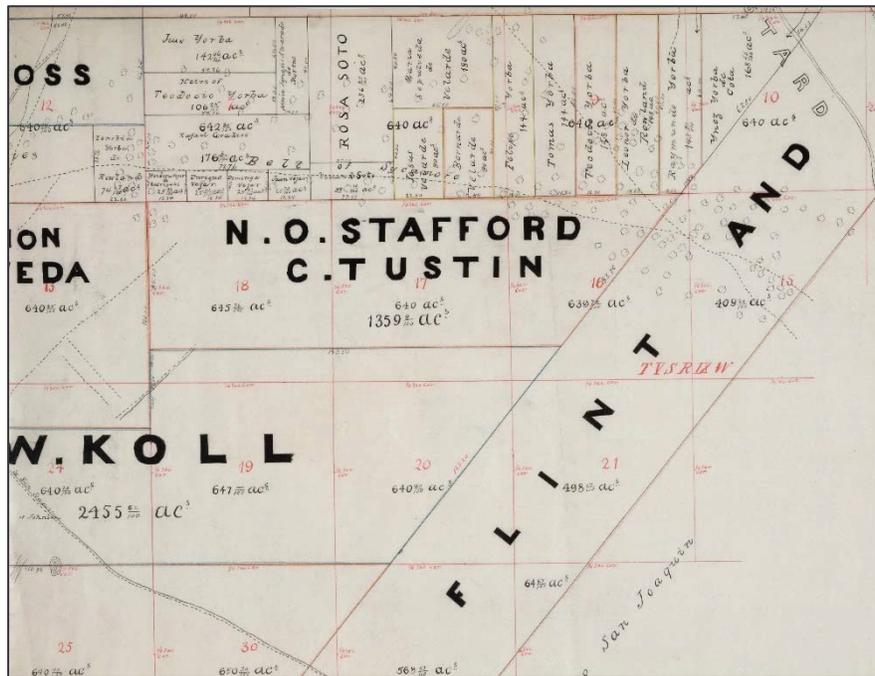


4.4 Context: Establishment and Early Development of Tustin City, 1870-1913

Columbus Tustin's portion of former Rancho Santiago de Santa Ana land lay south and west of the Cerrito de las Ranas, containing the well-known swamp, other water sources including a seasonal creek, and a grove of native sycamores. As part of the rancho's legal decision, Tustin and his partner Stafford retained rights to Santa Ana River water for irrigation – a point that would prove crucial to the later agricultural development of the area. Tustin and his family did not move from Petaluma to the new property in Southern California until late 1870, and in the meantime Tustin sold several portions of his acreage to his sister Barbara Ann Lewis; he later sold off other pieces to other parties. Stafford moved to his southern property in 1873 and died in 1878.³²



Stafford and Tustin's portion of the Rancho Santiago de Santa Ana, 1868. The Huntington Library, San Marino, California.

Tustin's move from Petaluma coincided with his filing of a plat map for a new community to be called Tustin City, sometime between August 1870 and May 1871.³³ As originally platted, Tustin City ran from B Street east to the diagonally running Newport Landing Road and south from First Street (Anaheim Landing Road) to at least 6th Street.³⁴ The townsite featured 300-square-ft. blocks divided into 50 x 150 ft. lots, with streets 66 feet in width except for the 80-ft-wide Main

³² Jordan 2007, 21.

³³ Ibid.

³⁴ Ibid. 21-22; the original southern boundary is unclear because the original 1870-1871 plat map does not appear to be extant.

Street (originally 4th Street).³⁵ Lewis sold one of her parcels back to Tustin, creating the Barbara Ann Lewis addition which extended the townsite west from B Street to Pacific Street. Beyond the core of the townsite, the Stafford and Tustin tract (1874) had larger parcels, from six to 48 acres in size.³⁶ Most of these would become small agricultural operations, a portent of the larger industry to come.

Unlike some other platted communities during this period, Tustin City did not just exist on paper – its founder laid out streets and blocks, and planted numerous trees within the townsite. It seemed poised to attract the investors and new residents that were starting to take more notice of Southern California, thanks to the 1869 completion of the transcontinental railroad and new marketing of the region as a semi-tropical paradise. However, lot sales were slow, with no established industry or transportation networks to draw new residents, and most of the early transactions were multi-lot purchases which were soon re-sold by speculators.³⁷ A few purchasers bought lots for actual development and occupation, forming the nucleus of the new community. By 1872, Tustin City had a post office and several buildings (including a hotel/store as well as houses). It also had around 28 school-age children from about a dozen families, enough to necessitate creation of the Sycamore School District by the Los Angeles County Board of Supervisors.³⁸ The students attended classes in a one-room school house on a block designated as the “school block” on early maps, at the northeast corner of 3rd and B Streets.³⁹



L. Utt's Pioneer Store, ca. 1909. Tustin Area Historical Society Collection, Orange County Public Library.

³⁵ Jordan 2007, 21.

³⁶ Ibid.

³⁷ Ibid., 21; Juanita Lovret, *Tustin As It Once Was* (Charleston, SC: The History Press, 2011), 16.

³⁸ Jordan 2007, 21-23.

³⁹ B Street no longer runs through this block, which is still owned by the Tustin School District.

Columbus Tustin's vision aside, Tustin City saw very slow development in its early years. The founder offered a free lot to anyone who would actually build a house on it, which did lead to some takers, but not to the hoped-for explosion of growth. Tustin eyed the neighboring townsite of Santa Ana, founded by William Spurgeon, enviously; its growth was outpacing Tustin City's, partly because it had an active group of boosters.⁴⁰ Tustin City, on the other hand, had "a few settlers' shacks hidden around in the thickets of wild mustard."⁴¹ The most imposing building in town was L. Utt's Pioneer Store, a two-story wood framed edifice (no longer extant) at the southwest corner of Main and D Streets.⁴² Constructed by another owner to be a hotel, it was purchased by H.H. Dickerman and then Lysander Utt in 1874.⁴³ The Utt family lived upstairs from their long-lived store selling general merchandise. In 1875, the Utt store was joined by Columbus Tustin's own two-story, wood-framed building (no longer extant), on the south side of Main Street east of C Street; the bottom story contained a store and the post office, while the Tustin family lived above it.



Columbus Tustin's store and home, ca. 1900. Tustin Area Historical Society Collection, Orange County Public Library.

In 1878, the competition between Santa Ana and Tustin City was essentially ended by the Southern Pacific Railroad choosing Santa Ana as the southern terminus of its extension from Anaheim. Most of Tustin City's already-few commercial operations and some of its residents pulled up stakes and moved to the city with the rail lifeline that would ensure continued growth and prosperity. The L. Utt Pioneer Store remained, along with the Utt family and a handful of others. Columbus Tustin bought back many of the lots he had given away, which had never seen construction.

⁴⁰ C.E. Utt in Pleasants, Vol. I., 322-323, cited in Jordan 2007, 25.

⁴¹ C.E. Utt in Pleasants, Vol. I., 317-318, cited in Jordan 2007, 24.

⁴² D Street is now El Camino Real.

⁴³ Jordan 2007, 24.

Although agriculture was essentially the only industry in Tustin City, the community had only a few commercial growing operations around this time; in 1874, only three growers are known to have been active, working properties of only about an acre each.⁴⁴ These growers may have joined others in the larger region in joining the Semi-Tropic Water Company, formed in 1873 to deliver water from the Santa Ana River, or they may have relied on artesian wells drawing on the area's abundant groundwater.⁴⁵ They were soon joined by Dr. William Burgess Wall, who arrived in 1875 with the express goal of growing oranges and was the first to establish groves on a large amount of acreage.⁴⁶ He was one of the organizers of the Santa Ana Valley Irrigation Company (SAVI) in 1877, which bought out the Semi-Tropic company and enlarged the existing, inadequate irrigation system, employing primarily Chinese American workers.⁴⁷

In 1878, rancher James Irvine expanded his holdings, using his land primarily for grazing sheep. Later development of this massive holding would prove crucial to the growth of Tustin and its surrounding areas. Other ranching and farming interests bought up smaller parcels of land as they became available. They mostly found success in terms of crop yield, but without a direct rail connection their market was limited and thus so was growth of the agricultural industry during the early 1880s.

Small-scale agriculture aside, there was little else to draw newcomers to Tustin except for its salubrious climate – at least one early couple, David and Matilda Hewes, first arrived seeking the warmth and dry air thought to be good for respiratory problems.⁴⁸ David Hewes was a wealthy entrepreneur and strong supporter of the transcontinental railroad, supplying the famous “golden spike” used when the Central Pacific and Union Pacific Railroads met at Promontory Point, Utah. The wealthy couple's 1881 house remains extant at 350 S. B Street (listed in the National Register, the California Register, and as an Orange County Point of Historical Interest). Matilda Hewes died in 1887.

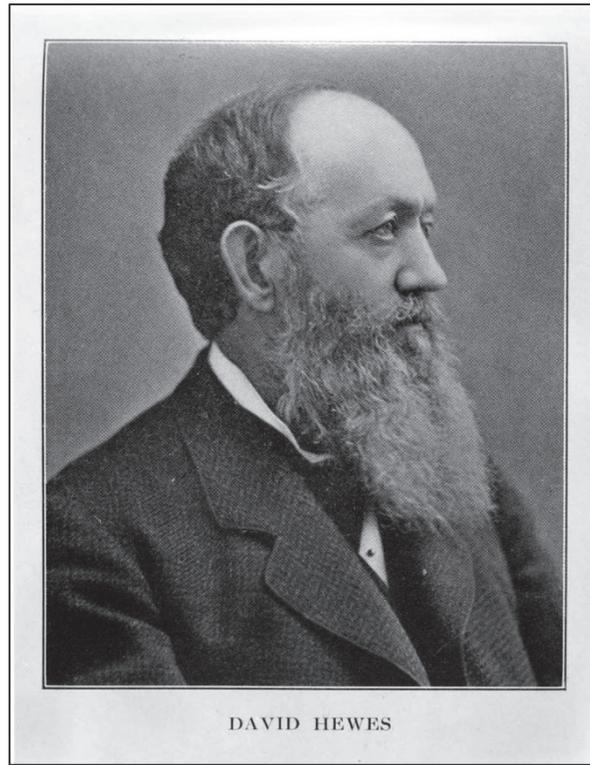
⁴⁴ Helen Gulick Huntley and William Martin Huntley (edited and expanded by Edna W. Phelps), “Tustin Scrapbook” (unpublished manuscript, November 1969, on file at City of Tustin Planning Department), 22.

⁴⁵ Juanita Lovret, “First Water Company Formed in 1873,” reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/tustin-water-works.htm>.

⁴⁶ “Tustin Scrapbook”, 22.

⁴⁷ Jordan 2007, 27; Explore APA Heritage, “Santa Ana Valley Irrigation,” accessed June 2020, <https://exploreapaheritage.com/index.php/sites/santa-ana-valley-irrigation/>.

⁴⁸ Lovret 2011, 29, 49.



David Hewes, ca. 1875. Tustin Area Historical Society.

Tustin City hung on through the early 1880s, experiencing enough growth to support the establishment of three churches, including the First Advent Christian Church in 1881. This church (555 W. Main Street) is still in use. In 1882, the Sycamore School District constructed a new, larger schoolhouse (no longer extant) to replace the existing one-room building. Around the same time, the post office moved from Tustin's building into a new small building next door.⁴⁹ Columbus Tustin died in 1883. Members of his family retained land in Tustin for decades, though they eventually all moved elsewhere.

The 1880s development of railroad networks in Southern California was crucial to the development of what would become Orange County. Between 1885 and 1889, the Atchison Topeka & Santa Fe Railway (Santa Fe) and the Southern Pacific Railroad (Southern Pacific) engaged in a fare war as they competed for riders. Each substantially reduced the cost of train tickets, with a trip from Chicago to Los Angeles costing as little as a dollar. It was suddenly possible for droves of tourists and settlers from the Midwest and elsewhere to travel to Southern California.⁵⁰ Would-be residents as well as hordes of visitors descended on Southern California, and both railroad companies expanded their systems in the region as quickly as they could. This, in turn, ignited a real estate boom that was predicated on speculation, as investors

⁴⁹ Jordan 2007, 32.

⁵⁰ George L. Henderson, *California and the Fictions of Capital* (New York: Oxford University Press, 1999), 154.

and developers seized upon the mass arrival of newcomers and hastily subdivided new towns along railroad corridors. California historian Carey McWilliams sardonically remarked that these towns “appeared like scenes conjured up by Aladdin’s map – out of the desert, in the river wash, or a mud flat, upon a barren slope or hillside” – anywhere that investors perceived even the smallest kernel of demand.⁵¹ For better or for worse, Tustin City was established just a little too early to experience the intoxicating 1880s speculation that led to the hangover of the 1890s.

In 1886, Tustin investors organized the Santa Ana, Orange, and Tustin Street Railway to provide a connection between the sleepy community of Tustin and the nearest rail terminus in Santa Ana. The connection was a horse-drawn streetcar line which could not rival trolley networks in some other Southern California communities, but which did attract sightseers disembarking from Los Angeles-based excursion trains.⁵² Would-be speculators and investors also visited Tustin, spurring real estate auctions and further subdivision. Inspired by the new transportation linkage, a group of local businessmen formed the Tustin Land and Improvement Company to try to capitalize on the development boom – and draw the attention of the railroad companies. The company purchased property to subdivide and develop, and was the main driver of Tustin-area real estate promotions and auctions. Boosters were not shy about linking Tustin with its onetime rival Santa Ana, as seen in a typical 1887 *Los Angeles Times* article:

Seated in the heart of her lovely valley, and smiling in the midst of her fruits and flowers, rests the city of Santa Ana, and closely blooms the pretty little town of Tustin.

The lands about Tustin are cultivated in oranges, grapes and all manner of tropical and semi-tropical fruits. Its residences are surrounded by a profusion of shade trees, and its nearness to Santa Ana increases the value of its splendid lands.⁵³

In another municipal improvement effort, partners Hiram and Charley Willard and Henry Adams established the Water Works to provide running water to the fifty or so residences comprising the City of Tustin; it was functional by the end of 1887.⁵⁴ Prior to this time, households had depended on their own wells and water tanks. Located on Main Street east of Prospect Avenue (now the location of City of Tustin offices as well as the Tustin Water Services Department), the Water Works facilities included a well, steam-driven pumps, a 10,000-gallon water tank standing 40 feet tall, and a pipe network.⁵⁵

In 1887-1888, the Tustin Land and Improvement Company (and then several consecutive owners) erected the grand Tustin Hotel at the terminus of the horse-drawn streetcar line on Third Street between today’s El Camino Real and Prospect.⁵⁶ This three-story, Eastlake style

⁵¹ Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith Books, 1946), 120.

⁵² Jordan 2007, 34.

⁵³ “Santa Ana,” *Los Angeles Times* 9/30/87.

⁵⁴ C.E. Utt in “Fifty Years of Public Service,” 1, cited in Jordan 2007, 37.

⁵⁵ Jordan 2007, 40.

⁵⁶ *Ibid.*, 34-35.

building (no longer extant) boasted 40 guest rooms awaiting overnight tourists, who unfortunately proved elusive. The hotel was soon joined by the Bank of Tustin (no longer extant) at the northwest corner of Main Street and El Camino Real, a two-story, Richardsonian Romanesque structure with an upper-story hall used as a community center and event space.⁵⁷

In June of 1888, the efforts of the Tustin Land and Improvement Company paid off with the establishment of a Southern Pacific Railroad line to Tustin. In competition, as always, with the Santa Fe, Southern Pacific constructed a depot and ran two trips a day into Los Angeles. The Santa Fe responded by building an alternate route along its right-of-way and establishing a Tustin stop. In the space of four years, Tustin had gone from having no railroad lines to having two – a definite boon to its development prospects. Its new connections meant that it was now more or less a suburb of the larger city of Santa Ana, with a small business center but “chiefly consist[ing] of ideal homes, embowered among fruit trees and flowers.”⁵⁸

Unfortunately, Southern California’s regional boom ended when the railroad fare war ceased at the close of the 1880s, and speculation funding dried up. Despite its promising prospects and the boost provided by the creation of Orange County in 1889, Tustin City found itself at a standstill yet again. In 1894, the post office dropped the word “City” from its name, and in 1895, the horse-drawn streetcars of the Santa Ana, Orange, and Tustin Street Railway Company ceased operation.⁵⁹ A later line (ca. 1900) between Santa Ana and Orange resurrected streetcar service with a small engine operated by a steam boiler, though it does not seem to have lasted long.⁶⁰ In 1897, the Tustin Hotel (which had operated as a rooming house for several years), was offered for sale at a reduced price, with no takers.⁶¹ The Water Works continued operating at a loss until 1896 when the founders sold it to Charles Edward Utt; Utt noted ruefully that it continued operating at a loss for the next 30 years.⁶²

Tustin City proper may have had a small population, but its school district drew students from farming families all over the region – so even while the city lay mostly undeveloped, the 1882 schoolhouse saw enough students that it required a large four-room addition in 1890.⁶³ The large student population indicates one advantage Tustin had over many other Southern California communities as the recession years of the 1890s continued: the quietly growing agricultural industry in the lands ringing the platted townsite. Beyond the ups and downs of Tustin City’s commercial core lay burgeoning walnut, apricot, and citrus groves tended by entrepreneurial growers working on larger and larger scales, irrigated by an ever-expanding system.⁶⁴

⁵⁷ Ibid., 36.

⁵⁸ Orange County agricultural pamphlet, 1893, cited in “Tustin Scrapbook” 1969, 24.

⁵⁹ Jordan 2007, 39.

⁶⁰ “Tustin Scrapbook”, 34.

⁶¹ Jordan 2007, 39-40.

⁶² C.E. Utt in “Fifty Years of Public Service,” 1, cited in Jordan 2007, 40.

⁶³ Jordan 2007, 42.

⁶⁴ Orange County agricultural pamphlet, 1893, cited in “Tustin Scrapbook”, 23-24.



Apricot camp workers, 1909. Tustin Area Historical Society Collection, Orange County Public Library.

From Tustin's earliest years, the workers who grew, picked, processed, and packed its agricultural bounty were a diverse group of people – Mexican Americans, Chinese Americans, Japanese Americans, and European Americans were all amply represented in the seasonal workforce, as were women and children. In the early 1890s, a Chinese residential enclave arose near a packing house along the Southern Pacific line. Other Chinese American locals included cooks known as "Old Joe" and Ho Ching, both of whom fed workers at David Hewes' Anapauma ("place of rest") farm where Dodge Avenue now meets Newport Avenue in North Tustin.⁶⁵ Tustin City also had a Chinese-owned laundry on the west side of D Street (El Camino Real) near 3rd, which was later replaced by a smaller operation at the corner of 1st and B Streets.⁶⁶

Some of the few Chinese American residents who resided in Tustin City year-round grew vegetables in at least two locations: on 20-30 acres on the south side of Main Street approximately where the Saddleback Mortuary is now (228 E. Main Street), and on about 20 acres along the east side of what was later Yorba Street, north of 1st Street.⁶⁷ They sold the produce from wagons following regular delivery routes. Chinese laborers also lived and worked on the Irvine Ranch, and moved from place to place helping with harvests; it is estimated that as

⁶⁵ "Tustin Scrapbook", 95.

⁶⁶ Juanita Lovret, "Tustin Ranchers Depended on Chinese Workers," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed June 2020, <http://tustinhistory.com/articles/chinese-workers.htm>.

⁶⁷ "Tustin Scrapbook", 28; Guy Ball and the Tustin Area Historical Society, *Tustin* (Charleston, SC: Arcadia Publishing, 2011), 36; Lovret, "Chinese Workers."

many as 200 Chinese Americans resided in the Tustin area during the 1880s.⁶⁸ The Chinese Exclusion Act of 1882 prohibited immigration from China, resulting in the dwindling of the local Chinese population. It does not seem that any other discernable, permanent ethnic enclaves existed in Tustin at this early date, though Japanese workers at the Hewes farm “ate and slept at their own compound” on the property in the 1890s rather than bunking with the rest of the ranch hands.⁶⁹



Tustin resident “Chiny Lou” delivering vegetables, ca. 1900. Tustin Area Historical Society Collection, Orange County Public Library.

While Tustin’s townsite proper saw slow growth, its outlying areas were rapidly developed by farmers working on increasingly larger scales during the early 20th century. As early as 1901, Tustin City’s small business center was “surrounded by a thickly settled and highly improved country” producing “oranges, walnuts, apricots, olives, lemons and other fruits, with grain, hay, alfalfa and all vegetables and flowers in profusion” and a population of about 800.⁷⁰ Ranch and farm houses in Victorian-era styles sat among massive groves and orchards and disgorged daily an ever-growing group of students toward the Tustin schoolhouse. New packing houses were constructed and growers began forming cooperative organizations (many of which built their own packing houses), reflecting the increasing importance of citrus crops. By the 1910s, SAVI’s irrigation system had been expanded and updated so it could service approximately 18,000 acres in and around Tustin.⁷¹

⁶⁸ Lovret, “Chinese Workers.”

⁶⁹ “Tustin Scrapbook”, 95.

⁷⁰ Cited in Jordan 2007, 50.

⁷¹ “1911 Clipping Tells Story of Old Tustin,” reprinted in *Tustin News* 16 September 1938 and spring 1974 (50th anniversary edition).



Tustin packing house and crew, ca. 1910. Tustin Area Historical Society Collection, Orange County Public Library.

Census data from 1900 and 1910 illustrate the central role of agriculture in Tustin at this time, with the majority of residents enumerated as agricultural workers; most were white and U.S.-born, with smaller numbers of Mexican American, Mexican, and Japanese American residents. Several large concentrations of Japanese American men and Mexican American/Mexican families lived in farmworker camps (presumably seasonal) on Newport Avenue and Irvine Boulevard in 1910.⁷² The Tustin townsite itself contained one small enclave of California-born Mexican American residents intermixed with Mexican-born residents, mostly farmworkers (aside from two wood cutters), comprising seven family households on B Street between 1st and 2nd St. No physical remnants are known to survive from this small cluster of homes.

Few other industries competed with agriculture in this area during the early 20th century. A successive series of entrepreneurs attempted to mine cinnabar (mercury) at Red Hill with little success, and leaving few physical remnants behind except for spoils piles and some excavations. Smaller-scaled industrial/commercial operations began to pop up in the 1910s, like S.E. Tingley's 1910 Tustin Lumber Company on E. Main Street, near the Southern Pacific depot on Newport Avenue. Like the region's agricultural operations, this business depended on rail connections – it was sited near the Southern Pacific depot on Newport Avenue to facilitate movement of its

⁷² U.S. Bureau of the Census, Thirteenth Census of the United States – 1910, Santa Ana Township, District 0053.

product. Tustin benefited from its first local lumber source, which provided building materials for the new commercial and residential properties that would arise during the 1910s and 1920s.

Despite a lack of municipal government, Tustin saw a few improvements to its infrastructure during the early 20th century. Two telephone companies operated a phone system by 1903 – but customers of one could not call customers of the other, so most businesses had to have two phones.⁷³ The Water Works drilled a new well and replaced the old steam pumps with gas-powered pumps, and the newly formed Tustin Mutual Improvement Association installed street signs throughout the townsite and at a few outlying streets like Red Hill Road around 1905.⁷⁴ This group, formed by local resident E.M. Wheeler, held fundraising activities to enable minor infrastructure improvements like the street signs but could only accomplish so much given the small size of the community and the lack of a robust business group.

Although the community had no formal parks of yet, the many street trees planted in the days of Columbus Tustin were coming to maturity and joining previously existing native trees like sycamores and oaks to shade the streets and provide a sense of place. North of Tustin City, David Hewes’ carefully designed Hewes Park was a renowned “horticultural showplace” drawing picnickers from across the region.⁷⁵ Hewes developed the park as an extension of his 820-acre agricultural property centered on his 1887 ranch house Anupama, both to pursue his botanical interests and to provide a recreational destination for the area. Sold after Hewes’ death in 1920, the park was developed into a popular amusement attraction that thrived in the 1920s and early 1930s, but closed during the Depression.

⁷³ Jordan 2007, 53.

⁷⁴ Ibid., 40, 52-53.

⁷⁵ Juanita Lovret, “Hewes Park Once a Southland ‘Beauty Spot,’” reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed June 2020, <http://www.tustinhistory.com/articles/hewes-park.htm>.

Theme: Early Industrial Development, 1870-1913

Despite the crucial role agriculture played in Tustin’s early development, only two extant resources associated with pre-1914 industry are known to survive within the city limits: a concrete weir box representing a surface vestige of the massive SAVI irrigation system, and the Tustin Blacksmith Shop at 245 S. C Street, which was associated with early commercial development as well as industrial. Both are located within the Tustin Cultural Resources District and contribute to its significance. Other industrial features may be scattered more widely across the city, reflecting their original sparse distribution across large tracts of agricultural land, but postwar subdivisions have likely demolished or obscured the majority of them.⁷⁶

Small-scale farming was one of the earliest endeavors to take root in the Tustin area, but it took some time for local agriculture to expand into the commercial growing operations which proved the primary shaper of Tustin City. Local farms were limited by water availability – some relied on wells, while others began organizing larger irrigation companies. The first was the Semi-Tropic Water Company, established in 1873 to divert water from the Santa Ana River.⁷⁷ Orange grower William Burgess Wall, the first grower to demonstrate the potential of large-scale citrus plantings, first joined this company and then went on to co-organize the Santa Ana Valley Irrigation Company (SAVI) in 1877.⁷⁸ SAVI acquired Semi-Tropic and began enlarging the existing, inadequate irrigation system, a project which would continue for decades.⁷⁹ Chinese workers, some of whom were workers at local farms and ranchers and others of whom were likely hired through labor bosses in Los Angeles, dug at least 15 miles of ditches and built two 100-yard-long wooden tunnels to channel water from the Santa Ana River.⁸⁰

In 1878, rancher James Irvine bought out his partners’ interests in the land they had acquired from Rancho San Joaquin and Rancho Lomas de Santiago in the 1860s. This made him the sole owner of 110,000 acres stretching from the Pacific Ocean to the Santa Ana River, which he used primarily for grazing sheep. Other, smaller commercial interests continued to buy up land and found the local terrain and climate ideal for agriculture – but without a direct rail connection, their market for produce was limited, and so was the potential for industrial growth. The majority of the city’s extant resources from this early time period are residential in nature; while many of them were in fact farm or ranch houses once surrounded by vast landholdings or smaller-scaled orchards, they do not directly express the industrial nature of the area’s early agricultural history, and are instead addressed in the Early Residential Development theme below.

⁷⁶ Several community members noted there may be more extant weir boxes on W. 1st Street, but the survey team was unable to locate any.

⁷⁷ Juanita Lovret, “First Water Company Formed in 1873,” reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/tustin-water-works.htm>.

⁷⁸ “Tustin Scrapbook”, 22.

⁷⁹ Jordan 2007, 27.

⁸⁰ Explore APA Heritage, “Santa Ana Valley Irrigation,” accessed June 2020, <https://exploreapaheritage.com/index.php/sites/santa-ana-valley-irrigation/>.

Everything changed for Tustin's economy in 1888, when both the Southern Pacific and Santa Fe railroads established lines to Tustin. This opened up vast new opportunities to market and ship the area's produce, and agricultural development began to expand greatly. Larger and larger groves, primarily citrus, apricot, and walnut, were irrigated by SAVI's ever-growing system, reported in 1893 to be a \$500,000 investment in Tustin's future.⁸¹ After the orange groves Dr. William B. Wall established in the late 1870s matured, he built one of the earliest packing houses in the area, perfected fumigation techniques, and proved that citrus crops could succeed on a large scale in the Tustin area.⁸² Grower Sherman Stevens had planted 50 acres of oranges, walnuts, grapes, prunes, and apricots as early as 1886, and went on to expand to thousands of acres in the first decade of the 20th century.⁸³ By 1888, oranges were one of the area's principal crops.⁸⁴ And the largest landholder of all, the Irvine Company (incorporated by James Irvine's heir, James Irvine Jr., in 1894), began the shift from grazing sheep to planting crops, starting with feed crops, olive, and citrus. It added numerous other crops over the years, producing everything from peanuts to lima beans.

Although other crops as noted above remained in Tustin, a 1903 county assessment found that citrus trees were already over twice as prevalent as the next most common crops, walnuts and apricots.⁸⁵ Survival of citrus orchards depended on smudging during cold nights, with oil-fired smudge pots warming the air around the trees and depositing soot everywhere. This proved crucial during a particularly heavy and long freeze in 1913 which destroyed crops across Southern California. The Santa Ana Valley seems to have fared better during the freeze than nearby areas in general, perhaps due to locally specific climatic conditions.

Unlike apricots, which were sulfured and dried immediately after picking and remained shelf-stable, perishable oranges and other citrus required quick sorting, packing, and shipping. As reliance on citrus crops grew, so did the number of packing houses. A new packing house sat next to the Southern Pacific's Tustin branch line by 1901, supplanting the older Thacker Bros. facility.⁸⁶ By 1905, Tustin had at least four packing houses, a number which increased again in the 1910s with the organization of citrus associations – in these, growers banded together to create cooperative organizations to market their products. Among the associations which built their own packing houses in the 1910s were the Tustin Lemon Association, the Tustin Hills Citrus Association, the Golden West Citrus Association, the Santa Ana/Tustin Mutual Orange Distributors, the Frances Citrus Association, and the Irvine Valencia Growers Association.⁸⁷ The physical scale on which farming took place continued to expand, with ventures like the San Joaquin Fruit Company (incorporated in 1906) planting a thousand acres of oranges, lemons and walnuts on land leased from the Irvine Ranch.

⁸¹ Orange County agricultural pamphlet, 1893, cited in "Tustin Scrapbook", 23-24.

⁸² Lovret 2011, 61-62; Jordan 2007, 40.

⁸³ Jordan 2007, 58.

⁸⁴ R.L. Polk & Co., *State of California Gazeteer* 1888, cited in "Tustin Scrapbook", 22.

⁸⁵ Jordan 2007, 56.

⁸⁶ Jordan 2007, 50; Sanborn Map Company, "Tustin City" (in "Santa Ana, California" map set), 1906.

⁸⁷ Jordan 2007, 57-58.

Examination of the 1900 and 1910 censuses confirms the dominance of agriculture in the local economy, with the vast majority of Tustin-area workers enumerated as farm laborers and fruit farmers. The census-enumerated occupations, as well as some of the remnants of Tustin’s early businesses, also illustrate the vast infrastructure required to keep farms running; in addition to farm laborers and fruit farmers, people worked as farm teamsters, general laborers, packing house workers, ditch tenders, and blacksmiths. The Tustin Blacksmith Shop (245 S. C Street) is a rare resource related to local industry. Established in 1912, probably by Thomas J. Wilson, the shop has continuously housed blacksmithing operations since its construction; the need for its services well into the 20th century and the decline of wagon freight reveals its importance to the local agriculture industry.



Tustin Blacksmith Shop (245 S. C Street, 1912), ca. 1919. Tustin Area Historical Society Collection, Orange County Public Library.



Tustin Blacksmith Shop (245 S. C Street, 1912), 2020.

While Tustin’s permanent population was majority white and U.S.-born, both permanent and seasonal populations included other ethnicities from the community’s beginnings, all drawn to the area’s expanding agricultural job opportunities. In the late 19th century, many of Tustin’s agricultural workers were Chinese Americans who had arrived in the area while building the Southern Pacific Railroad. They established a Chinese residential enclave near the “red packing house,” about 150 feet from the Southern Pacific depot; local resident William M. Huntley recalled the men who lived there “lived in tents and shacks made of scrap lumber during the packing season. Some people objected to their working here and one of them was shot in the leg one night. I don’t think they ever found out who did it.”⁸⁸ As this story illustrates, both race and class were fraught issues in Tustin. In addition to European American and Chinese American residents, Tustin’s agriculture industry also employed Mexican American and Japanese American farmers and farmworkers born and raised in the area, as well as Mexican nationals who moved up and down California working harvest to harvest on a seasonal basis.

While many agricultural workers were employed in all-male groups, not all agricultural workers were men - many of the seasonal workers had their families with them, who worked alongside the local housewives and children who pitched in during intense harvesting times like apricot drying season or walnut picking season. Many local women and teenagers also joined the workforce, primarily in the packing houses, during orange packing season. The population size and overall demographics of the Tustin area must have fluctuated wildly based on the season and the number of seasonal workers in residence, but few remnants of the seasonal workers’ built environment are known to survive as a testament to their importance in the local economy.

By the 1910s, Tustin’s agricultural industry was well established, producing walnuts, apricots, olives, grain, hay, alfalfa, vegetables, and flowers in addition to the dominant citrus crops. Even the townsite’s commercial core reflected the predominant role of agriculture – open irrigation ditches ran along B, D, Main (4th), and 3rd streets.⁸⁹ SAVI made major improvements to its system, which included a major ditch running south from 17th Street to 1st Street, between Yorba Street and Tustin Avenue, where laterals carried water east and west.⁹⁰ Rows of alternating eucalyptus and cypress trees lined the banks. A portion of this ditch has been incorporated into the City’s modern channelized drainage system, but it has been significantly changed through modern upgrades over the years.

⁸⁸ “Tustin Scrapbook”, 49; the 1895 Sanborn map of Tustin City shows a packing house near the depot as Thacker Bros., but research could not confirm if this is the same as the “red packing house” recalled by Huntley. Sanborn Map Company, “Tustin City” (in “Santa Ana, California” map set), 1895.

⁸⁹ Sanborn Map Company, “Tustin, California,” 1895.

⁹⁰ “Tustin Scrapbook”, 24-25.



SAVI concrete pipeline under construction near Orange, 1910. Orange Public Library and History Center.

In 1911, the *Tustin News* summarized the state of the area's irrigation network:

One of the greatest facilities offered the farmers in this location is the irrigation system which covers some 18,000 acres in Tustin and the surrounding country. The Santa Ana Valley Irrigation Company is a mutual company of all the land owners in the vicinity. The water is taken from the Santa Ana River about fifteen miles north of Tustin and is conducted through cement ditches over the country. There are at present 20,000 acres of land which carry the stock of this company and the company is serving all but about 2000 acres with water at the present time. The water is supplied at the rate of \$.30 an hour for a full head of 100 inches. The average amount used by the ranchers in a single irrigation is from 45 to 60 inches per acre.

...Almost anywhere wells may be sunk and water may be obtained at depths of from 45 to 300 feet. The deeper wells tap a strata of artesian water and in these wells the water rises by its natural pressure 100 or even 200 feet which greatly lessens the amount of pumping required. The water supply has always been constant and is practically inexhaustible.⁹¹

SAVI constructed miles-long concrete pipelines and ditches throughout the region, most of which eventually terminated in a reservoir at what is now Eisenhower Park in Orange, where

⁹¹ "1911 Clipping Tells Story of Old Tustin," reprinted in *Tustin News* 16 September 1938 and spring 1974 (50th anniversary edition).

some visible remnants of irrigation features remain.⁹² Tustin retains at least one irrigation feature dating to this time: a concrete weir box, sitting incongruously in the surface parking lot of the Cox Market at 401 El Camino Real. This enclosure served to redirect water in various directions, including to the large Prescott orange grove that once occupied this area and extended well to the south. Owner Phil Cox restore the feature, repurposed it into a recirculating water feature, and added interpretive signage explaining its place within the larger SAVI system.



SAVI weir box (ca. 1910), sited off the southeast corner of the Cox Market building (401 El Camino Real).

⁹² Ibid.

Evaluation Guidelines: Early Industrial Development, 1870-1913

Properties evaluated under this theme are significant for their association with Tustin’s earliest patterns of industrial development, leading up to the improvement of State Highway 101 through town in 1914. They may also be significant for their association with individuals who played an important role in this period of Tustin’s history (and/or subsequent periods, if the individuals retained occupancy for a long timespan). One industrial/commercial property dating to 1870-1913 has been identified in previous citywide surveys (245 S. C Street, the Tustin Blacksmith Shop), and both this property and the other early industrial property identified in the current survey (SAVI weir box at 401 El Camino Real) are contributors to the Old Town Cultural Resource District (a geographically unified grouping of residential and commercial properties), and eligible for listing as individual properties. No other known industrial properties from Tustin’s earliest period of development are known to be extant.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction (under Criteria C/3/3,4)⁹³ are evaluated using *Context 4.7, Architecture and Design, 1870-1976*; these include examples of the use of indigenous materials or craftsmanship; or examples of the notable work of a builder, designer, or architect.

Associated Property Types

Irrigation Features

Blacksmith Shops

Ancillary Buildings

Vernacular Landscapes

Industrial resources may include irrigation features like ditches, weir boxes, pipelines, gates, and laterals; blacksmith shops and similar businesses like wagon repair shops or farm equipment sales/repair shops; ancillary buildings; vernacular landscapes reflecting early industrial occupations (possibly including relic groves, orchards, or vineyards); and geographically unified groupings of industrial properties (historic districts).

Geographic Location(s)

The earliest industrial resources known to be extant are concentrated in the Old Town Tustin Cultural Resources District. Others may be scattered across the city.

⁹³ The applicable criteria here and in the table below are ordered as national/state/local. See *Section 3* for a full discussion of National Register, California Register, and City of Tustin eligibility criteria.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are very rare, greater latitude may be allowed in terms of integrity. As they were built when Tustin was an open agricultural area rather than a fully developed city, most resources associated with this theme have experienced a dramatic change in setting over time, and the loss of integrity of setting should not equate to a loss of property integrity. Likewise, building relocations do not necessarily result in a loss of integrity, if the properties remain recognizable as early industrial resources. Non-building resources, such as engineering features, must be at their original locations in order to be considered potentially eligible. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> For its association with the earliest patterns of industrial development in Tustin; and/or As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.⁹⁴ An industrial property from this period should retain integrity of design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost some historic materials or details, or that has been relocated (if a building), may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1870-1913), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context.

⁹⁴ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

<p>A/1/1,7</p>	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of industrial development in Tustin. 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing property must retain integrity of design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. Historic (pre-1976) relocation of a building in the district, either from elsewhere in the district or elsewhere in Tustin, is acceptable as long as the building conforms to the identified period of significance. In order for a historic district to retain integrity, the majority of its component parts should contribute to its historic significance.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the majority of the contributors dating to the period of significance.
<p>B/2/2</p>	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of Tustin 	<p>A property that is significant for its association with a significant person should retain integrity of design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that has been relocated, or has lost some historic materials or details, may still be eligible if it retains the majority of the features dating to the period during which it was associated with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently

			<p>convey its association with the historic context, and</p> <ul style="list-style-type: none">• Be directly associated with the notable person's productive period – the time during which she or he attained significance.
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Theme: Early Residential Development, 1870-1913

Extant resources associated with Tustin’s residential development between 1870 and 1913 are largely concentrated in the Old Town Cultural Resource District, comprising the original townsite as platted in 1870 and a number of early annexations. While Old Town also retains several commercial properties dating to Tustin’s earliest period of development, it is the unusually cohesive and intact pool of single-family residences that best convey the feel of this small community in the late 19th and early 20th centuries. Other early single-family residences are scattered more widely across the city, reflecting their original sparse distribution across large tracts of agricultural land. Postwar subdivisions have since supplanted the orchards and fields that once surrounded these properties. No multi-family residences dating to 1870-1913 are known to exist, though several of the originally single-family residences were later converted to multi-family.

Tustin’s early residential development was partially dependent on the neighboring city of Santa Ana, which received rail connections long before Tustin did; as a result, the smaller town arose partly as a residential suburb for people who made their living in Santa Ana. An 1890 *Los Angeles Times* account noted the predominantly residential nature of the townsite even then, stating Tustin “has a larger number of neat cottages and handsome residences than any other town of its size in the county.”⁹⁵ Early commuters constituted only a portion of Tustin’s population, of course – a greater number of residents worked in the agricultural industry as everything from grove managers to pickers to packing house workers. This wide socioeconomic range resulted in a residential built environment comprising a variety of architectural styles, scales, and levels of articulation – Tustin’s early residential properties represent small workers’ cottages in a vernacular Victorian-era idiom as well as large, ornately decorated homes reflecting Eastlake/Stick, Italianate, and Queen Anne styles. A few properties, including the 1886 Mary Tustin-Lindsay House at 305 S.C Street, represent the simple “California house” noted as typical of earliest Tustin, with board and batten single-wall construction and a simple floor plan.⁹⁶ Others, like the Italianate Hewes House at 350 S. B Street (1885) and the Queen Anne Stevens House at 228 W. Main Street (1887), feature two-story heights, complex floorplans, and elaborate detailing.

⁹⁵ “Santa Ana, the County Seat,” *Los Angeles Times* 1 January 1890.

⁹⁶ “Tustin Scrapbook”; TBAW and C. Jordan, DPR form (Building, Structure, and Object Record) for Lindsay House, 305 S. C St., 2002. This house is one of many to have changed locations over time.



Mary Tustin-Lindsay House (305 S. C. Street), 1886. ARG, 2021.

Most of Tustin's earliest houses date to the 1880s, although there are several 1870s residences including 1062 San Juan Street (1875), 265 S. Pacific Street (Brown House, 1875) and 302 S. A Street (Hubbard House, 1876). Some of the houses in Old Town are of unclear age due to later additions and, even more commonly, the widespread practice of moving buildings from place to place in Tustin. A number of Old Town's older homes were moved there from surrounding agricultural properties as lands were sold off. This practice was occurring quite early on and accelerated in the late 1910s-early 1920s, when the city's downtown was consolidating and growing as a true mixed-use center. Due to the frequency of building relocation and additions, it is unclear whether a particular architectural style was more or less common in Tustin proper as opposed to the farther-flung ranch houses. The extant scattered ranch houses exhibit a range of sizes and styles as well. Several of the city's earliest houses were owned and occupied by significant individuals who proved crucial to the success of Tustin, and are significant due to this association. These include members of the Tustin, Utt, Hubbard, Hewes, Wilcox, and Stevens families, along with many others.



Hubbard House (302 S. A Street), 1876. ARG, 2021.



Case Vance House (420 W. Main Street), 1887 (photo taken 1917). Tustin Area Historical Society Collection, Orange County Public Library.

Tustin's general patterns of residential development continued through the first decade of the 20th century, dominated by small-scale, single-family residences filling in the lots of the original townsite with a few scattered examples constructed on agricultural parcels on the outskirts. They were typically hipped- or gabled-roof variants of vernacular Victorian-era cottages,

featuring decorative elements borrowed from higher styles like Queen Anne applied to simple floorplans with rectangular or square massing. Partial-width, full-width, and corner/wraparound porches were a common design element, something that carried over into styles transitional between the Victorian-era idiom and the Craftsman styles to come. Starting around 1910, Craftsman residences began to appear, typically as simple cottage or “California bungalow” types. Larger, more articulated examples of the rustic style were also constructed, like the 1910 Bowman House at 660 W. 3rd Street.



344 W. 3rd Street, 1898 – a Vernacular Victorian Hipped-Roof Cottage. ARG, 2021.



The Craftsman-style Bowman House (660 W. 3rd Street), 1910. ARG, 2021.

None of Tustin’s earliest residential properties are known to have been constructed by builders or developers working on a large scale; unlike many other Southern California communities

arising in the 1880s, Tustin does not seem to have had formal residential subdivisions or concerted marketing efforts, beyond those of local boosters promoting Tustin City in general. Houses were built by local owners or builders for owner occupation rather than on spec, and their spatial configurations were largely determined by the blocks, lots, and street layouts of the townsite. When these earliest buildings were constructed, Tustin's streets were dirt, and no utilities were available until the water company began establishing a water system in 1887. A sewer system took years longer to establish. Some of the community's homeowners depended on private wells and backyard privies well into the 20th century.

By 1913, Tustin proper had only about 50 residences, with numerous others located outside of the townsite. It would remain a sleepy agricultural community and suburb of Santa Ana for some years to come.

Evaluation Guidelines: Early Residential Development, 1870-1913

Buildings evaluated under this theme are significant for their association with Tustin's earliest patterns of residential development, leading up to the improvement of State Highway 101 through town in 1914. They may also be significant for their association with individuals who played an important role in this period of Tustin's history (and/or subsequent periods, if the individuals retained occupancy for a long timespan). Most, if not all, of the residences dating to 1870-1913 have been identified in previous citywide surveys, and many are designated as contributors to the Old Town Cultural Resource District (a geographically unified grouping of residential and commercial properties), as individual properties, or both. All of the known examples were originally single-family residences, though some were later converted to multi-family residences or to commercial properties.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction (under Criteria C/3/3,4)⁹⁷ are evaluated using *Context 4.7, Architecture and Design, 1870-1976*; these include examples of the use of indigenous materials or craftsmanship; or examples of the notable work of a builder, designer, or architect.

Associated Property Types

- Single-Family Residences
- Multi-family Residences
- Ancillary Buildings
- Vernacular Landscapes
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; multi-family residences; ancillary buildings like carriage houses, stables, tankhouses, sheds, barns, and privies; vernacular landscapes reflecting early residential occupations (possibly including small relic orange groves, orchards, or vineyards); and designed residential landscapes (including unified features like perimeter walls, retaining walls, steps, walkways, driveways, gates, water features, and gardens); and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

The earliest residential resources are concentrated in the Old Town Tustin Cultural Resources District (some of which were moved there in the late 19th-early 20th century), with others scattered across the city.

⁹⁷ The applicable criteria here and in the table below are ordered as national/state/local. See *Section 3* for a full discussion of National Register, California Register, and City of Tustin eligibility criteria.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively rare in comparison with the city’s postwar residential resources, greater latitude may be allowed in terms of integrity. As they were built when Tustin was an open agricultural area rather than a fully developed city, most resources associated with this theme have experienced a dramatic change in setting over time, and the loss of integrity of setting should not equate to a loss of property integrity. Likewise, building relocations do not necessarily result in a loss of integrity, if the properties remain recognizable as early residential resources. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of residential development in Tustin; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.⁹⁸ A residential property from this period should retain integrity of design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details, or that has been relocated, may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.
A/1/1,7	<p>A historic district eligible under this theme may be significant:</p>	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p>

⁹⁸ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

	<ul style="list-style-type: none"> • For its association with the earliest patterns of residential development in Tustin. 	<p>design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. Historic (pre-1976) relocation of a building in the district, either from elsewhere in the district or elsewhere in Tustin, is acceptable as long as the building conforms to the identified period of significance. In order for a historic district to retain integrity, the majority of its component parts should contribute to its historic significance.</p>	<ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the majority of the contributors dating to the period of significance.
<p>B/2/2</p>	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of Tustin 	<p>A property that is significant for its association with a significant person should retain integrity of design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that has been relocated, or has lost some historic materials or details, may still be eligible if it retains the majority of the features dating to the period during which it was associated with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context, and • Be directly associated with the notable person's productive period – the time during which she or he attained significance.

Theme: Early Commercial Development, 1870-1913

Tustin saw some ambitious commercial development during its earliest years, with the construction of imposing edifices like the Tustin Hotel and the Bank of Tustin meant to set the scene for a thriving business district to come. Unfortunately, commercial construction did not proceed quite so readily. The properties built in the 1870s and 1880s established the intersection of D Street (now El Camino Real) and Main Street (originally 4th Street) as Tustin's commercial heart, and they formed the nucleus for more extensive commercial development to come in the 1910s and 1920s. But most of them were quickly replaced, and longer-lived examples like the Bank of Tustin were eventually demolished as well. As a result, Tustin retains very few commercial properties dating to its earliest period of development between 1870 and 1913. The known examples are all located within the Old Town Tustin Cultural Resource District.

Tustin's first documented commercial building was L. Utt's Pioneer Store (no longer extant), a two-story wood building originally constructed in 1872 as a hotel and converted to a store by Lysander Utt in 1874. Town founder Columbus Tustin added his own two-story store and post office building (no longer extant) in 1875. Both of these early properties were mixed-use, with their owners occupying second-story space. Their wood construction/cladding and simple rectangular configurations are typical of "first-stage" commercial development in many communities in the late 19th century, though their two-story heights reveal the ambitions of Tustin's early businessmen. The Tustin building also featured Italianate style elements, lending it a grander feel.⁹⁹ Judging by the earliest available Sanborn fire insurance map for Tustin (1895), these buildings likely coexisted with one or more smaller commercial operations like blacksmiths, wagon shops, feed stores, and liverys, though documentation of smaller-scaled businesses from this time period is scant and construction dates are unclear.

Tustin's earliest known extant commercial properties both date to the 1880s: the McCoy Building (1880) at 160 E. Main Street, and the office of Dr. James Taylor Sheldon (1885) at 434 El Camino Real (formerly D Street). The McCoy Building, known/named for its 1920s occupant, was originally located at the southeast corner of D and Main, where it contained a real estate and insurance office and, by 1895, a drug store.¹⁰⁰ It was moved several lots east on its original block in the 1920s.¹⁰¹ Dr. Sheldon practiced from his small office from about 1885 until his retirement in 1894, at which point Santa Ana doctor James Patton Boyd used it for part-time office hours.¹⁰² The building suffered a major fire in 2011 and was renovated. Both of Old Town's 1880s buildings are one story in height and exhibit commercial vernacular architecture, with Western-style false fronts and, in the doctor's office's case, some Italianate elements.

⁹⁹ 1900 ca. photo reproduced in Jordan 2007, 25 courtesy of First American Title Co.

¹⁰⁰ Sanborn Map Company, "Tustin City," 1895; TBAW and C. Jordan, DPR form (Building, Structure, and Object Record) for 160 E. Main Street, 2002; City of Tustin, Historical Survey Record for 160 E. Main Street, 1990.

¹⁰¹ 160 E. Main Street DPR form.

¹⁰² Jordan 2007, 51-52. The building is not depicted on the 1895 Sanborn map, though that may be because it is near the edge of the map sheet; it does appear on the 1906 Sanborn sheet for Tustin City appended to the Santa Ana map.



434 El Camino Real (first doctor's office in Tustin, 1885). ARG, 2021.

The Tustin Land and Improvement Company ushered high-style commercial architecture into Tustin in 1887-1888, when it constructed the Tustin Hotel at the terminus of the horse-drawn streetcar line about a block north of the main commercial intersection at D and Main. The three-story, Eastlake/Stick building (no longer extant) had 40 guest rooms, a full-width veranda, and luxurious features including a grand lobby staircase and crystal chandeliers. The hotel proved over-ambitious for Tustin - as historian Carol Jordan put it,

Many towns during those boom days built large, frame tourist hotels, but why a 40-room tourist hotel in Tustin? Tustin City was hardly a tourist attraction. The Tustin Land and Improvement Company thought big.¹⁰³

Upon completion of construction, the booster company sold the hotel to Sanford Johnson, who imported African American waiters and busboys from Texas and hosted a gala grand opening. The Tustin Hotel never met its builders' ambitions and was demoted to work as a rooming house. It was offered for cheap sale in 1897 to no avail, then fell into such disrepair that it was demolished in 1914.

The Bank of Tustin, a two-story, brick-clad, Richardsonian Romanesque building constructed at the northwest corner of Main and D in 1888, likewise boasted magnificent architecture and ambition. Its second story contained Bank Hall, an open space used as an event space and community center. The Bank of Tustin closed in 1902, done in by the cost of its overly elaborate

¹⁰³ Jordan 2007, 35.

building and an unfortunate loan to the failed Tustin Hotel.¹⁰⁴ The First National Bank of Tustin opened in the 1888 bank building in 1911 and operated there until the late 1950s; the building was demolished in the 1960s.¹⁰⁵ Tustin's other long-gone commercial operations from the 19th century included warehouses, stables/liveries, hay barns, corrals, grocery stores, a drug store, and a Chinese-owned laundry. All were modestly scaled (one story) wood buildings that most likely reflected a commercial vernacular idiom rather than any definable architectural styles, and most served as support to the local agricultural industry rather than stand-alone goods and services. With few commercial options even by 19th century standards, Tustin's residents did most of their shopping in Santa Ana.



Old Bank of Tustin, ca 1888. Tustin Area Historical Society Collection, Orange County Public Library.

Commercial development continued at the same slow rate for the first few years of the 20th century, with the construction of small-scaled businesses near the main commercial intersection. These included the Sauers and Berkquist grocery store building at 193 E. Main Street (no longer extant), constructed in 1907 and later the location of the Utt Juice Company.¹⁰⁶ One of the best-known extant examples is the former Tustin Hardware building at 115 W. Main Street (1912). Built by C.E. Utt, who leased it to Alton Alderman for use as a hardware store, this one-story commercial building served as a local social hub as well as crucial business for many years. It reflects a vernacular commercial style with some Italianate elements. Another example from this period is 245 S. C Street, a 1912 blacksmith shop also discussed under the Early Industrial Development context. This industrial-commercial building features a Western-style false front like Tustin's older extant commercial properties on Main Street and El Camino Real.

¹⁰⁴ Juanita Lovret, "Bank of Tustin," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed June 2020, <http://www.tustinhistory.com/articles/bank-of-tustin.htm>.

¹⁰⁵ Lovret 2011, 82, 84.

¹⁰⁶ Juanita Lovret, "The History of the Utt Juice Company," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed June 2020, <http://www.tustinhistory.com/articles/c-e-utt.htm>.

Judging by census employment data as late as 1930, blacksmith operations were necessary to the functioning of the area's agricultural industry long past the ascent of the automobile. It is nonetheless incongruous to compare it to its neighbor at 275 S. C Street, a Mission Revival commercial building that originally held a Chalmers automobile sales agency and then the Tustin Garage before that business's 1917 move to D Street (El Camino Real) – the Chalmers building was built only one year after the blacksmith shop.



Tustin Hardware Store (115 W. Main Street, 1912), ca. 1940. Tustin Area Historical Society.

As Tustin City's commercial area slowly filled in over the course of the next few decades, they came to reflect a mix of periods, architectural styles, and types. However, the scant extant examples of Tustin's earliest commercial buildings retain their essential characteristics as planned when they were established in Tustin's earliest years, including low scales, modest storefronts, and pedestrian-friendly features. Commercial development in what came to be known as Old Town during the first half of the 20th century continued to adhere to these same principles.

Evaluation Guidelines: Early Commercial Development, 1870-1913

Buildings evaluated under this theme are significant for their association with Tustin's earliest patterns of commercial and mixed-use development, leading up to improvements of State Highway 101 through town in 1914. They may also be significant for their association with individuals who played an important role in this period of Tustin's history (and/or subsequent periods, if the individuals retained occupancy for a long timespan). The known commercial properties dating to 1870-1913 have been identified in previous citywide surveys, and are designated as contributors to the Old Town Cultural Resource District (a geographically unified grouping of residential and commercial properties), as well as individual properties.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction (under Criteria C/3/3,4)¹⁰⁷ are evaluated using *Context 4.7, Architecture and Design, 1870-1976*; these include examples of the use of indigenous materials or craftsmanship; or examples of the notable work of a builder, designer, or architect.

Associated Property Types

Retail/Office Buildings
Mixed-Use Buildings
Ancillary Buildings
Historic Districts

Commercial resources may include retail and/or office buildings; two or three-story mixed-use buildings; ancillary buildings; and geographically unified groupings of commercial properties (historic districts).

Geographic Location(s)

The earliest commercial resources are concentrated in the Old Town Tustin Cultural Resources District.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated

¹⁰⁷ The applicable criteria here and in the table below are ordered as national/state/local. See *Section 3* for a full discussion of National Register, California Register, and City of Tustin eligibility criteria.

with this theme are exceedingly rare, greater latitude may be allowed in terms of integrity. As they were built when Tustin was an open agricultural area rather than a fully developed city, most resources associated with this theme have experienced a dramatic change in setting over time, and the loss of integrity of setting should not equate to a loss of property integrity. Likewise, building relocations do not necessarily result in a loss of integrity, if the properties remain recognizable as early commercial resources. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of commercial development in Tustin; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹⁰⁸ A commercial property from this period should retain integrity of design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost some historic materials or details, or that has been relocated, may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.
A/1/1,7	<p>A historic district eligible under this theme may be significant:</p>	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and

¹⁰⁸ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

	For its association with the earliest patterns of commercial development in Tustin.	A contributing building must retain integrity of design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. Historic (pre-1976) relocation of a building in the district, either from elsewhere in the district or elsewhere in Tustin, is acceptable as long as the building conforms to the identified period of significance. In order for a historic district to retain integrity, the majority of its component parts should contribute to its historic significance.	<ul style="list-style-type: none"> Retain the majority of the contributors dating to the period of significance.
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of Tustin 	A property that is significant for its association with a significant person should retain integrity of design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that has been relocated, or has lost some historic materials or details, may still be eligible if it retains the majority of the features dating to the period during which it was associated with a significant individual.	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1870-1913), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person's productive period – the time during which she or he attained significance.

Theme: Early Institutional Development, 1870-1913

During Tustin's earliest years, institutional development outpaced commercial development due to the social, infrastructural, educational, and religious needs of a growing population beyond the boundaries of Tustin City proper. The clearest demonstration of this pattern manifested in the community's school system, one of the earliest institutions in the area (pre-dated only by a post office, multiple locations no longer extant). The Los Angeles County Board of Supervisors created the Sycamore School District in 1872 to provide education to about 28 school-age children from about a dozen local families.¹⁰⁹ The students came from all over the greater Tustin region to attend classes in the one-room school house at the northeast corner of 3rd and B Streets. This first school house (no longer extant) sat on an entire block designated for school purposes, which is where the district constructed a new, larger school house (no longer extant) in 1882 to replace the older building. By 1890, the student population had grown enough to necessitate the construction of a large four-room addition. The school block, after seeing later iterations of schools in the early 20th century and being somewhat reconfigured, continues to house the Tustin Unified School District offices today.

Religious organizations were among Tustin's earliest institutions. Residents constructed three churches in the early 1880s: the First Advent Christian Church at 555 W. Main Street (1881), St. Paul's Episcopal Church (1881), and the Tustin Presbyterian Church (1884). The First Advent Christian Church is extant (and designated), with a new steeple and foyer added in 1936, while St. Paul's was moved to Santa Ana in 1902.¹¹⁰ The Presbyterian congregation moved into a new edifice at 201/225 W. Main Street in 1929 (extant and designated); the 1884 church is not extant.

Infrastructural improvements were somewhat sporadic due to Tustin City's small size and lack of a municipal government. Road maintenance and similar work was generally left to local residents and business owners, who also helped maintain the trees planted by Columbus Tustin and other city pioneers in the late 19th century – a number of these trees, including the large pepper trees in the median just west of Peppertree Park, are extant and represent the earliest institutional improvements in Tustin. One major infrastructure advance during this early period was the establishment of the Tustin Water Works by partners Hiram and Charley Willard and Henry Adams in 1887. Located on Main Street east of Prospect Avenue (now the location of City of Tustin offices as well as the Tustin Water Services Department), the Water Works provided running water to households with a well, steam-driven pumps, a 40-foot-tall water tank holding 10,000 gallons, and a pipe network which was expanded little by little over time.¹¹¹ The Water Works was never profitable due to its limited range and small number of users, and in 1896 the founders sold it to C.E. Utt. Utt continued operating it for decades, but did not break even for over 30 years. No historic remnants of Tustin's earliest drinking water system are known to survive.

¹⁰⁹ Jordan 2007, 21-23. Tustin City was part of Los Angeles County until Orange County was formed in 1889.

¹¹⁰ *Ibid.*, 30.

¹¹¹ *Ibid.*, 40.



Pepper trees at W. 1st Street and S. B Street. ARG, 2021.



Members of the First Advent Church congregation in front of their 1881 church, ca. 1923. The house at right is the original church parsonage, constructed on W. Main Street in 1884 and moved to 535 W. 3rd Street in 1948. Tustin Area Historical Society Collection, Orange County Public Library.

Perhaps the single greatest institutional shaper of late 19th century communities in Southern California was rail transportation, ranging from national standard gauge passenger and freight lines to intracity trolley lines. Tustin's lack of railroad connections during the 1870s and most of the 1880s proved the primary hindrance to its development; without rail, farmers could not widely market their crops, builders could not import construction materials, tourists could not visit, and local travelers were restricted to horse-based options. The 1878 extension of the Southern Pacific line from Anaheim to Santa Ana brought the national network tantalizingly close, but not close enough. In 1886, a group of Tustin investors attempted to remedy this by establishing the Santa Ana, Orange, and Tustin Street Railway connecting the community with the Santa Ana Southern Pacific depot. This horse-drawn streetcar line boasted two open air cars and one enclosed car making regular trips between Tustin and Santa Ana; it departed from the front of the Bank of Tustin at Main and D Streets until the Tustin Hotel was completed, at which point that became the main stop.¹¹² As historian Juanita Lovret put it, "Granted, the trip was slow based on the speed of the mule or horse pulling the conveyance, but it was public transportation."¹¹³



Tustin's Southern Pacific depot, ca. 1900. Tustin Area Historical Society Collection, Orange County Public Library.

In 1888, Tustin finally received its own extension of the Southern Pacific Railroad line, along with a two-story passenger depot with freight facilities (no longer extant) on Newport Avenue, south of Main Street.¹¹⁴ The community finally had a direct rail connection to Los Angeles, with two Southern Pacific train trips per day and the train turned at the Tustin station with a hand-operated turntable. While Southern Pacific intended to continue extending the line to San

¹¹² Lovret 2011, 39-40.

¹¹³ *Ibid.*, 38.

¹¹⁴ Juanita Lovret, "The Battle for the Southern Pacific," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed April 2020, <http://www.tustinhistory.com/articles/southern-pacific.htm>.

Diego, it was halted at James Irvine's ranch property southeast of Tustin City by armed workers as well as a legal injunction. Santa Fe once again threatened Southern Pacific by building an alternate route along its right-of-way, from Santa Ana toward San Juan Capistrano. The line did not include a Tustin City depot, but did have a stop known as South Tustin and Aliso near Newport and Edinger Avenues.¹¹⁵ The horse-drawn streetcar line ceased operation in 1895, and no physical remnants of it are known to survive. Tustin's long-desired rail connections opened up new opportunities for the local agriculture industry, enabling shipping of crops (particularly oranges) to a nationwide market, but the end of the 1880s speculation boom meant that a rail stop no longer guaranteed residential development or population growth. Southern Pacific hauled Tustin citrus until the 1960s, but its passenger service proved shorter-lived, halting temporarily in 1903 and ceasing entirely in 1923.¹¹⁶ The original depot was demolished in 1938, its replacement on San Juan Street was demolished in the 1960s, and all of the community's older-era railroad tracks were torn up sometime in the next decade; no physical remnants of Tustin's historic rail connections are known to survive.

Tustin's institutional growth remained essentially at a standstill during the 1890s and early 1900s, matching the slow growth of residential and commercial properties. The agriculture industry continued to expand thanks to the new rail connections and irrigation networks, but development of Tustin's other property types would not accelerate until the mid-1910s.

¹¹⁵ Jordan 2007, 38.

¹¹⁶ Lovret, "The Battle for Southern Pacific."

Evaluation Guidelines: Early Institutional Development, 1870-1913

Buildings evaluated under this theme are significant for their association with Tustin's earliest institutional development, leading up to improvements of State Highway 101 through town in 1914. They may also be significant for their association with individuals who played an important role in this period of Tustin's history (and/or subsequent periods, if the individuals retained occupancy for a long timespan). The one known institutional property dating to 1870-1913 (the First Advent Church) has been identified in previous citywide surveys, and is designated as a contributor to the Old Town Cultural Resource District (a geographically unified grouping of residential and commercial properties), as well as an individual property.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction (under Criteria C/3/3, 4)¹¹⁷ are evaluated using *Context 4.7, Architecture and Design, 1870-1976*; these include examples of the use of indigenous materials or craftsmanship; or examples of the notable work of a builder, designer, or architect.

Associated Property Types

Churches

Rail Transportation Resources

Pre-Municipal Water Systems

The only known institutional resource from this period is a church. If any previously unidentified resources are encountered, they are most likely to include railroad or streetcar routes/rights of way; segments of spur lines and switches; support structures; vestiges of demolished railroad buildings; bridges and culvert crossings; water pipes; and water system support structures.

Geographic Location(s)

The only known institutional resource is in the Old Town Tustin Cultural Resources District.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are exceedingly rare, greater latitude may be allowed in terms of integrity. As they were built when Tustin was an

¹¹⁷ The applicable criteria here and in the table below are ordered as national/state/local. See *Section 3* for a full discussion of National Register, California Register, and City of Tustin eligibility criteria.

open agricultural area rather than a fully developed city, most resources associated with this theme have experienced a dramatic change in setting over time, and the loss of integrity of setting should not equate to a loss of property integrity. Likewise, building relocations do not necessarily result in a loss of integrity, if the properties remain recognizable as early institutional resources. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

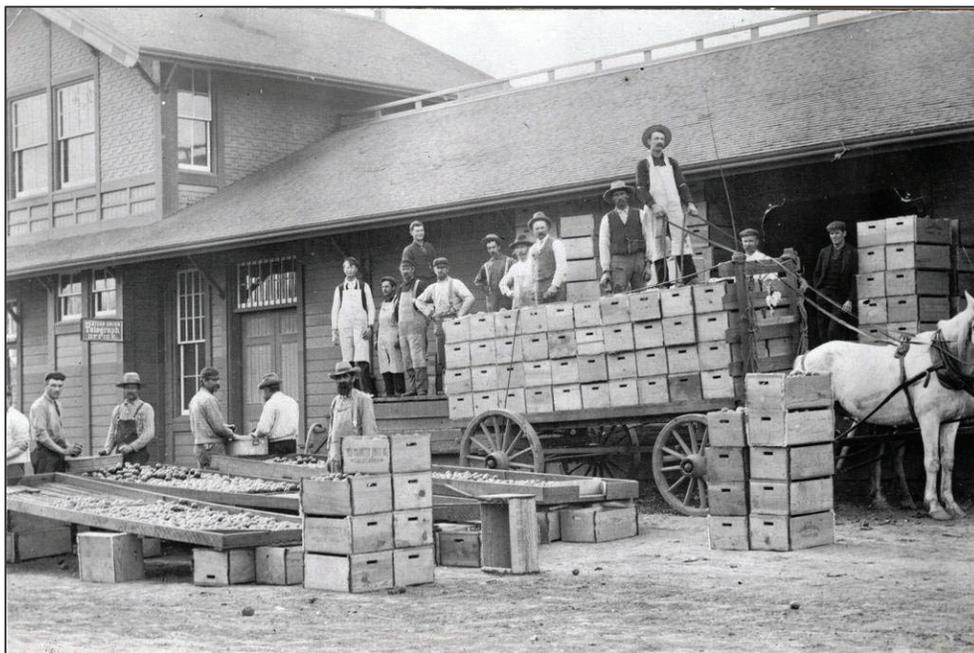
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>A property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of institutional development in Tustin; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹¹⁸ An institutional property from this period should retain integrity of design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost some historic materials or details, or that has been relocated, may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹¹⁸ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

<p>B/2/2</p>	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of Tustin 	<p>A property that is significant for its association with a significant person should retain integrity of design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that has been relocated, or has lost some historic materials or details, may still be eligible if it retains the majority of the features dating to the period during which it was associated with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1913), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context, and • Be directly associated with the notable person’s productive period – the time during which she or he attained significance.
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4.5 Context: Tustin Becomes a City, 1914-1945

After years of incremental growth in the Tustin townsite, construction of new homes, businesses, and institutions began to increase during the 1910s. Growth was bolstered starting in 1914-1915 by improvements to the main state highway through this area, Highway 101. Located at the approximate halfway point between Los Angeles and San Diego, Tustin benefited from increased through-traffic via the newly widespread and popular transportation mode of the personal automobile. Its commercial core grew and consolidated through the 1920s, and residential construction also began to pick up after World War I as the larger Southern California region experienced a population and economic boom outpacing the speculation-based growth of the 1880s. In 1927, Tustin incorporated and embraced a new direction as an autonomous city with ambition for growth, only to be stalled by the Great Depression. World War II ended any goals of new construction, but opened up new opportunities thanks to the establishment of nearby military bases. Much like Tustin's development between 1870 and 1913, Tustin's development between 1914 and 1945 was characterized by a series of starts and stops – except when it came to the agricultural industry, which grew steadily and provided the small new city with a stable economic base.



Agricultural workers at Tustin's Southern Pacific depot, 1915. Tustin Area Historical Society Collection, Orange County Public Library.

By the 1910s, the agricultural properties around Tustin City were well-established, and little to no open space was left unplanted. Apricots, walnuts, lima beans, and other crops continued to flourish, but citrus was by far the dominant product. At least six citrus cooperatives operated in and around Tustin, packing their oranges in packing houses along the Southern Pacific line and