

Theme: Victorian-Era Architecture

Victorian-era architecture became popular in the United States during the 1860s when new advances in construction (i.e. the creation of the lighter wood “balloon” framing, and wire nails) allowed for more complicated building forms. Victorian styles reflect these changes through their extravagant detailing and complex volumes. Victorian-era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the late 19th century. Victorian architecture is loosely derived from medieval prototypes, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, and asymmetrical façades.²⁵³ By the turn of the century, Victorian styles had moved out of favor, replaced with America’s first truly modern styles, Craftsman and Prairie.

Sub-Theme: Italianate



Example of the Italianate style: 415 W. 6th Street.

The Italianate style began in England as part of the Picturesque movement but was adapted in the United States into a truly indigenous style reacting to the popularity of formal classical ideals. Key features of the style include quoins (masonry or masonry-emulating blocks at the corner of a wall), wide eaves supported by decorative brackets, tall windows with ornamental headers, and balustraded porches. The Italianate style was popularized by pattern books, though it is also likely that Southern Californians embraced this architectural idiom due to similarities to the topography and climate of Southern Europe. Extant Italianate residences in Tustin date from 1875 to 1890, and some feature arched window cornices, a rare detail in Southern California.

²⁵³ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 239.

Common character-defining features of the Italianate Style include:

- Emphasis on verticality
- Usually two stories in height
- Brick or shiplap exteriors with quoined corners
- Low pitched hipped roofs, sometimes with towers
- Projecting eaves supported by elaborate, three dimensional brackets
- Frequent use of angular bays
- Narrow front porches and second story balconies with thin columns and spindled balustrades
- Tall, narrow windows, usually double-hung
- Heavy articulation of headers over windows and doors

Sub-Theme: Eastlake/Stick



Example of the Eastlake/Stick style: 420 W. Main Street.

The Eastlake or Stick style emerged in the 1860s as a transitional style combining elements of the earlier Gothic Revival style and the subsequent Queen Anne style. The style was influenced by the Picturesque Gothic ideals of Andrew Jackson Downing and popularized through pattern books in the 1860s and '70s. The architectural idiom is largely defined by its decorative details, including multi-textured wall surfaces, horizontal, vertical, and diagonal stickwork, embellished trusses, brackets, and ornamented trim. Eastlake/Stick architecture is rare in Tustin and

Southern California as a whole. The style was rapidly replaced by the Queen Anne style in the 1880s, which was far more influential and widespread.²⁵⁴

Common character-defining features of the Eastlake/Stick style include:

- Steeply pitched gable roofs, typically with cross gables
- Overhanging eaves, often with exposed rafter tails
- Embellished truss detailing
- Brackets (in town house examples of the style)
- Multi-textured, patterned wood cladding
- Horizontal, vertical, and diagonal stickwork detailing applied to wall surfaces

Sub-Theme: Queen Anne



Example of the Queen Anne style: 228 W. Main Street.

The Queen Anne style is a late example of Victorian-era architecture that emerged in the United States in the late 1870s. Pattern books and pre-cut architectural details helped to disseminate the style across the country. Queen Anne architecture is characterized by steeply-pitched roofs, complex and asymmetrical building volumes, partial or full-width porches, textured shingles,

²⁵⁴ McAlester and McAlester 2009, 255-256.

and decorative spindlework.²⁵⁵ Although the style was popular nationwide at the turn of the century, intact Queen Anne style buildings in Tustin are now rare.

Common character-defining features of the Queen Anne style include:

- Two stories in height
- Complex building volumes and asymmetrical façades
- Steeply-pitched roofs of irregular shape
- Dominant front-facing gables
- Patterned wood shingles
- Partial or full-width porches
- Single-pane double-hung wood sash windows
- Decorative spindlework and half-timbering

Sub-Theme: Vernacular Victorian Types



Example of Vernacular Hipped Roof Cottage: 135 S. A Street.

²⁵⁵ McAlester and McAlester (2009), 263-268.



Example of Vernacular Gabled Roof Cottage: 265 Pacific Street.

From the 1870s to the early 1900s, a number of vernacular building styles applied much-simplified elements of more opulent Victorian styles like Queen Anne to modest one-story cottages. These dwellings typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings. Modest in size and appearance, these dwellings were popular in Tustin at the turn of the 20th century.

Common character-defining features of vernacular Victorian-era architecture include:

- One or one-and-a-half stories
- Box-like shape
- Hipped or gable roof, with or without central dormer
- Wide overhanging eaves, often boxed
- Wood clapboard siding
- Partial or full-width porches
- Single-pane double-hung wood sash windows