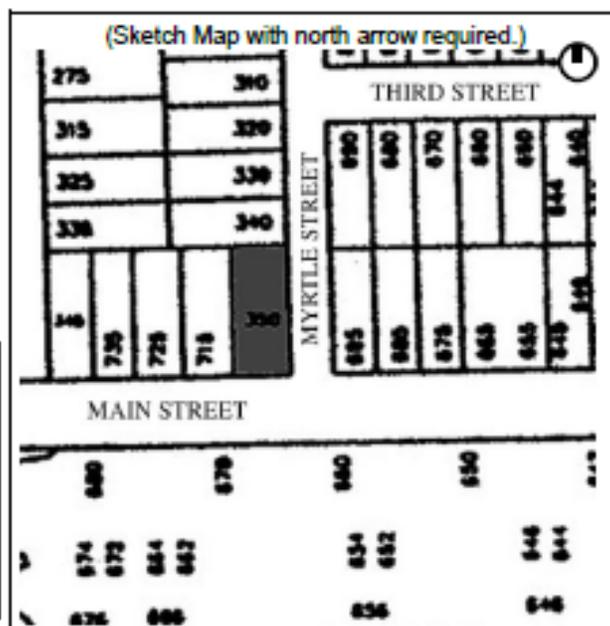
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 140 PACIFIC STREET



See following pages for property information



# 145 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (125) 145 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1924.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: probably Bowman

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

Although this house is significant as an example of the California Bungalow style in Tustin, it is also important because of its association with early Tustin residents.

John and Freda McFadden originally purchased four lots from John and Sarah Alley in 1901. Mr. McFadden, owner of a Santa Ana hardware and sports store, built the house on the corner of First and Pacific with an insurance office in the home. After his death in 1920, his wife, Freda, sold the house to Lester and Myrtle Keever. They sold one lot to Ellen Howes who had this home built in 1924. Ellen Howes was a fruit picker. She lived in the house through 1957.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (125) 145 Pacific St

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation

Update

The building's character defining features include, but are not limited to:

- offset front facing gabled porch matching the taller main gable roof
- vertical lattice venting located on the gable peaks,
- single beam ends and rafter tails topping the roofline
- narrow clapboard siding covering the exterior
- rounded molding trimming the corners
- double hung windows with slant cut lintels are used throughout the exterior
- small porch, leading to the driveway, recessed on the north side
- original matching garage, with car siding clad doors, located in the back of the house

# 150 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (126): 150 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Similar to the bungalow at 140 Pacific Street, the building was constructed by fruit growing pioneer, William Bowman, in 1925. Mr. Bowman arrived in Tustin in 1881 and became a rancher with apricots, walnuts, and oranges as his primary crops. The house was sold to E. A Drake in 1925 and used as a rental until Edward and Mary Fuller purchased it in 1939

Originally clapboard-clad, this home has been covered with stucco. The front door is new.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: William Bowman

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This home is significant as an example of California Bungalow architecture in Tustin and because of its association with early Tustin resident, William Bowman.

The building's character defining features include, but are not limited to:

- low pitched roof with side facing gables and front facing porch gable
- six-inch wide boards, placed vertically, line the gable face
- square columns, fitted on stepped stucco clad piers, supporting the porch roof
- double hung windows, in pairs and singles, throughout the exterior
- original single clapboard clad garage is located in the rear with original car siding clad doors

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

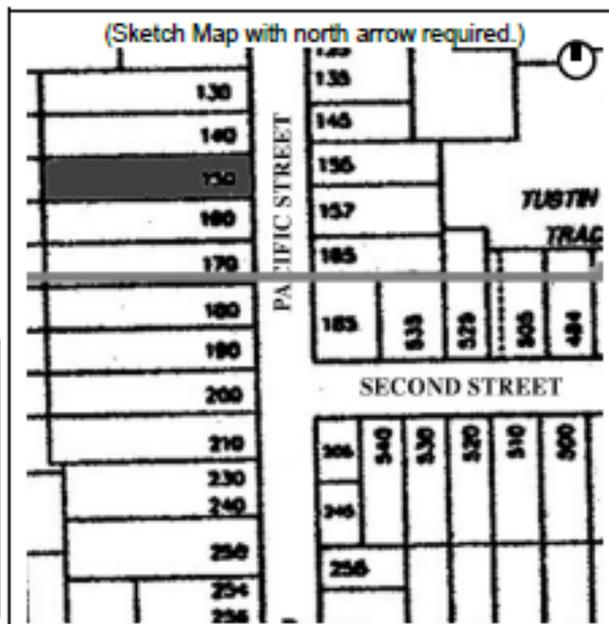
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 155 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (127): 155 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The Craftsman bungalow style house was built in 1915 on 1.75 acres of land.

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.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This home is a good example of the proliferation of Craftsman architecture in Tustin. It is also associated with the Fewel family, early Tustin residents who purchased the property in 1893. William Fewel, a farmer, died soon after the home was constructed. His widow, Alice Fewel, lived in the home until the 1920's. The house has had numerous owners since.

The building's character defining features include, but are not limited to:

- a steeply pitched side facing gabled roof with a gabled dormer
- front and side gable faces with latticework venting and single exposed beam-ends
- tapered elephantine columns, trimmed in molding, and supported by piers in two shades of gray brick, supporting the porch roof
- a plate glass window, topped with a plain transom, flanked by double hung sidelights looking onto the porch
- a matching set of sidelights is on the south of the porch
- original single clapboard clad garage is located in the rear

B11. Additional Resource Attributes: (HP2)—Single Family Property

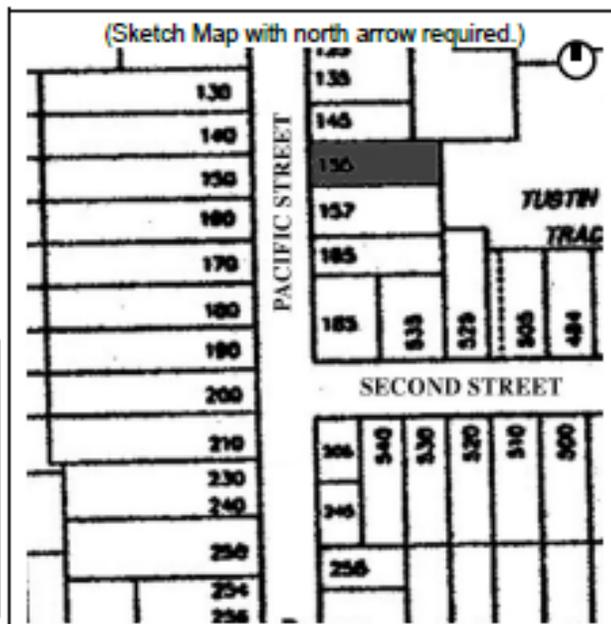
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 160 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (128) 160 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Floyd and Daisy Turner purchased this property from Alice Albee in 1925. The Santa Ana Improvement Company completed construction of the house in 1926.

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

\*B8. Related Features:

B9a. Architect: unknown b. Builder: Santa Ana Improvement Company

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This home is significant as an example of the fine Colonial Revival style in Tustin. It is also important because of its associations with early Tustin residents.

Mr. Turner was a foreman for the Tustin Lemon Association and lived on Holt Avenue in Tustin before moving to this house. In 1927, Floyd Turner became a foreman for the Central Lemon Association packinghouse. The house was sold in 1945.

The building's character defining features include, but are not limited to:

- stucco cladding
- gabled wing with red clay tile clad roof, extending from the front facade on the south side, centered with a 3-pipe vent and a pair of double hung windows
- wider double hung window, flanked by double hung sidelights, centered in the flat roofed northern wing matching window set in the center of the recessed centered entry with arched tops
- wing wall form built along the south wing
- natural wood door with glass panes located on the northern most wing
- matching stucco clad flat roofed garage

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

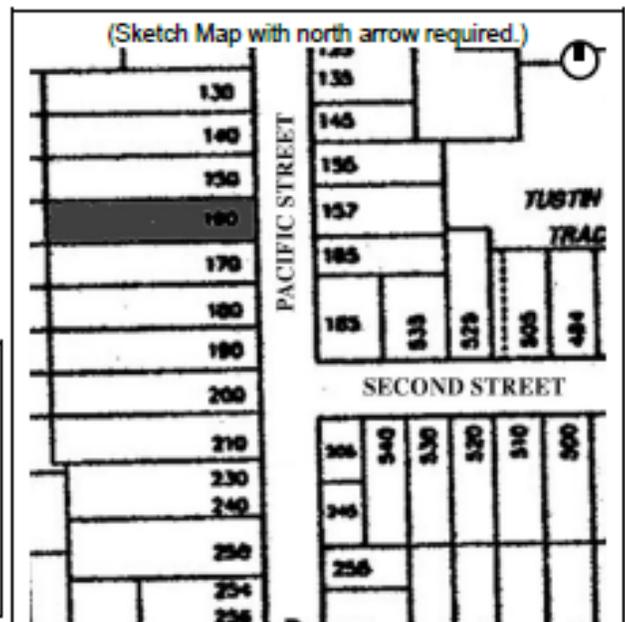
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordanes

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 165 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (129): 165 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The property, originally owned by real estate businessman Clarence W. Sheats in the 1880s, sold this and two other lots to B. F. Mason in 1889. The Fewel family purchased this lot (1.75 acres) and owned it until 1923. Walter and Jessie Craig purchased the property and built the present house in 1923.

The front porch has been enclosed, a smaller porch and a bathroom were added.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1950

Property Type: Residential

Applicable Criteria: B,C

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

This property is significant as an example of California Bungalow architecture in Tustin and because of its association with early Tustin residents.

Subsequent owners include Jerome Kidd, auto shop owner and Tustin Councilman and Mayor in the 1940s.

The building's character defining features include, but are not limited to:

- all shaped roof of the main structure with medium pitched side facing gables
- narrow clapboard, trimmed with corner boards, covering the exterior
- double hung windows are used in pairs and singles throughout the exterior
- narrow molding trim above each lintel

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

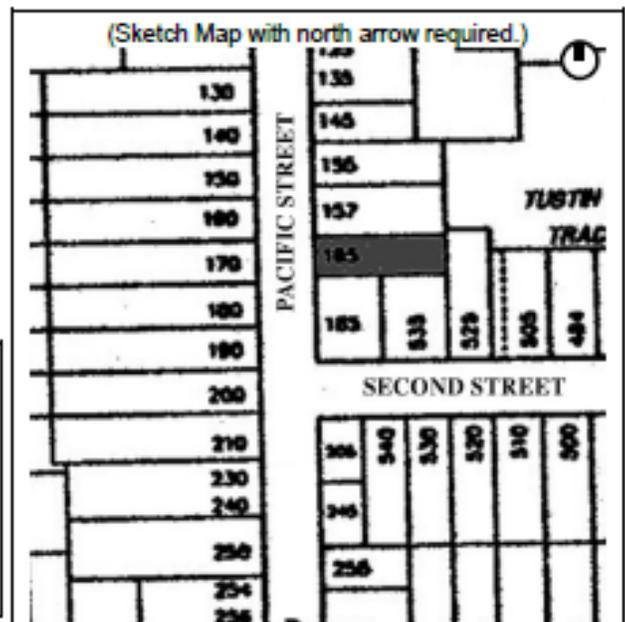
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 190 PACIFIC STREET



See following pages for property information



## 200 PACIFIC STREET



See following pages for property information



## 210 PACIFIC STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (131) 210 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Originally part of a large land parcel owned by Alice Albee, this property was sold to A.C. Newell, who then sold it to George Brown in 1925. William Satterwhite, cesspool businessman, purchased the house and lot in 1926 and moved in with his wife, Louise, in 1929. The house was probably moved to this location sometime after 1922.

A small shed style porch, supported by two pairs of narrow wooden posts, was probably added during the 1950's. A flat-roofed clapboard-clad wind has been added to the north side, in the rear. Shutters were removed after 1990.

\*B7. Moved?  No  Yes  Unknown Date: Post 1922 Original Location: Unknown

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

As one of few examples of Dutch Colonial Revival architecture in Tustin, this one and a half story building is significant because of its architecture, and it contributes significantly to the historic streetscape of the Tustin Historic District.

The building's character defining features include, but are not limited to:

- Dutch style gambrel roof with front and rear facing gables
- front gable face clad in wood shingles with triangular braces, a louvered vent at the peak, and exposed rafter tails.
- pair of matching recessed multi-paned casement windows centered in the gable
- lower floor clad in narrow clapboard siding
- identical double hung windows flanking the front door with the same style window throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

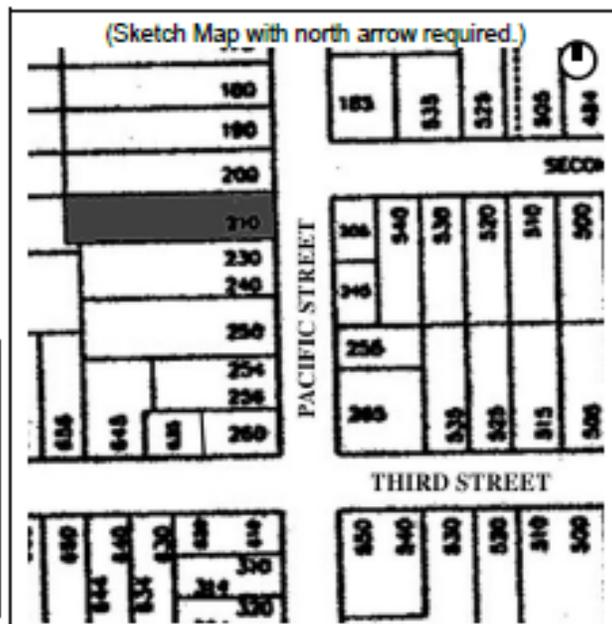
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 245 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (132) 245 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Arthur and Elizabeth Widden purchased this property, originally owned by James and Sarah Brown, in 1932. The Widdens left their 520 S. B Street residence and moved into this newly built home.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This home is significant as an example of California Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- symmetrical in shape with a front facing gabled roof and matching centered portico
- narrow clapboard siding
- exposed beam-ends on the corners of the gables and a louvered vent centered in the front gable face tapered wooden posts supporting the porch
- pair of matching double hung windows located on each side of the porch

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

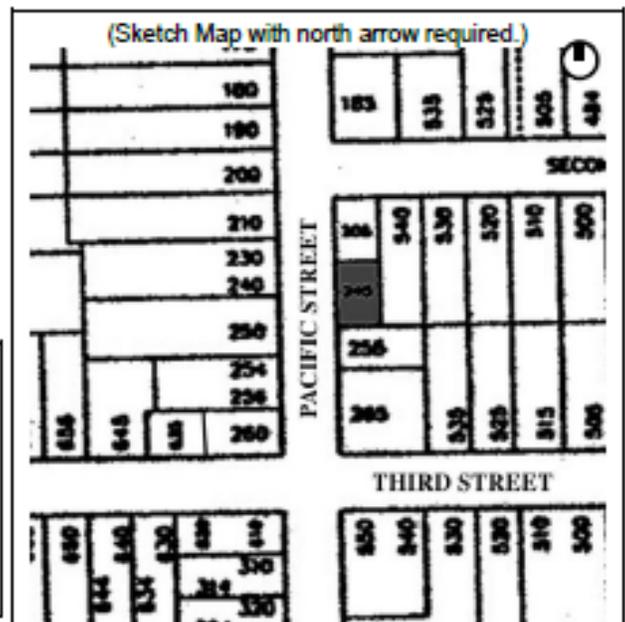
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



# 250 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (98): 250 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The home was built in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This home is significant as an example of the fashionable Spanish Colonial Revival architecture in Tustin and its association with important early Tustin residents. F.M. Carter, the owner of a grocery store next to the Knights of Pythias building on El Camino Real, owned this house from 1928 to 1965.

The building's character defining features include, but are not limited to:

- a red tile clad roof and a gabled wing that projects toward the front with a round gable vent
- a nine light window
- shaped wing wall on the north end matching another on the south end of the covered entrance
- Byzantine style arch leads into the entry porch
- A matching arch opening onto the courtyard on the south side with a low solid stucco clad wall
- stucco-clad chimney, flanked by small windows, on the south side
- 9 light stationary window, flanked by multi-paned casement sidelights, facing the courtyard
- other casement windows found throughout the exterior
- original door

B11. Additional Resource Attributes: (HP2)—Single Family Property

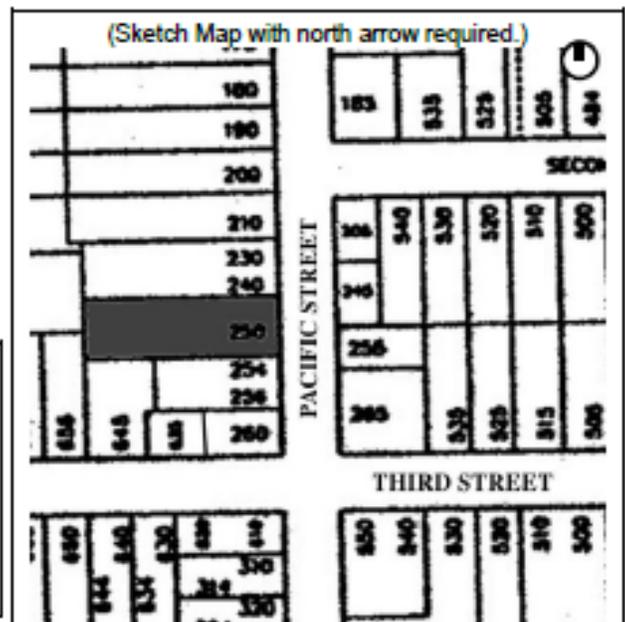
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H, *Tustin: A City of Trees*, Heritage Media Corp., 1996;

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 255 PACIFIC STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (360) 255 Pacific

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built before 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1840-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin. Unlike other houses in Tustin, this particular building appears different in style and characteristic.

The building's character defining features include, but are not limited to:

- hipped roof gable with an entry porch on the right side supported by a single column
- framed multi paned double hung windows
- exposed rafters with little overhang

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

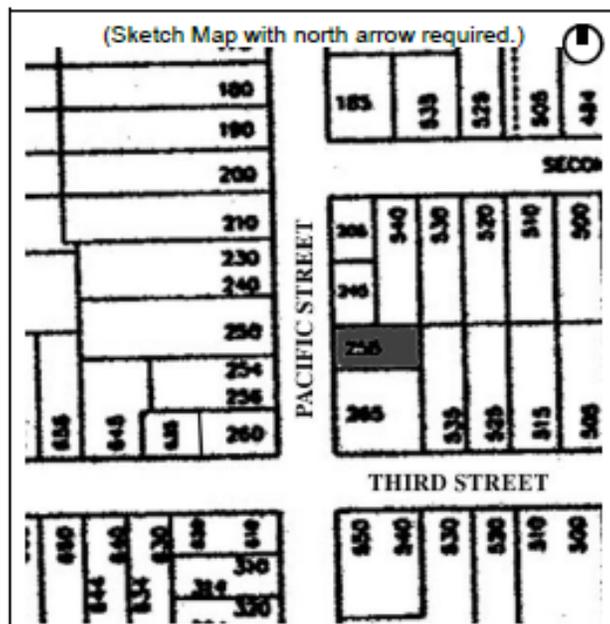
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 260 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5B1

\*Resource Name or # (133) 260 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Dutch Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Godfrey F. Andriest purchased the southeastern section of this Pacific Street block in 1909 and, reportedly, built his house at that time.

The porch has been screened. A new garage was built in 1990.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

The Dutch Colonial Revival styling is unique. The building is significant as an example of the Dutch Colonial Revival style in Tustin. This particular building, however, has influence from other revival styles typical of its period. 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.

The original owners planted walnut trees in the yard. Godfrey Andriest and his wife were German musicians, and taught violin and piano, respectively.

(con't.)

B11. Additional Resource Attributes: (HP2)—Single Family Property

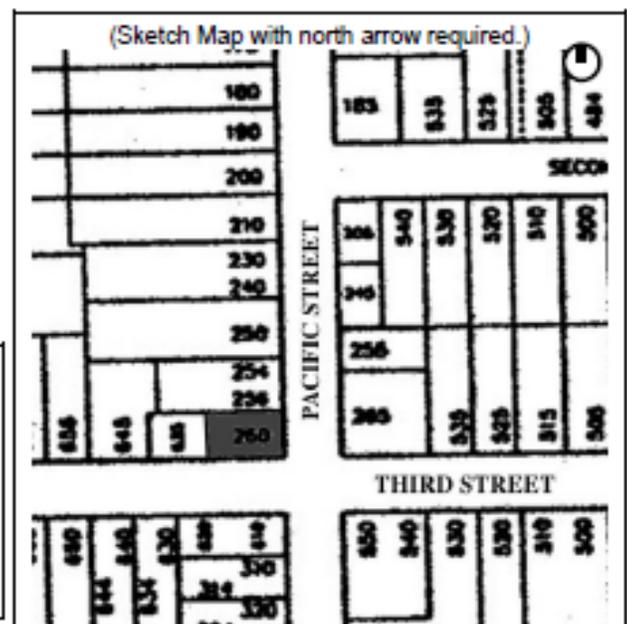
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (133) 260 Pacific Street

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- a high hipped roof with a gambrel shaped corner facing gables sheltering the recessed screened porch in the southeastern corner
- matching gabled dormer, centered with two windows, located on the front façade
- red brick chimney extending from the center of the hipped roof
- elaborate carved triangular brackets and exposed beam-ends are located along the roofline
- cladding in narrow clapboard siding upper two thirds of the house
- front steps and piers that match the foundation
- plate glass window located to the north of the porch
- a plain transom and flanked by double hung sidelights, matching an identical bay on the south façade
- small double hung windows

## 265 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (99) 265 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Greek Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This Greek Revival style building was built in the 1870's but was later moved to the site. The porch has been restored with turned posts, decorative brackets, and carved balusters. A flat roofed clapboard clad addition in the rear is attached on the north.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Early Ranching & Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: A,C

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

This house is significant not only due to its 1870's architectural integrity and because it is the probably the oldest surviving house in the city. The house is also a very good example of an early Orange County vernacular construction in the Greek Revival Style.

Character defining features, include but are not limited to:

- may well be the oldest in Tustin
- double hung windows, set in boxed frames, suggest the house may have been constructed in the 1870s narrow clapboard siding covering the front and back of the southern most gabled section, while board and batten siding covers the small single story ell
- diamond cut shingles and a double hung window occupying the front and back gables of the taller section
- eaves enclosed and trimmed in molding on the gabled roof

B11. Additional Resource Attributes: (HP2)—Single Family Property

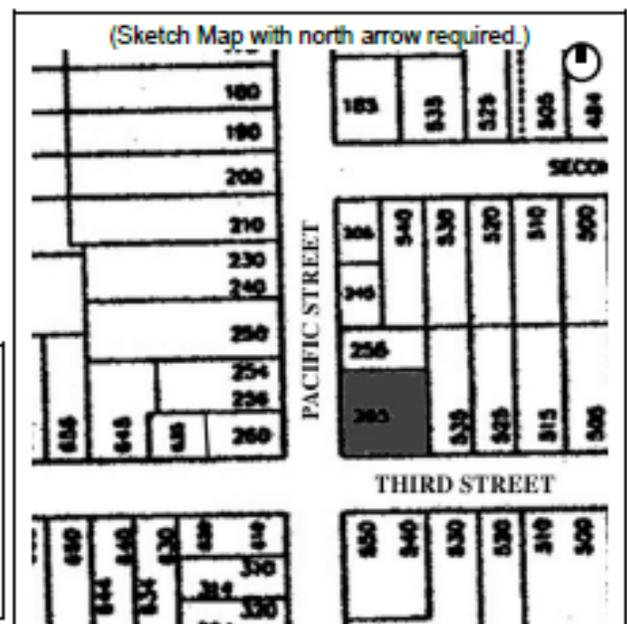
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Tustin: *A City of Trees*, Jordan, Carol H., Tustin Area Historical Society.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 410 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (134) 410 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was most likely constructed in 1925.

A gabled roof, clad in red clay tile, was installed in 1987 to replace the original flat roof. While this is a major alteration that changed the looks of the house considerably and is not compatible with the original character of the house, it is marginally in keeping with Spanish Colonial architecture.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This house is significant primarily because of its associations with early Tustin residents. Edmond Kiser acquired the property in 1924, when Pacific Street south of Main was opened. He was a builder by trade and probably built this house in 1925. Mr. Kiser was a volunteer fireman, and in 1927, he was elected to Tustin's first city council. Ownership was transferred to William Otis, president of Santa Ana Finance Company. He was the owner between 1926 to 1929 and later, Fred Schwendeman, partner in the Tustin Cement Pipe Company, owned the house from 1929 to 1946. Mr. Schwendeman was a recognized authority on concrete piping and supervised the installation of the Irvine Company's network of irrigation pipelines. Additionally, he served as Commissioner of Health and Safety on Tustin's first city council from 1927-1937, and like Ed Kiser, he was a volunteer fireman. Subsequent owners included Leslie W. Bennet, a superintendent of William Iverson oil distribution in Santa Ana, and Edwin A. Veeh, a science teacher at Tustin High School.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (134) 410 Pacific St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- stucco cladding
- ornate carved brackets supporting the porticos on the north, south, and east sides and a mullioned window pattern
- red clay tile on the porticos and on the hoods above the windows on the east side
- windows and doors 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
- pair of windows flanking the matching door, topped with a red clay tile clad portico on the north side
- recessed porch on the east side, covered by a red clay tile clad roof and bordered with wrought iron railings three matching casement windows located on the north side of the porch
- row of high single paned casement windows is on the south side
- red clay tile clad portico, with matching brackets, cover the door on the south façade
- front door with a large window in the center 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
- small stucco clad house with a flat roof located behind the main house.
- stucco clad garage, with a flat roof and plain wood garage doors, is to the south of the small house

# 440 PACIFIC STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (367) 440 Pacific

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952, but has been altered with a new ell shaped wing on the front façade.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. This single storied ranch style building characterizes the horizontal and linear nature of the building type. Although larger than early tract development homes, this building has similar features in its relationship to new subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers. The ranch and similar post World War II styles, fit into these subdivision regulations as the most widely distributed architectural style in Southern California.

The building's character defining features include, but are not limited to:

- front facing gable and side wing
- exposed eaves with an entry porch under the wing's eaves
- chimney located in the central portion of the wing

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 445 PACIFIC STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5N

\*Resource Name or # (368) 445 Pacific

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1925. However, the first floor extension appears to have been added at a later time, as evident with its new window treatment and cladding along the lower portions of the wall.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the Spanish Revival style in Tustin.

Character defining features include, but are not limited to:

- stucco siding
- tile roofing
- low-pitched gable roof
- large focal windows
- wingwall at one corner

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

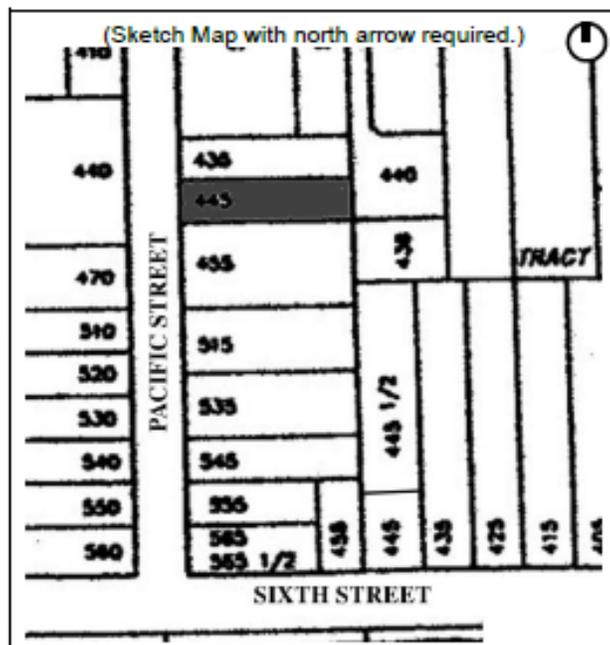
B13. Remarks

This building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 510 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (135): 510 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The Marple family owned this property from 1903 to 1925, and during that time, the property was used for an orchard. This property was part of an early subdivision developed in 1924. Mathew and Emma Dixon moved from North Broadway in Santa Ana to this new lot and finished their home in 1925.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A,B,C

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

This property is significant as a typical of California Bungalow architectural influence in Tustin during the 1920s. It is also important because of its association with the McCoy family, owners of the McCoy Sheet Metal Works from 1945 through the 1950s.

The building's character defining features include, but are not limited to:

- a front facing hipped gabled roof with matching front facing gabled porch
- single exposed beam-ends on the corners of the gable and crisscross ventwork at the peak of the main roof
- narrow clapboard siding covering the exterior
- a front door containing five large horizontal glass panels
- small double hung windows flanking the brick chimney on the south side
- square wooden posts, resting on tapered stucco-clad piers, supporting the porch
- a pair of double hung windows located on the north and south sides of the porch
- a pergola, located on the north side of the porch, covered with latticework on the top and at the north end recessed porch in the center of the south side with a multi-paned door and sidelights

B11. Additional Resource Attributes: (HP2)—Single Family Property

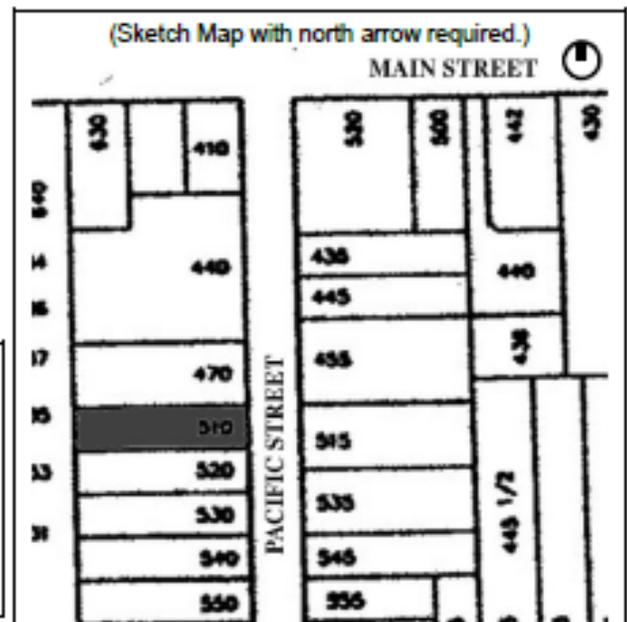
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 515 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (371) 515 Pacific

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch style modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter development, Post WWII Boom

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin.

As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. Tract ranch style homes are typically small, one story buildings with a lower pitched roof. This particular one storied, ell shaped house has a hipped roof extending over an entry porch. Unlike other typical tract houses, this building has an arched support and column for the porch roof and large window openings onto the porch. Modifications since the original building was constructed are likely.

The building's character defining features include, but are not limited to:

- hipped roof and open eaves
- columns and an arched beam supporting the partial porch

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

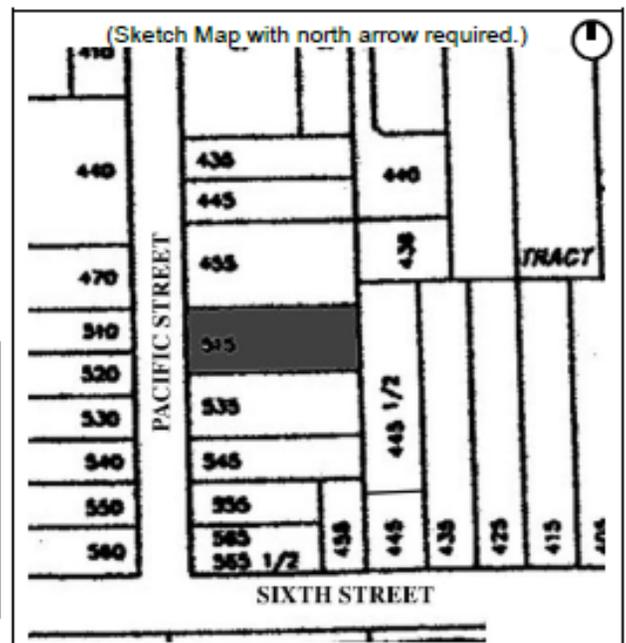
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 520 PACIFIC STREET



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (136): 520 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1919.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

In 1924, Harry Marple, son of fruit growers Richard and Edna Marple, subdivided the family orchard along South Pacific Street. He dedicated a strip down the center from Main to Sixth Streets, for the extension of Pacific Street. This particular property was sold to George Gaylord, a wood shop and physical education instructor at Tustin Grammar School, in 1929, and the home was constructed that same year.

This building is significant as one of a variety of California Bungalow buildings that contributes to Tustin. It is also important because of its association with early residents of Tustin.

The building's character defining features include, but are not limited to:

- front facing gabled roof and matching centered porch
- small louvered vent centered below the peak
- narrow clapboard siding covering the first floor exterior
- square posts, resting on tapered clapboard clad piers, supporting the roof
- porch and pergola extending to each side
- front door with a mullioned border and flanked by large plate glass windows
- two story clapboard clad garage

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(Sketch Map with north arrow required.)



Map currently unavailable

(This space reserved for official comments.)

## 535 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 5D1

\*Resource Name or # (137): 535 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The home was built in 1925.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the California Bungalow Style in Tustin. It is also important for its association with early Tustin residents.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

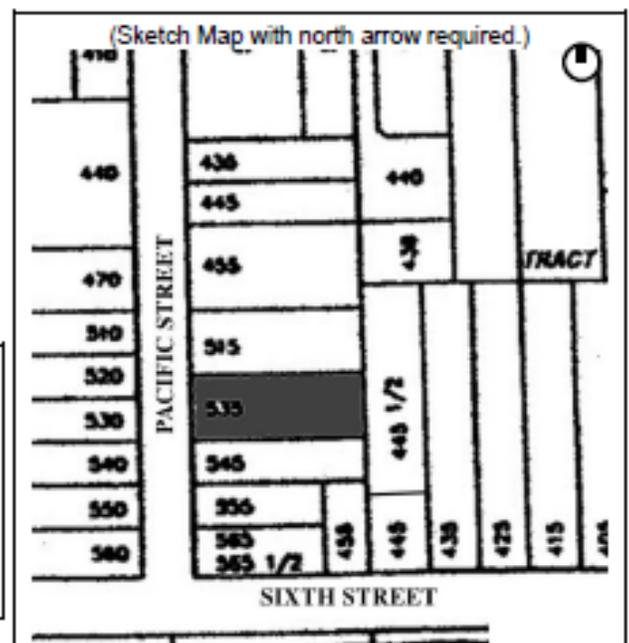
This property was a part of the original Marple family subdivision, originally an orange orchard. In 1924, Howard Marple extended Pacific Street from Main to Sixth by building a road through the orchard and selling individual lots. Harrison Malicot, a tree doctor for the San Joaquin Fruit and Investment Company, foreman of the Iron's Nursery Company in 1931, and janitor in the Tustin School system in the 1940s. He and his wife, Neppie Malicot, bought this lot in 1924.

This building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (137) 535 Pacific St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- steeply pitched gabled roof, with gables to all four sides and a gabled porch to the front
- narrow vertical louvered vent centered at the peak and single exposed end-beams and rafter tails below the roof
- offset porch
- row of mullions capping each door and window, forming transoms above the plate glass windows and double hung sidelights flanking the porch
- square bay with a shed style bay is located in the south façade
- double hung windows throughout the exterior
- small single storied bungalow, clad in narrow clapboard siding, located behind the house

# 550 PACIFIC STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (375) 550 Pacific

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952. Although this one storied, ell shaped, hip roof building may originally have been part of a typical tract development, it has been altered substantially over the years.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin.

This building's character defining features include, but are not limited to:

- hipped roof
- fascia board which extending horizontally around the building and conceals the rafters
- door and windows which are framed with trim
- two metal decorative columns supporting the porch eave extension
- sidelights on both sides of the door entry

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 560 PACIFIC STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (138): 560 Pacific Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The home was built in 1930.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the proliferation of Spanish Colonial Revivals in Tustin. It is also important for its association with early Tustin residents.

Part of the Harry Marple subdivision in 1924 that created the extension of Pacific Street from Main to Sixth, this corner property was sold to Robert and Evelyn Korff in 1930. Mr. Korff was a teacher at Tustin High School during the 1930s.

The building's character defining features include, but are not limited to:

- ell shaped gabled roof clad in red clay tiles with round vents at the gable peak
- large plate glass window, with heavy beamed lintel and a diamond paned grill beside the window, centered in the front facing wing
- main roof on the south side of the wing, supported by heavy square wood posts, extending downward to create a shed style entry
- pairs of casement windows, flanked with wood shutters, facing into the courtyard in the ell
- low stucco clad wall bordering the open courtyard

B11. Additional Resource Attributes: (HP2)—Single Family Property

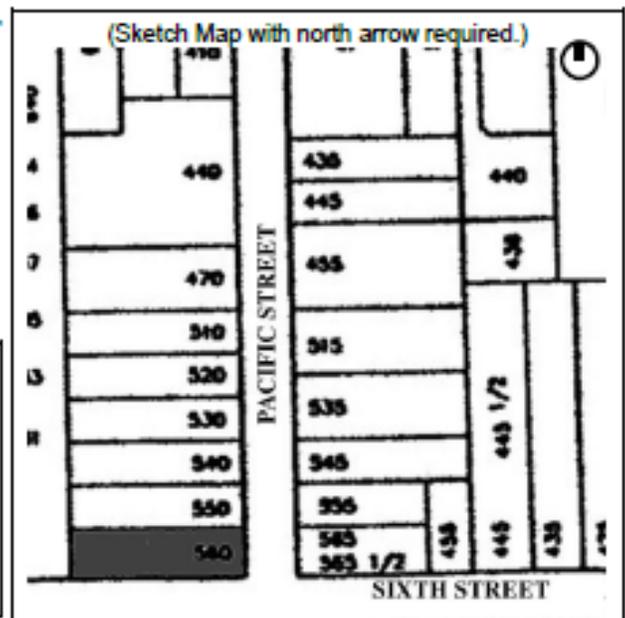
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



# 145 PASADENA AVENUE (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (378) 145 Pasadena

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: Unknown

\*B10. Significance: Theme: Highway & Commuter Development

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-Present

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to tract ranch architecture as the dominant form in Tustin. Integrity has been impacted because of alterations over the years.

The building's character defining features include, but are not limited to:

- side facing gables
- entry door and a series of matching windows extended horizontally along the front façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



## 175 PASADENA AVENUE (S)



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (381) 175 Pasadena

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Tract Ranch style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built prior to or around 1952.

The brick chimney and windows were very likely added later.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter development, Post WWII Boom, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950 Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin. This single storied, hip roof building appears to be part of a tract development prototypical variation. The porch and its four slender columns support the extended roof is probably original. As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. New subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers. The ranch and similar post World War II styles fit into these subdivision regulations as the most widely distributed architectural style in southern California.

Tract ranch style homes, like this one were typically small, one story buildings with a lower pitched roof. The roof is shingled and the exterior walls are finished with stucco.

The building's character defining features include, but are not limited to:

- hipped roof and an extended eave sheltering the porch entry
- porch with four wood column supports
- windows of various sizes throughout the exterior
- brick chimney on the front facade to the left of the entry

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 310-A (S) PASADENA AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 4S2

\*Resource Name or # (100): 310 A Pasadena Avenue (S)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was originally constructed in 1880 and relocated to its current location.

The two-storied Craftsman building has been altered over the years.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of Craftsman Bungalow style in Tustin, though alterations impact the integrity of the building.

The property is landscaped with mature trees and plantings.

The building's character defining features include, but are not limited to:

- side facing gables with a front facing gable at the second level
- hipped roof with a front facing dormer with narrow, framed windows and sidelights
- entry with arched arcade columns and a balcony above
- landscape with mature trees and plantings

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

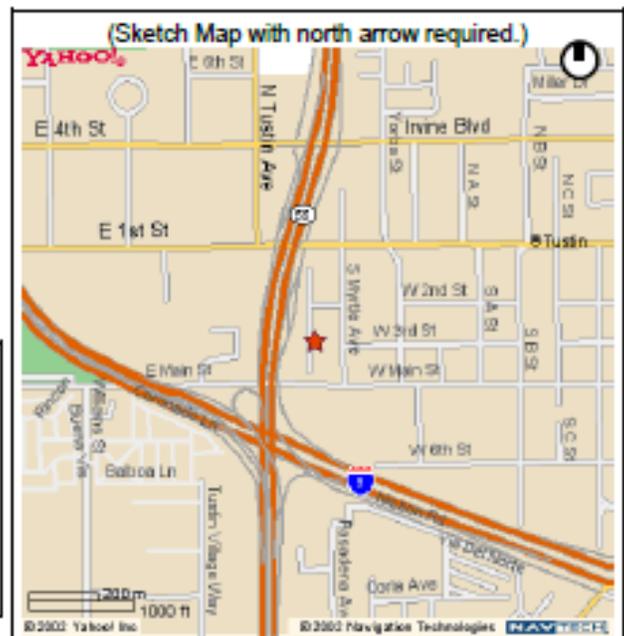
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 310 B (S) PASADENA AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 457

\*Resource Name or # (139): 310-B Pasadena Ave. S

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian-Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1880.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Agriculture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1888

Property Type: Residential

Applicable Criteria: B, C

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

This property may be eligible for National Register listing if alterations are reversed.

This building is significant as an example of the Italianate style and its association with early Tustin residents. The original use of this property was probably a stage stop during the horse drawn era of the 1800s. More recent records indicate that Charles Wheaton Wilcox, early Tustin pioneer, bought a three story hotel, removed one story, and used the remaining building as a residence called "The Villa". Mr. Wilcox had a large collection of books at the Villa in a eucalyptus wood-paneled library, one of the earliest uses of this wood in the US. Mr. Wilcox was a founder and director of the First National Bank of Tustin. He planted concord grapes on his property at Tustin Avenue and First Street and was an orchardist and amateur horticulturist who was one of the first to graft five varieties of citrus onto one root. With Dr. Wall, Mr. Wilcox started a packinghouse, the first in the area, and later formed the Santiago Fruit Growers Association in Orange. Other accomplishments include starting the Episcopal Church of Tustin, director of the Santa Ana Abstract Company and receiver of the old Seibert Bank in Santa Ana. The family owned this property from 1893 to 1920 but did not reside at this site since 1916. Renters occupied the building until John Rinard purchased the home in 1920. Rinard, owner through 1946, converted the house into apartments. The original carriage door has been replaced with aluminum sliding glass doors.

B11. Additional Resource Attributes: (HP2)—Single Family Property

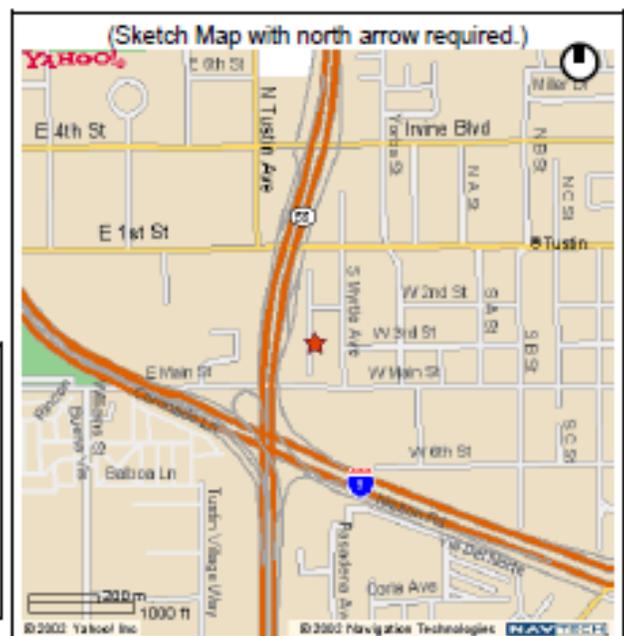
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (139) 310-B Pasadena Ave S

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

This building's character defining features include, but are not limited to:

- flat roof, with an enclosed cornice and exterior clad in stucco
- double hung windows, typical of those used in the 1870s and 1880s, found throughout the building; two are centered in the front facade, second floor
- small single paned window on the north side, near the eaves

## 230 PROSPECT AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (296) 230 Prospect

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: late Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed around 1915.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building, with a low pitched roof, front facing gable, is significant as an example of the Colonial Revival style in Tustin.

This building's character defining features include, but are not limited to:

- low pitched, front facing gable
- porch which extends the full length of the front facade and has columns with railing and balustrades
- door and series of windows that are framed with wood trim and moldings
- narrow, horizontal siding
- vent located above the symmetrically placed eaves of the front facade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

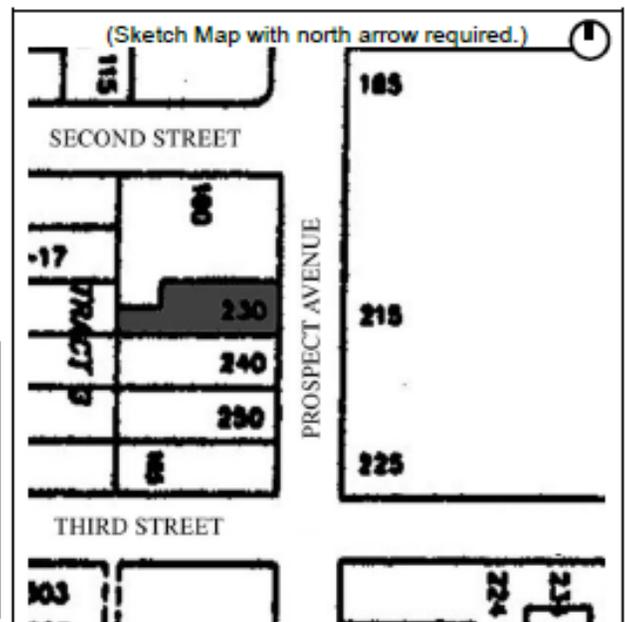
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 240 A PROSPECT AVENUE



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5B1

\*Resource Name or # (140): 240 A Prospect Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

John and Jessie Kiser built this Craftsman bungalow style single story house in 1933

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This house, appearing in two connected structures, is significant as Craftsman Bungalow architecture in Tustin.

It is also associated with early Tustin residents, John and Jessie Kiser. Mr. Kiser was a millman for the Barr Lumber Company and the Santa Ana Lumber Company.

The building's character defining features include, but are not limited to:

- side facing gabled roof on the front section and a two story front facing gabled roof behind
- wide shiplap siding used to cover the exterior
- small arched hood covering the front door, flanked by double hung windows
- red brick chimney located on the front facade, near the south end
- casement windows are used throughout the rear section

B11. Additional Resource Attributes: (HP2)—Single Family Property

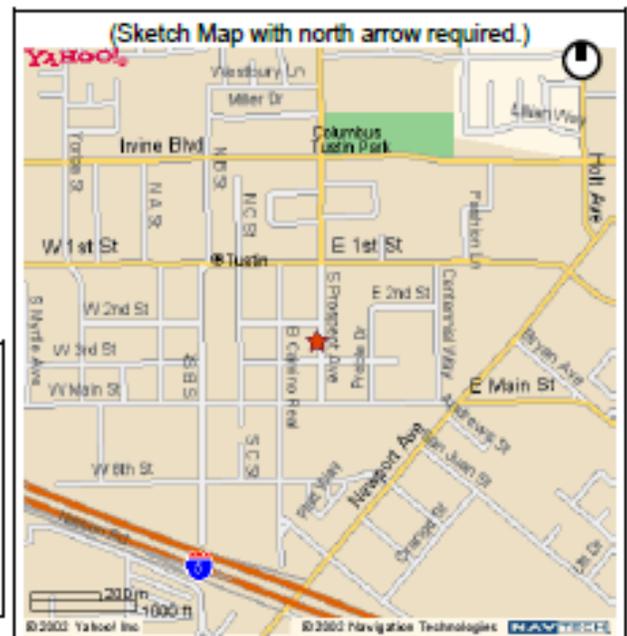
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 240 B PROSPECT AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (141): 240 B Prospect Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1933.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This home is significant as an example of the California Bungalow style in Tustin. It has added importance for its association with early Tustin residents.

John Kiser, millman for the Barr Lumber Company and the Santa Ana Lumber Company, and his wife, Jessie, built this single story California Bungalow style building behind their home at 240 Prospect soon after it was constructed in 1933.

The building's character defining features include, but are not limited to:

- front facing gabled roof, clapboard siding, and casement windows typical of the late 1910s and 1920s
- multi-paned door, covered by a small gabled portico, supported by triangular braces
- horizontal vent on the space above the portico

B11. Additional Resource Attributes: (HP2)—Single Family Property

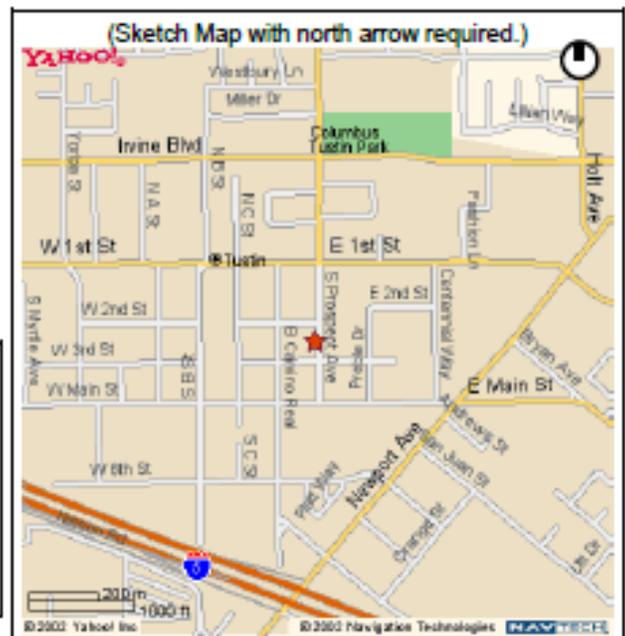
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks:

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



# 14402 PROSPECT AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (142): 14402 Prospect Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Victorian—Queen Anne

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1892.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant because of its architecture and association with early Tustin residents. The Queen Anne building, now part of a Church complex, is located in the middle of a group of trees and surrounded by a small orange grove. First owner, Zeke Zielan, was a principal of the Tustin Grammar School from 1889 to 1906. Additionally, he served two terms on the Board of Education and ran for County Superintendent of Schools in 1902. He purchased this property, built this house, and planted a surrounding orange grove in 1890. Mr. Zielan served an important role in the growth of the Tustin School District. The orange grove and home was sold to George and Lillian Roy in 1910. The house retains much of its original fabric, 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.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

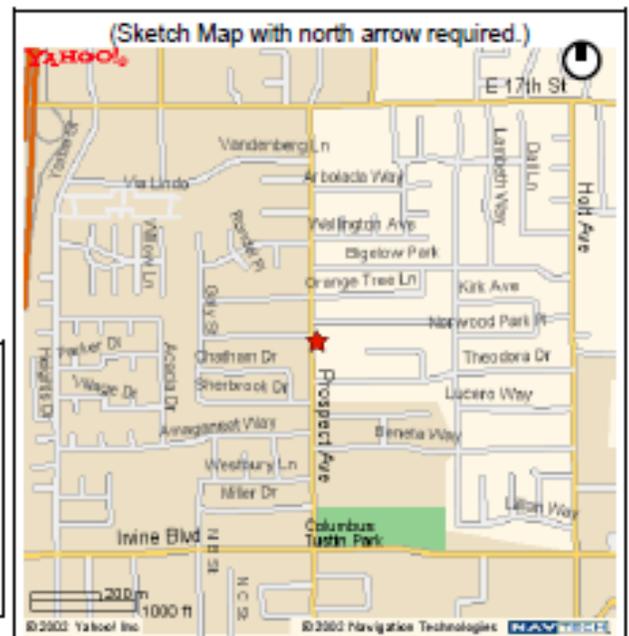
B13. Remarks:

Property is located outside city limits.

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (142) 14402 Prospect Ave

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- medium width shiplap siding
- front facing gabled roof bordered with enclosed eaves
- gable face and smaller offset front porch gable clad in fishscale shingles
- larger gable centered with a rectangular decorative panel, topped with a row of bead and reel trim, and flanked on the sides by carved brackets
- smaller gable with a curved bargeboard with cutwork
- porch, supported by turned posts with rosettes set in square panels on the frieze
- two doors leading to the interior – door in the north wall appears to be original, and has a window in the top, molding trim, and dentil work – door in the east facade is a newer door and has a multi-paned window in the top and a panel in the bottom with criss-cross accents
- ca. 1900 plate glass window topped with a leaded glass transom
- lean to porch with a row of windows.
- group of trees and surrounded a small orange grove

# 14611 PROSPECT AVENUE



See following pages for property information



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (143) 14611 Prospect Ave

Recorded by: TBA West, C. Jordan

Date: November 2002

Continuation  Update

This building's character defining features include, but are not limited to:

- construction out of pressed brick covered with stucco
- location in the center of a large, walled yard containing a variety of plant specimens
- heavy red clay tile clad roof
- side facing gabled roof, with closely spaced carved brackets and pipe venting at the peaks, running north to south
- large square chimney, with a row of medallions forming a band around the center, is located near the north end
- large square stucco clad posts that match those in the port cochere supporting the porch roof, continuing across the front to become the port cochere roof
- large single story red tile roofed wing extending toward the front from the two-story section
- multi-paned metal-framed casement style windows
- cast concrete decorative panel centered in the second floor of the front façade
- an adjacent window deeply recessed with a tile sill
- heavy wood shutters flanking the window to the north
- front door, located in the corner of the ell formed by the front facing wing, and ornamented with molding in an intricate pattern
- front facing wing with a large pilaster with large ornamental scroll on the top
- windows, one facing the north side, and the window in the center of the wing, both multi-paned and fronted with ornate wrought iron grills
- courtyard with a 4 foot wall and square piers matching those on porch and port cochere, that is located to the south side of the front wing
- large garage with red clay tile clad side facing gabled roof that is located in the back of the main house

***13152, 13641, 14122 RED HILL AVENUE***



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code 5S3

\*Resource Name or # (145 B) 13641 Redhill Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was between 1920-1940.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria:

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

The building is primarily significant because of its association with the Craftsman Bungalow style popular in Tustin.

Character defining features, include but are not limited to:

- front facing hipped on gable roof with exposed eaves and brackets
- open eaves and brackets
- vent louver windows symmetrically placed below the eave
- double hung, framed windows
- horizontal band extending across the exterior façade

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H. *Tustin: A City of Trees*, Heritage Media Corp., 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(Sketch Map with north arrow required.)

Map currently unavailable

(This space reserved for official comments.)

***13152, 13641, 14122 RED HILL AVENUE***



See following pages for property information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code 5S3

\*Resource Name or # (145 A) 14122 Redhill Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Monterey Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was between 1920-1940.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria:

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

The building is primarily significant because of its association with Revival styles popular in Tustin.

Character defining features, include but are not limited to:

- Monterey style building with a characteristic second story balcony cantilevered
- covered by the principal roof
- original building wall cladding on the second and first floors
- framed multi paned doors and windows
- brick chimney

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June 1990; Jordan, Carol H. *Tustin: A City of Trees*, Heritage Media Corp., 1996.

B13. Remarks

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

# 14462 RED HILL AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (144): 14462 Redhill Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1915. Used brick has been added to the first floor, front façade.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: A, B, C

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

This building is significant because of its architecture and association with early Tustin residents. 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, with the healthy trees acting as 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 was part of the ranch-oriented settlement period.

Charles Nisson and his new wife, Vera, bought a 10-acre walnut grove at the corner of Redhill and Walnut and built their new Craftsman bungalow style home in 1915. Charles was born on a ranch in Santa Ana and was known for his expertise as walnut and orange orchardist. After Charles Nisson died in 1957, his son, Matt, continued to live in the home and raise oranges and avocados. In 1968, 8.51 acres were sold, leaving 1.49 acres of land on the corner parcel still owned by the Nisson family.

B11. Additional Resource Attributes: (HP2)—Single Family Property

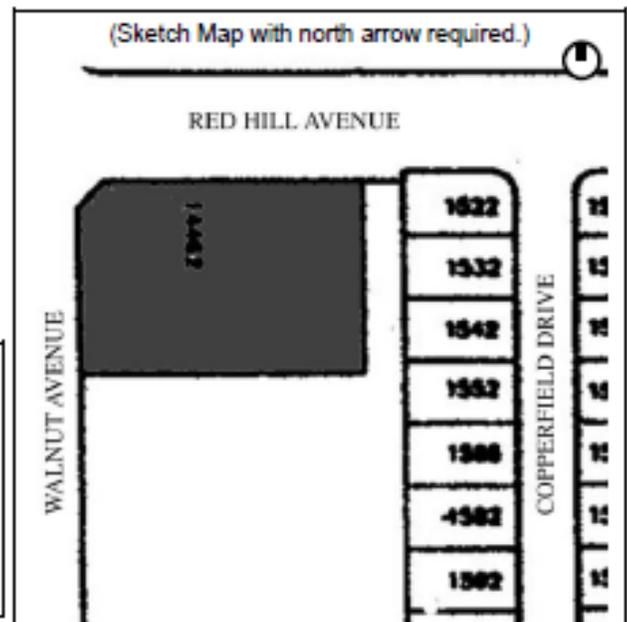
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks:

\*B14. Evaluator: TBAWest, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (144) 14462 Redhill Ave

Recorded by: TBA West C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- cladding in specialty siding of wide and narrow alternating boards
- side facing gabled roof 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 line the roof
- two sets of double hung windows, flanked by louvered shutters, on the face of the large dormer
- shed style front porch, supported by pairs of large square wooden posts
- single storied wings extending to each side centered with plate glass casement windows
- shed style square bay located in the wing to the east of the front porch
- small garage is located on the Walnut street side and a large vertical sided barn with a front facing gabled roof, centered hay mow door, and sliding barn doors also situated on the Walnut Street side
- Landscape, including specimen trees of avocado and oranges

# 1042 SAN JUAN STREET



See following pages for property information



## 1062 SAN JUAN STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (147): 1062 San Juan

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Greek Revival – Victorian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building is one of the oldest in Tustin and was built in 1875.

A shed style dormer has been added to the west side. A shiplap-clad addition is on the east half of the front façade. Buildings in the back yard were constructed or moved there in the 1940's.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant as one of the oldest recorded residences in Tustin. It is also significant because of its architecture and association with early Tustin residents. Originally purchased by Samuel Bailey and sold to several others later, the property was consolidated by the Truran family. The Turans owned several lots on this block of San Juan and the area was nicknamed Truranville by some Tustin residents.

Although the house is in a general state of disrepair and has an inappropriate addition on the front, it needs to be recognized as a very old building that reaches back almost to Tustin's buildings. The home exhibits unusual architectural features.

The building's character defining features include, but are not limited to:

- Front facing gable
- Two symmetrically placed framed double hung windows and molded cornice
- Wide shiplap siding and vent above the windows
- Porch on the lower level that has a hipped roof with enclosed eaves, wood posts with vertical cutouts and wood diagonal braces
- Front door centered with a large window

B11. Additional Resource Attributes: (HP2)—Single Family Property

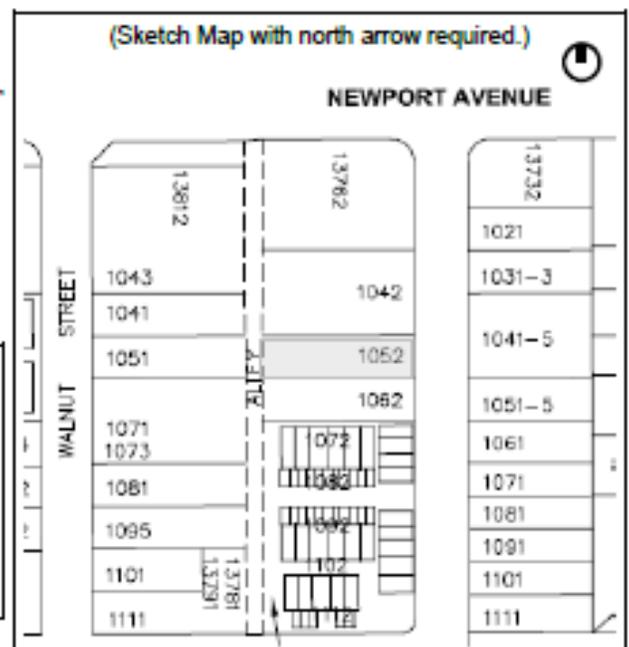
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 1281 SAN JUAN STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (416) 1281 San Juan Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of California Bungalow style in Tustin. Although many of the original characteristics have survived - such as the front facing gable, wood trim and details. The building has been modified over the years.

The building's character defining features include, but are not limited to:

- front facing gable attached to a double hipped roof wing with vented laths in the upper pediment and two brackets below the open eaves
- double hipped section with a wrap around porch
- exposed rafters and a set of paired columns supporting the roof

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

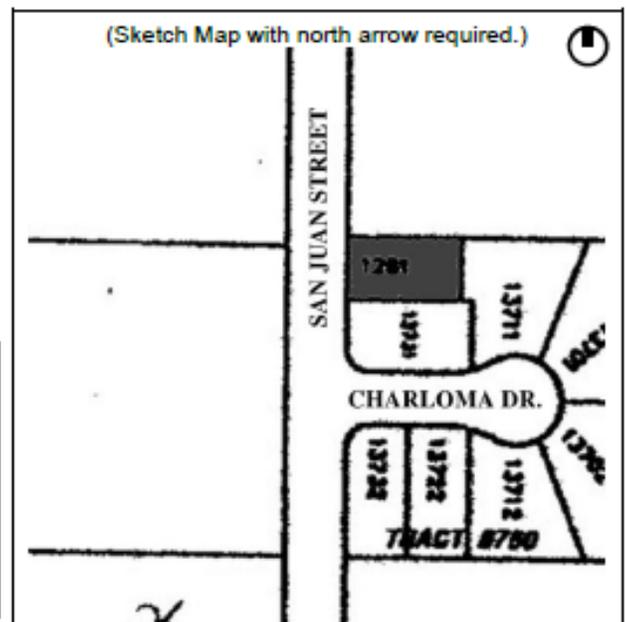
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 1400 BLOCK OF SAN JUAN STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5N

\*Resource Name or # (418) 1400 block of San Juan Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

These building were built between 1915 and 1935.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme Agricultural

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945 Property Type: Residential

Applicable Criteria: C

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

Although modified over the years, these buildings have maintained their original characteristics and integrity. Much of what has survived are early examples of California Bungalow residences adapted to the agricultural Tustin setting.

Character defining features include, but are not limited to:

- Usually one story buildings
- Lower pitched gable roofs
- Contiguous gables facing the street
- Clapboard or stucco siding
- Exposed building elements
- Simple double hung or easement windows
- Larger front windows, sometimes in 3 parts
- Front porch and often gabled over porch area

B11. Additional Resource Attributes: (HP2)—Single Family Property

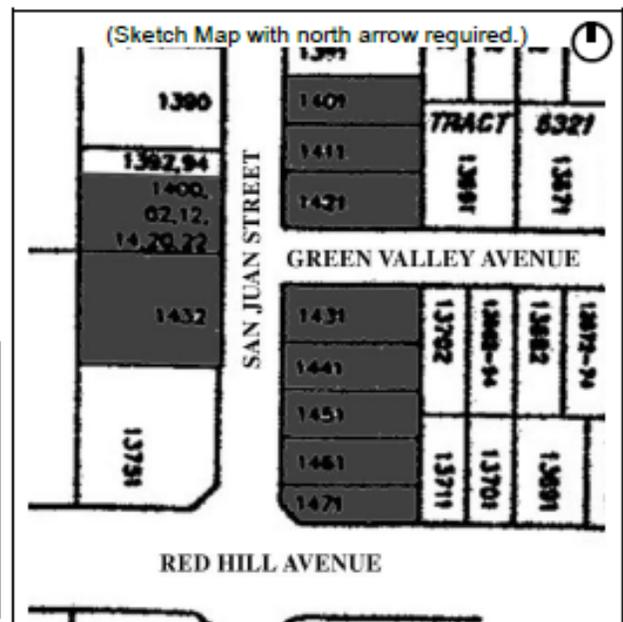
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 1901 WALNUT AVENUE



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (188): 1901 Walnut Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single-storied building is significant as an example Spanish Colonial Revival style in Tustin.

This building's character defining features include, but are not limited to:

- "U" shaped configuration
- two front facing gables
- roof covered with red tiles and stucco exterior
- front facing gable front with a multi paned window in a curved frame
- other windows rectangular in form
- circular vent located about the curved window

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

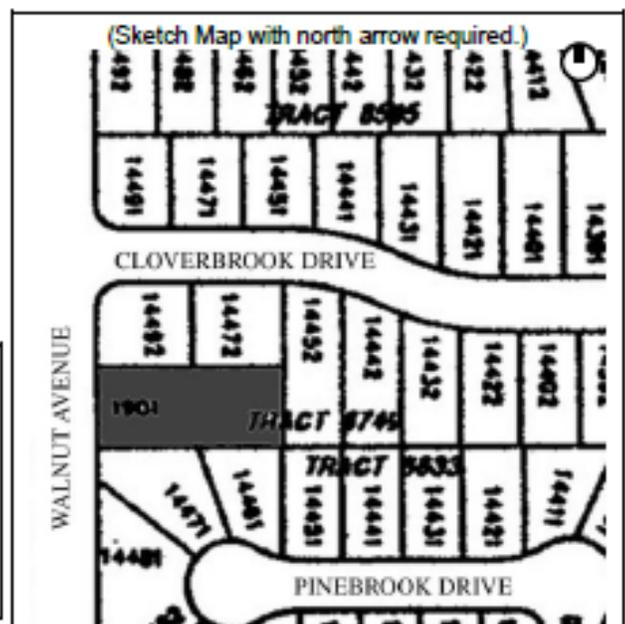
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 1082 WALNUT STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (154): 1082 Walnut Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

The building was constructed in 1920.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of California Bungalow architecture in Tustin.

The building's character defining features include, but are not limited to:

- two front facing gables and a hipped roof
- open eaves and exposed rafters
- entry porch with two square columns supporting the corners of an extended gable
- brackets placed at the top of the support column and exposed beam
- framed and multi paned windows
- horizontal siding on the exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

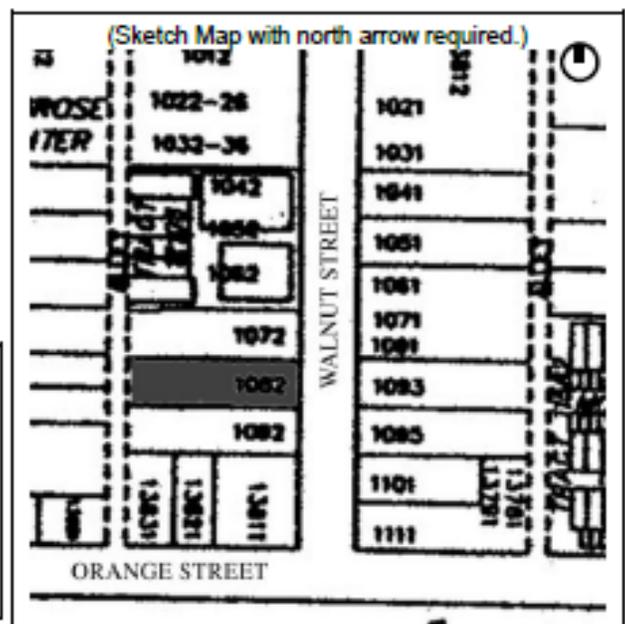
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 125 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (394) 125 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Spanish Colonial Revival style that was popular in Tustin during the 1920s.

The building's character defining features include, but are not limited to:

- front and side facing tiled gables
- pair of matching windows located on the front and side facing facades
- circular ornamental vent above the front gable double windows
- chimney located on the right side of the side gable
- stucco on the exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

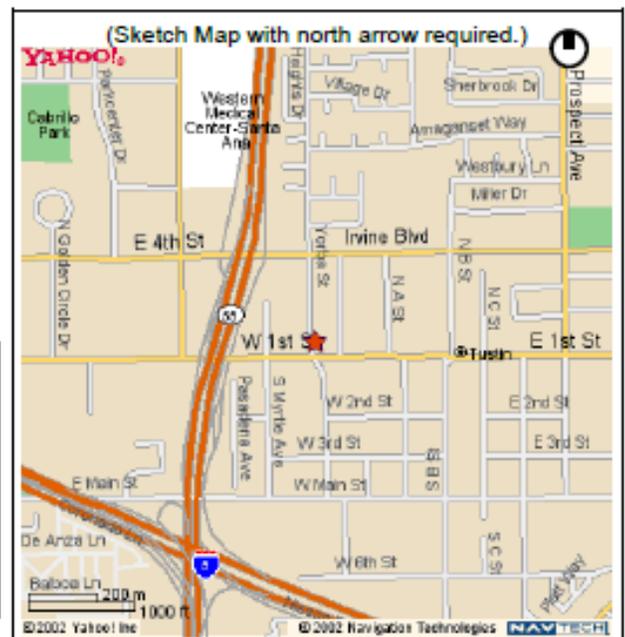
B13. Remarks

This building requires additional information and research to assess, fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 133 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (395) 133 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Spanish Colonial Revival style that was popular in Tustin during the 1920s. The building has the traditional clay tile roof, stucco exterior, arched columns that define an arcade entry, and chimney.

The building's character defining features include, but are not limited to:

- side and front facing tiled gables
- arch columns defining an arcade entry
- chimney constructed on the right side of the side facing gable
- stucco on the exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

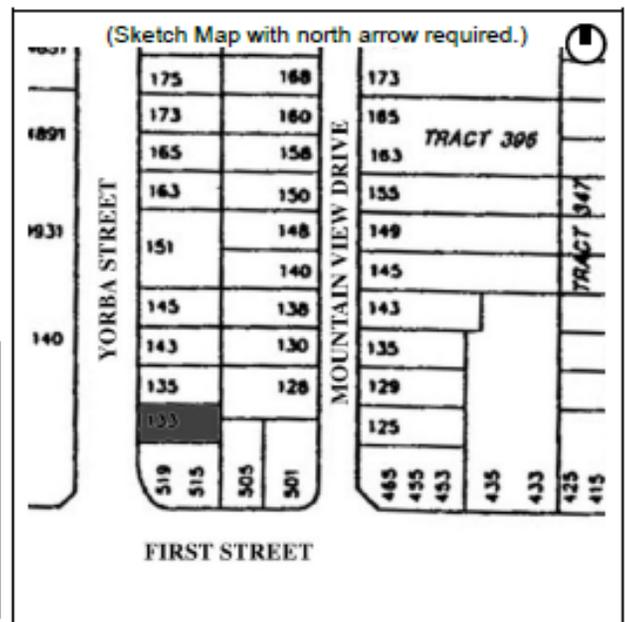
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 135 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (396) 135 Yorba Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was probably built in 1920s. However, a new terrace has been constructed.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This single storied building is significant as an example of the Spanish Colonial Revival style that was popular in Tustin during the 1920s. However, alterations impact the integrity of the building in the open porch area.

The building's character defining features include, but are not limited to:

- parapet front facade topped with tile
- side and front facing tiled gables
- low partition defining an outdoor entry area
- stucco on the exterior surface

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

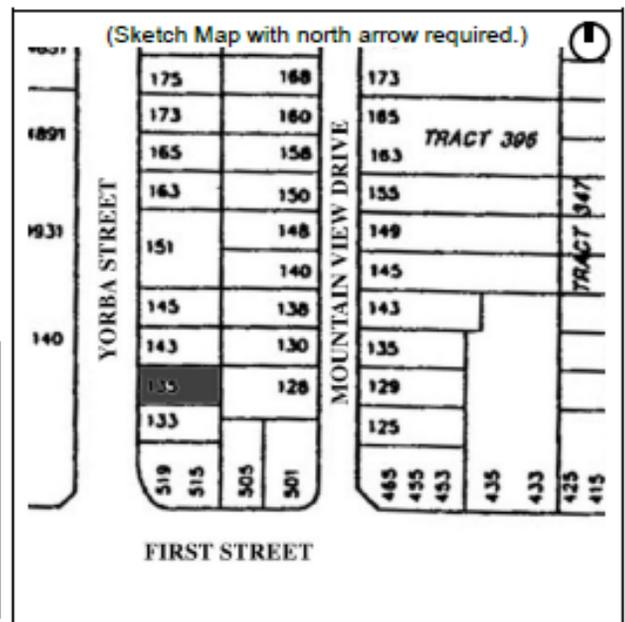
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBA West, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 143 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (397) 143 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1928.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

Although this single storied building is significant for its Spanish Colonial Revival style that was popular in Tustin during the 1920s, the building has been substantially altered.

Surviving character defining features include, but are not limited to:

- one story building with stucco siding
- low pitched gable roof
- wingwall at one corner

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

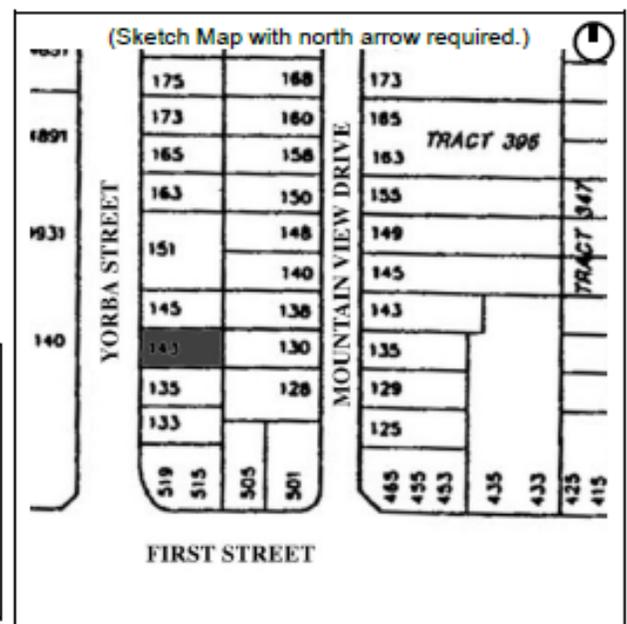
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 150 YORBA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (149): 150 Yorba Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Mission & Craftsman Bungalow

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Rancher Andrew Morris built the eclectic Mission and Craftsman Bungalow styled building in 1921.

The use has been converted to commercial without destroying its exterior character-defining features. A new garage and parking lot are located behind the building.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

This building is significant as a surviving Mission and Craftsman styled building, rare in Orange County. The detailing and quality of construction adds to the significance. It is also important because of its association with rancher Andrew Morris. Arriving in Tustin in 1902 with his father in law, M. Morrison, Mr. Morris bought 20 acres at First and Yorba and planted orange trees. The house remained in the family until 1968.

B11. Additional Resource Attributes: (HP2)—Single Family Property

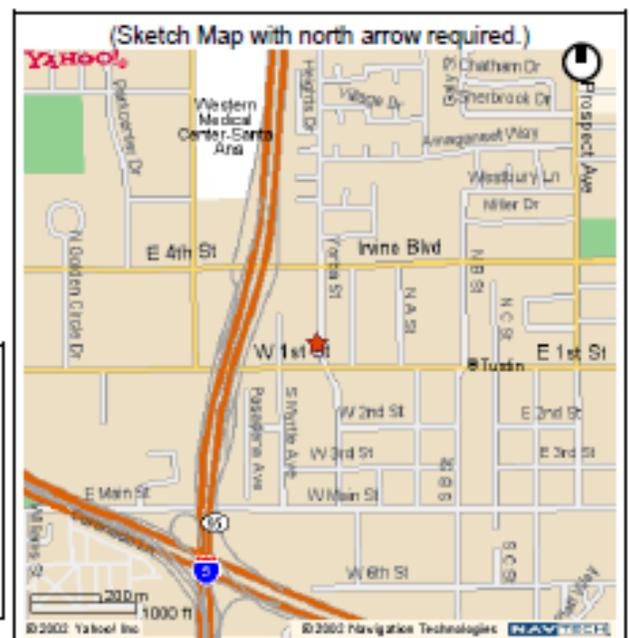
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (149) 150 Yorba St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- elongated hipped roof features with enclosed eaves, a wide overhang, and pairs of carved Mission style brackets along the underside of the eaves
- building symmetry, centered with a large recessed porch with a shaped arch across the top
- solid stucco clad rails and piers, with concrete caps, that border the concrete porch floor
- pairs of casement windows, with a row of mullions across the top of each panel, placed on each side of the front door and match those used throughout the rest of the house
- massive front door made of vertical boards with three horizontal boards ornamented with large metal studs
- plate glass windows flanked by casement sidelights and topped with matching transoms, which occupy the spaces on each side of the centered north side

# 163 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (399) 163 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The construction history of this property is unknown.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Commercial

Applicable Criteria: C

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

Although this single storied building may be significant as an example of the variety of buildings in Tustin, the building has been substantially altered.

The building's character defining features include, but are not limited to:

- front and side facing tiled gables
- arched entry with a shed tiled roof
- tapered walls at the entry and on the front facing gable
- double hung windows throughout the exterior with garland decorative ornaments above.
- stucco on exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

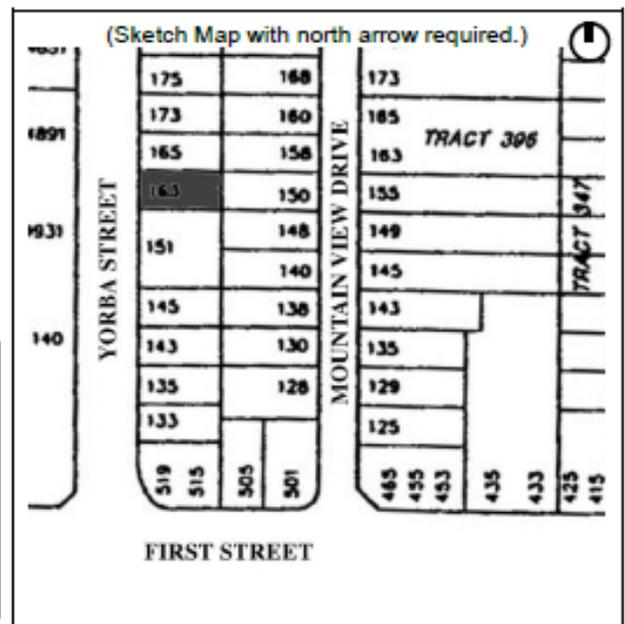
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 173 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5S3

\*Resource Name or # (401) 173 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The construction history of this property is unknown.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although this single storied building may be significant as a variant of the many Spanish Colonial Revival buildings in Tustin, it has been substantially altered and the integrity has been compromised.

The building's character defining features include, but are not limited to:

- front and side facing tiled gables
- framed, double hung multi paned windows located on the exterior walls
- chimney located on the right side of the side gable
- stucco on exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

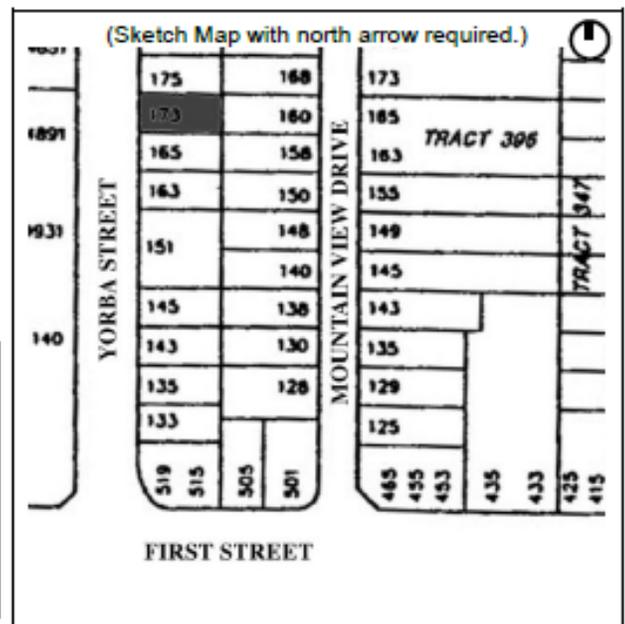
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 175 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (402) 175 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival modified

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The construction history of this property is unknown.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

Although this single storied building is one of the varieties of Spanish Colonial Revival buildings in Tustin, substantial alterations have compromised its integrity.

The building's character defining features include, but are not limited to:

- front and side facing tiled gables
- framed, double hung windows located on the front facing exterior
- chimney on the right side of the side gable

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

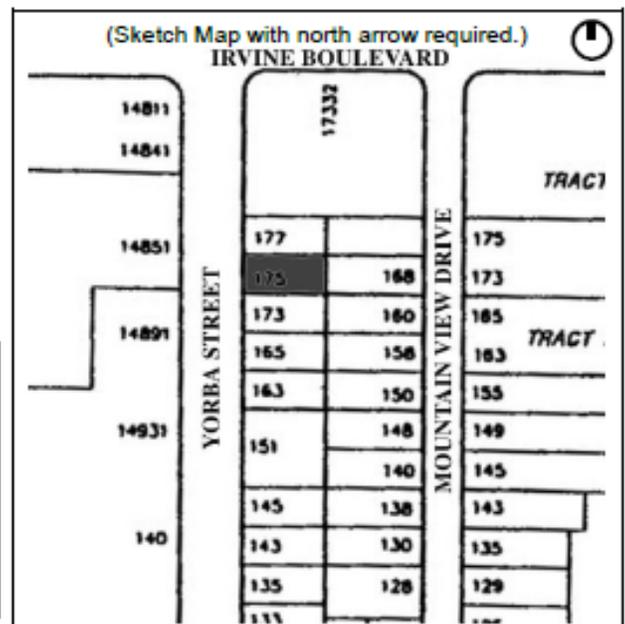
B13. Remarks

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 177 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

\*NRHP Status Code: 5D1

\*Resource Name or # (403) 177 Yorba

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was built prior to or around 1952.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder:

\*B10. Significance: Theme: Highway & Commuter Development, Post WWII Boom, Suburbanization

Area: Santa Ana-Tustin, CA

Period of Significance: 1945-1950

Property Type: Residential

Applicable Criteria: C

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

This building may be significant as an example of the transition to Tract Ranch architecture as the dominant form in Tustin.

As Tustin became a center of manufacturing for the World War II and post war defense effort and other economic consequences, tract houses were being built that would dominate the housing market for decades. New subdivision ordinances in California municipalities dictated width and turning radii of streets, size of blocks and requirements for developers. The ranch and similar post World War II styles fit into these subdivision regulations as the most widely distributed architectural style in southern California. Tract ranch style homes, such as this ell shaped building are typically small, one story buildings with a lower pitched roof.

The building's character defining features include, but are not limited to:

- hipped roof with extended overhang
- windows of various sizes throughout the exterior

B11. Additional Resource Attributes: (HP2)—Single Family Property

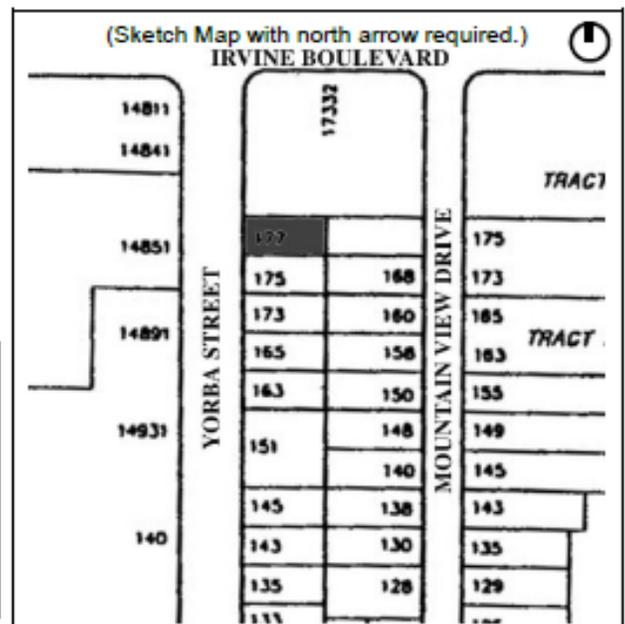
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; *Tustin: A City of Trees*, Carol H. Jordan, Heritage Media Corp. 1996.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 13711 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

\*NRHP Status Code: 5N

\*Resource Name or # (150): 13711 Yorba Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Limited information on the history of this single storied Colonial Revival building is available. The date of construction is estimated at around 1898. Wrought iron railing has been added to the front step.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1870-1899

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the Colonial Revival style in Tustin.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

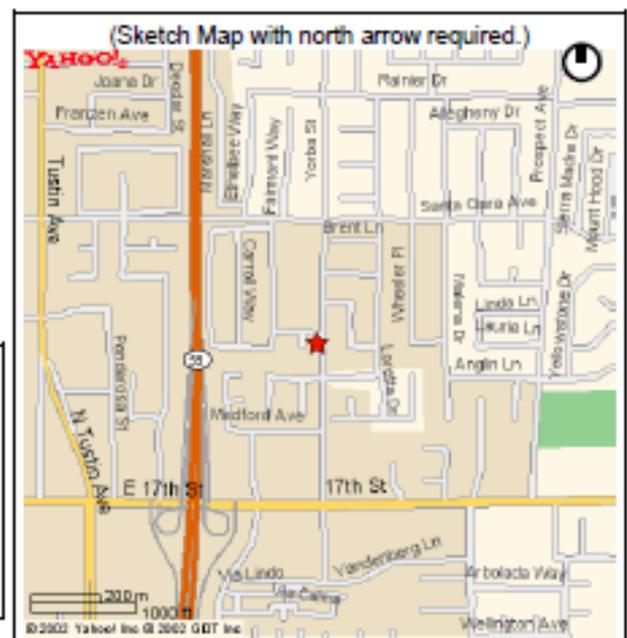
B13. Remarks:

This building requires additional information and research to assess fully, its significance.

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (150) 13711 Yorba St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- narrow clapboard, trimmed with corner boards, and capped with a hipped roof and projecting front facing gabled roof
- eaves enclosed and gables and decorated with diamond shaped wood shingles, a delicate cutwork vent and curved bargeboards
- single double hung window centered below the front gable
- original wood paneled front door located in the south side of the gabled wing
- plate glass window, topped with a leaded glass transom, and a double hung window that is located in the front façade
- front step clad in brick and a new railing of wrought iron
- wrap around shed style porch supported by chamfer edged square wood posts connected by a railing with round balusters
- door at the west end of the porch featuring glass in the top half
- double hung windows throughout the exterior
- large board and batten garage in the rear
- small orange grove is also part of the property

# 14192 YORBA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (151): 14192 Yorba Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

Herman Enderle built the house in 1904.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

The house is significant primarily for its associations with the Enderle family, prominent local ranchers turned developers, and because it is representative of early 20<sup>th</sup> century growth patterns of this rich agricultural area. Herman Enderle was the owner of a foundry at Third and Main in Santa Ana. Enderle also owned a 20-acre ranch that was planted in walnuts and apricots, eventually extended to 40 acres (in oranges) by 1950.

The building's character defining features include, but are not limited to:

- bellcast-hipped roof with a front facing bellcast gabled porch on the south end of the front façade
- matching gable with carved triangular braces and a three-sectioned louvered vent located near the back of the south side
- narrow clapboard siding covering the exterior and a row of half timbering and a matching beam below which form a pattern across the bottom of the gable
- pairs of square wooden columns which support the porch roof
- front door flanked by sidelights
- large plate glass window on the south side of the porch, which has multi-paned casement sidelights.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



## 14302 YORBA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 1

\*NRHP Status Code: 3S

\*Resource Name or # (152): 14302 Yorba St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1932.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture, Citrus Industry

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: C

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

This building is significant as an example of the large Tustin homes that dotted the countryside of orange trees, eucalyptus windbreaks, and large well kept yards; it is representative of the prosperity brought to Orange County by the citrus industry. It is also important because of its association with early Tustin resident, Theron Willis. Records indicate that Theron Willis, a sales manager for the California Spray Chemical Company, and his wife, Adah, owned this two storied Spanish Colonial Revival style house into the 1960s.

The building's character defining features include, but are not limited to:

- red clay tile clad roof ringed with carved rafter tails
- gabled roof located on the main section of the south end
- two telescoping single storied sections stretching to the north
- a double garage, with its double doors on the south side facade, located on the bottom half of the two storied section
- recessed multi-paned metal-framed windows that are used throughout the house
- a pair of ornate entrance gates, screening the front door, that are recessed in the center section

B11. Additional Resource Attributes: (HP2)—Single Family Property

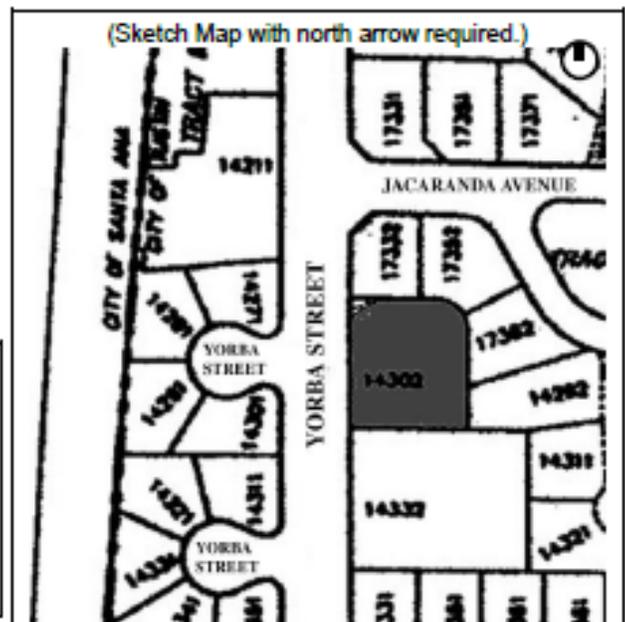
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories.

B13. Remarks

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



# 14332 YORBA STREET



See following pages for property information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (153): 14332 Yorba St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in 1919.

The house was designed by W.W. Kays and was remodeled by Harry Hayden Whiteley in 1927.

The matching garage, located in the back on the North side, has been converted to a residence. A new porch has been added to the front of the house.

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

\*B8. Related Features:

B9a. Architect: W.W. Kays

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B,C

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

This building is significant as a fine Spanish Colonial Revival house with unique design elements, and associations with the Stevens family and prominent area architect W.W. Kays. Horace Stevens, rancher son of Tustin's wealthiest pioneers, Sherman Stevens, and wife, Florence, built this Spanish Colonial Revival home in 1919. Various families have occupied the house since. The setting includes a large garden along the front and several specimen trees and plants.

B11. Additional Resource Attributes: (HP2)—Single Family Property

\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (153) 14332 Yorba St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- varied roof forms, consisting of flat roofs, unbroken parapets, square grills with latticework and large key shaped reliefs
- second floor stepping back from the first and forms a large open porch in the front
- pair of wrought iron grills above the main entrance, with hoods clad in red clay tile and flanked with a mission style parapet with red clay tile fringe
- large multi-paned glass window located to the south of the porch and another window on the north side
- second entrance, sheltered with a red clay tile clad roof, located on the north side

# 14841 YORBA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 3S

\*Resource Name or # (155): 14841 Yorba Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Commercial

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction data, alterations, and date of alterations)

This building was constructed in the early 1920s.

A second story balcony and bridge leading to a matching office building in the back were added later, and a circular, brick parking lot was also installed. Reproduction period lights ring the parking lot. The fencing consists of latticework panels between large square posts with decorative balls on the top.

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

\*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: Santa Ana-Tustin, CA

Period of Significance: 1900-1945

Property Type: Residential

Applicable Criteria: B, C

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

The building is significant as an example of Tustin's Colonial Revival architecture. It also has associations with early Tustin residents. Built between 1921 and 1924 by Rancher Oakes B. Newcom and his wife, Daisy, this two storied Colonial Revival style building is currently being used as an office. However, the numerous alterations compromise the integrity of the original building.

B11. Additional Resource Attributes: (HP2)—Single Family Property

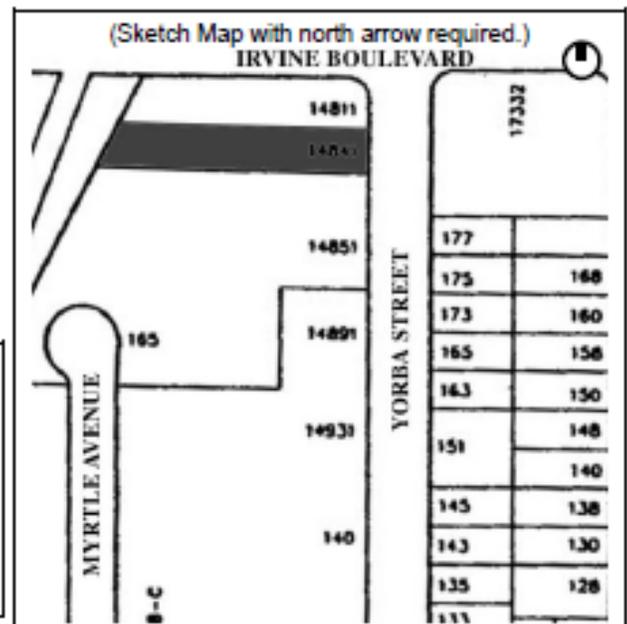
\*B12. References: *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; First American Title Company records; Directories; Jordan, Carol H., *The Landmark Trees of Tustin*, Tustin Area Historical Society.

B13. Remarks:

\*B14. Evaluator: TBAW, C. Jordan

\*Date of Evaluation: Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (155) 14841 Yorba St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- front facing gabled dormers with multi-paned windows situated on the sides of the centered porch
- narrow clapboard with wide pilasters trimmed in molding which cover the exterior
- matching double hung windows forming a pattern along the front
- pair of large round classical Tuscan columns supporting the pedimented gabled porch roof, while a small pair supporting the second floor balcony is placed just inside the large set.
- balcony rails made of heavy carved balusters and rectangular molding trimmed piers
- front door with moldings in a complicated pattern and with multi-paned sidelights
- enclosed single story porch, also supported by round columns, with french doors across the front and delicate stained glass panels on either side of the round columns
- row of heavy carved balusters and piers, matching those on the front porch, and forming a border around the flat roof above
- shallow square bay with no windows located on the north side, near the front
- addition in the back of the house and a second story balcony, ringed with carved balusters. The addition matches the original house.
- second story bridge which leads to a matching office building in the back

# 14891 YORBA STREET



See following pages for property information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

\*NRHP Status Code: 35

\*Resource Name or # (156) 14891 Yorba St.

B1. **Historic Name:** Chamber House

B2. **Common Name:**

B3. **Original Use:** Residential

B4. **Present Use:** Residential

\*B5. **Architectural Style:** Spanish Colonial

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building was constructed in 1930.

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

\*B8. **Related Features:**

B9a. **Architect:** unknown **b. Builder:** unknown

\*B10. **Significance: Theme:** Residential Architecture, Citrus Industry

**Area** Santa Ana-Tustin

**Period of Significance:** 1870-1945

**Property Type:** Residential

**Applicable Criteria:** A,C

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

This house is significant for multiple reasons. The first is for its architectural style and integrity. Several such homes once dotted the Tustin countryside, surrounded by orange trees, eucalyptus windbreaks and large yards. Built in 1930, the building's Colonial architectural detailing and landscaping have survived the demolition of other similar buildings from post World War II tract developments. In addition to its architectural significance, this property is significant because of being representative of the prosperity from Orange County's citrus industry after the depression.

B11. **Additional Resource Attributes:** (HP2)—Single Family Property

\*B12. **References:** Oral Interview w/ Frances W. Logan, March 9, 2002, *City of Tustin Historical Survey*, thirtieth street architects, inc., June, 1990; "The Landmark Trees of Tustin," Carol H. Jordan, Tustin Area Historical Society, 1997.

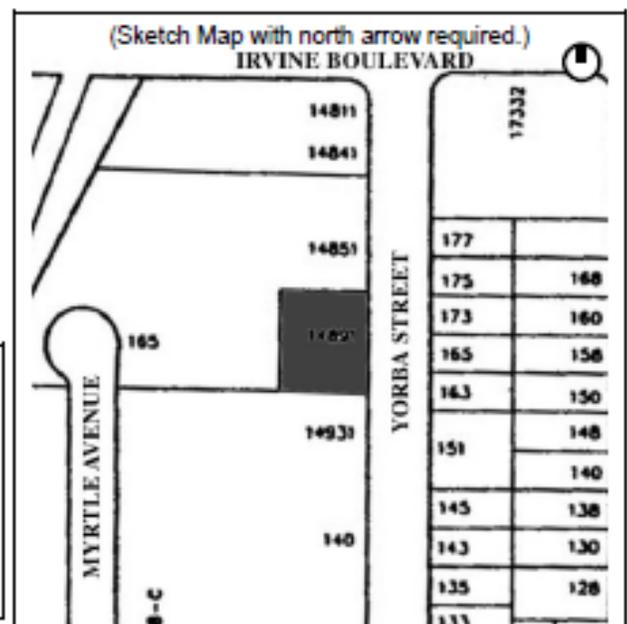
B13. **Remarks:**

This building requires additional information and research to assess, fully, its significance.

\*B14. **Evaluator:** TBAW, C. Jordan

\***Date of Evaluation:** Oct 2002

(This space reserved for official comments.)



Page 2 of 2

\*Resource Name or # (Assigned by recorder) (156) 14891 Yorba St

Recorded by: TBA West, C. Jordan  
 Continuation  Update

Date: November 2002

The building's character defining features include, but are not limited to:

- round tower topped with a swan weathervane at the apex
- stucco clad
- conical tower roof and half round roof above the bay at the north end, both clad in red clay tiles; the circular tower with a crenelated frieze and lantern style light fixtures above the main entrance
- front door constructed of vertical wooden planks and accentuated by a small grill
- details such as a round stained glass window, multi paned metal framed casement windows and transoms
- low stucco clad wall which forms an entry courtyard parallel with the front of the building
- port cochere and the garage designed to complement the main building
- surrounding landscape that includes several specimens of trees and plants