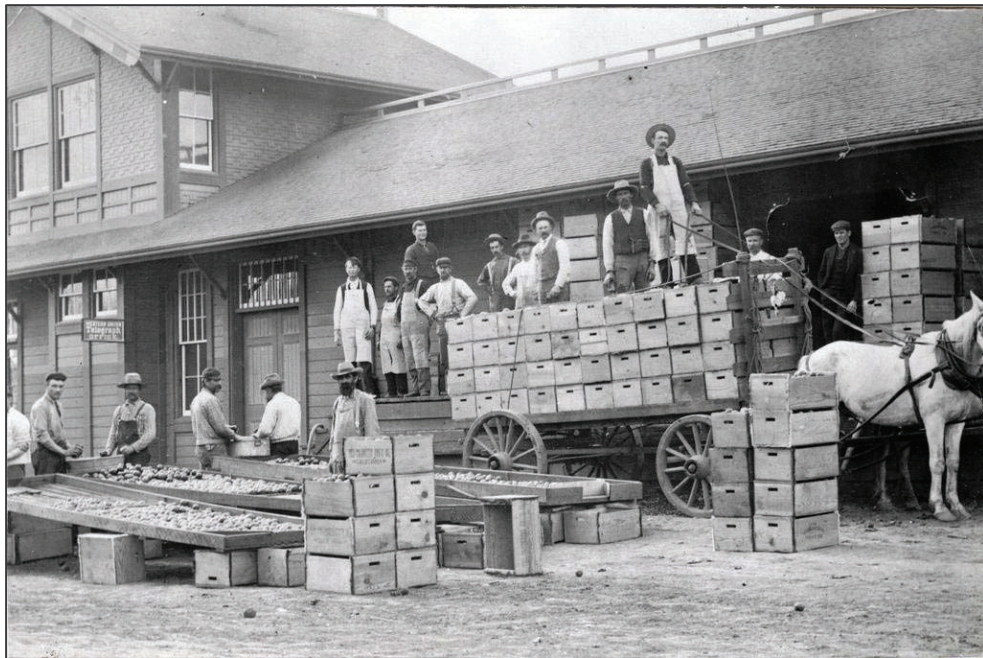


4.5 Context: Tustin Becomes a City, 1914-1945

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

shipping them across the country. As in the 1910 national census, the 1920 census indicates that the vast majority of Tustin's workers continued to find employment in the agricultural industry. The most common occupations were farm laborer, fruit farmer, general laborer, teamster, and packing house employee; the presence of multiple engineers, machinists, and ditch dredgers testified to the expansion of local irrigation networks and the steady work required to keep them functioning.¹¹⁹ The community's population continued to be mostly white and U.S.-born, with Mexican American and Mexican residents comprising a small portion of the total in about 20 dispersed households, and three Japanese American farm households enumerated as living "off Tustin Avenue," probably in what is now Santa Ana.¹²⁰ Like the white population, people of color were predominantly employed in agriculture. One occupation had grown in numbers between 1910 and 1920: auto mechanic.



Tustin plant of the Mutual Citrus Association, 1938. The Huntington Library, San Marino, California.

The primary infrastructure improvement Tustin City saw during the first quarter of the 20th century was centered on the road system as automobile transportation grew in popularity. This proved crucial to the development of the community because Tustin occupied an auspicious halfway point on Highway 101, the primary inland route between Los Angeles and San Diego.¹²¹ In 1914, Tustin used Orange County bond money to pave the state highway through town along 1st Street, D Street, and what is now El Camino Real (formerly Double Avenue and then Laguna Road); it went on to pave 1.3 miles of Main Street in 1915.¹²² This greatly improved driving conditions through Tustin (at least on the highway route – the rest of the community's dirt streets controlled dust through oiling at that time). Road improvements continued through the 1920s as automobile transportation became the default. By 1923, car transportation had so

¹¹⁹ U.S. Bureau of the Census, Fourteenth Census of the United States – 1920, Tustin Township.

¹²⁰ Ibid.

¹²¹ Highway 101 was more commonly referred to as El Camino Real at that time, not to be confused with today's El Camino Real in Tustin - a renaming of D Street in 1968.

¹²² Jordan 2007, 55.

thoroughly come to predominate that Southern Pacific ceased operation of its passenger service in Tustin. It continued freight service for another forty years.



State Highway 101 in Tustin before improvements, ca. 1913. Tustin Area Historical Society Collection, Orange County Public Library.

In 1915, the Tustin Garage at 6th and D Streets (now 560 El Camino Real) became the community's first business to service automobiles along the state highway. Additional service stations were erected along the state highway, coexisting for some time with blacksmith shops like Thomas J. Wilson's 1912 shop at 245 S. C Street. Automobile-focused businesses grew in number through the 1930s to become the most visible commercial operations in Tustin, though they were far from the only ones – the small-scale business district that is today Old Town Tustin saw most of its development from the late 1910s through the 1920s. One notable, though no longer extant, business from this period was the Utt Juice Company, founded in the 1910s when C.E. Utt planted a vineyard and soon began producing great quantities of grape juice; after working from his back porch for some time, he relocated the Utt Juice Company to the former Sauers and Berkquist grocery building at 193 E. Main Street (1907, no longer extant).¹²³ The company remained in operation for over 50 years, reaching its production peak in 1965.¹²⁴

The U.S. entry into World War I in 1917 benefited the local agriculture industry as it caused an increase in prices of agricultural products and oranges in particular.¹²⁵ But its obvious human cost impacted Tustin along with the rest of the nation; over 2,000 men and women of Orange

¹²³ 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>.

¹²⁴ Lovret 2011, 73.

¹²⁵ Irene Hinckley Kupfer, *Growing Up in Redlands* (Redlands: Arthur Press, 1979), 41.

County served in World War I.¹²⁶ Tustin native Nelson Holderman became one of the most decorated servicemembers of the Great War after his exceptional bravery in combat as part of the famed Lost Battalion, cut off and surrounded by German troops for five days in October 1918. He was originally part of Santa Ana's National Guard Unit, Company L, along with many other soldiers from the Tustin area.

The 1918 end of World War I meant the resurgence of residential development across Southern California as new residents poured into the state, mostly from the Midwest, and the economy boomed as California became one of the country's new industrial centers. Like Los Angeles County, Orange County saw greater residential development during the 1920s than it had seen at any time previous. The effect of the 1920s boom in Tustin, though, was less dramatic. Residential development continued steadily through the 1920s, buoyed by the general regional boom, but Tustin was too far from any centralized industry to reap the benefits – its local agriculture, though undeniably an economic juggernaut, was spread across a vast area and depended on low-paid seasonal workers residing in temporary shacks and tents close to their worksites. The typical residential subdivision of 1920s Los Angeles, by contrast, was populated by middle-class workers with permanent manufacturing or office/retail jobs they commuted to via public transit. As there was little money to be made by developing subdivisions in Tustin, and the land's agricultural value was too high for growers to consider selling it, developers mostly stayed away.

This abundance of undeveloped land is why the city was so ripe for development in the mid-20th century, when so many other Southern California communities had long since been built out. Until then, Tustin proper remained primarily a small residential suburb of Santa Ana rather than a self-sustaining city. In 1915, one source described it in this way explicitly: "It is not a city; it is a community of happy homes owned by prosperous and contented people. Tustin is literally walled in with forests of lemons, oranges, walnuts, and apricots, and carpeted with hundreds of acres of beans, beets, alfalfa, and vegetables...There is no unimproved land."¹²⁷ Most people made their living in agriculture, and any that did not tended to work in Santa Ana rather than Tustin proper. The same pattern continued through the 1920s.¹²⁸

¹²⁶ "War Heroes' Arch," *Los Angeles Times* 31 August 1919.

¹²⁷ Southern California Panama Expositions Commission, "Southern California" booklet, 1915, cited in "Tustin Scrapbook", 24.

¹²⁸ U.S. Bureau of the Census, Fourteenth Census of the United States – 1920 and Fifteenth Census of the United States – 1930.



Typical Tustin-area agricultural landscape: Lemon Heights citrus groves, North Tustin. Tom Pulley Collection, Orange County Archives.

The community's growth during the late 1910s and early 1920s meant the loss of some of its original buildings. After years of serving as a boarding house and falling into disrepair, the Tustin Hotel was demolished in 1914. So was the schoolhouse, which was replaced by a new one in the same year. The elementary school was joined by a new primary school in 1921 and an impressive Spanish Colonial Revival high school in 1922 (neither extant). New buildings, in addition to commercial properties like the Tustin Garage, Tustin Lumber Company, and Utt Juice Company, included single-family residences. These filled in empty lots in and around the Tustin City townsite, typically small in scale and reflecting simplified Craftsman style elements applied to modest cottages, a type sometimes referred to as "California Bungalow."¹²⁹ These late 1910s-early 1920s residences appear to continue the original pattern of "bottom-up", owner-driven design and construction rather than "top-down," developer/builder projects.

Beyond Tustin's schools, institutional development during the 1910s and early 1920s included the organization of a volunteer fire department around 1915 and publication of the first *Tustin News* weekly edition in 1922. In 1925, Tustin saw construction of its first purpose-built fraternal organization lodge, the Knights of Pythias building at 397-399 El Camino Real. This two-story brick building, completed in 1925, featured retail on the first floor and the Tustin Lodge on the second. Numerous other groups shared common community spaces, including American Legion Post 227 (chartered in 1929 by many of Tustin's World War I veterans) and the Women's

¹²⁹ As the terms "Bungalow" and "California Bungalow" are inconsistently applied and refer more to the property type of a modest cottage rather than an architectural style, current professional standards typically refer to all single-family houses of this type as Craftsman architecture. This style was historically applied with a very wide range of articulation and detail and does not refer only to "high style" Craftsman examples.

Christian Temperance Union (WCTU), which worked to keep Tustin “dry” even before Prohibition commenced in 1919.¹³⁰



Knights of Pythias Building (397-399 El Camino Real, 1925), ca. 1940. Tustin Area Historical Society Collection, Orange County Public Library.

By the mid-1920s, Tustin’s commercial core was small but well established – much more consolidated and prominent than in the earliest period of development. It was centered around the intersection of Main Street and D Street (El Camino Real) and “provided one-stop shopping” as described by historian Juanita Lovret:

A farmer could drive into town, park his truck, do his banking at the First National Bank of Tustin, buy groceries at one of the several markets, pick up needed materials such as pipe or nails at Tustin Hardware, have coffee at the Tustin Drug Store fountain and load up a few bales of alfalfa for his animals, along with a couple of sacks of chicken feed, a few packets of seeds and some seedlings at Piepers Feed Store.¹³¹

¹³⁰ Jordan 2007, 64; Lovret 2011, 89-91

¹³¹ Lovret 2011, 91.



Main Street, ca. 1915. Tustin Area Historical Society.

The hardware store building (115 W. Main Street) and former home of the drugstore (the 1925 Knights of Pythias building at 397-399 El Camino Real) are extant, while the bank and feed store are not. The Knights of Pythias building was joined by several other two-story mixed-use buildings in the 1920s, giving this property type higher visibility in the area and providing a greater sense of permanence and urbanism in the still-rural community. By 1926, the Tustin Lumber Company had grown enough to require a move to a new building at the curve where D Street (El Camino Real) dead-ended at 1st Street; the new facility (no longer extant) included showrooms as well as storage on a two-acre property.¹³² Although the city's historic commercial center has experienced a number of substantial changes over time, it retains the original feel and features that solidified here in the 1920s. In addition to the presence of both one-story retail/office and two-story mixed-use buildings, the commercial core is notable for its pedestrian-oriented scale, very different from the 1910s-1930s auto-oriented businesses on old Highway 101.

During this time, Tustin's slowly growing population grew increasingly concerned about Santa Ana's attempts to annex the community along with many other surrounding areas. In September of 1927, the 900-person community took a vote regarding incorporation – and it passed. A new board of trustees, composed entirely of members of the Knights of Pythias, was established and met for the first time in the Knights of Pythias hall, naming Byron Crawford board president.¹³³ After a few more meetings, the board of trustees became known as the city

¹³² Ibid., 80-81

¹³³ Jordan 2007, 70.

council, and the board president as the mayor. Tustin's first City Hall occupied a Main Street-facing space in the Knights of Pythias building. The new city had little money for immediate or far-reaching municipal projects, but looked forward to an autonomous future that would surely include greater growth than Tustin had yet experienced.

Historian Juanita Lovret summarized Tustin at the time of incorporation:

Citrus was king in the outlying areas, with three orange packinghouses offering abundant seasonal employment. Homes ranging from simple bungalows to elaborate Victorians lined the shady streets. Two churches, the First Advent Christian and First Presbyterian, took care of spiritual needs. The downtown area housed a bank and a number of stores, including several grocery stores, a drugstore, feed store and a hardware store. The Knights of Pythias Lodge, with its newly constructed building and the American Legion met social needs. A primary school, an elementary school and a high school, as well as a library, provided education. A weekly newspaper kept the citizens informed.¹³⁴

Buoyed by the regional economic boom of the 1920s, Tustin's residential development ramped up and new single-family residences in Period Revival styles like Spanish Colonial Revival and Tudor Revival joined the existing Craftsman homes (as well as some late Craftsman examples). Most of the remaining empty lots in the original townsite filled in, and residences appeared on the outskirts as well. Research has not found evidence that any of Tustin's 1920s residences were developed or built as part of any kind of unified project, but the consistent construction dates of properties on Mountain View, A, B, and C Streets north of 1st Street suggest that some had developers/builders in common. A newspaper advertisement that ran multiple times in 1922 heralded the construction of several new subdivisions in a bid to draw new residents and homebuyers:

¹³⁴ Lovret 2011, 100.



Booster ad in the *Tustin News* November 6, 1922.

This ad drew on common language of the period – “100 per cent American,” “a conservative town, a wealthy town” – to reassure would-be residents that Tustin was majority white and intended to stay that way. In many parts of Southern California, including the agrarian areas of Orange County, white residents (many of whom had migrated from the Midwest only a few years earlier) reacted with alarm to the region’s Japanese farmers and numerous new arrivals from Mexico. Between 1910 and 1930, hundreds of thousands of Mexican citizens fled the violence and instability of the Mexican Revolution to make a new start in the United States; they provided a massive labor boost to the agricultural industry of California, but faced obstacles posed by the racial and cultural prejudices of the time. The relatively small numbers of permanent Mexican and Mexican American residents in Tustin prior to World War II,¹³⁵ and the

¹³⁵ Based on 1920, 1930, 1940 census data.

relative historical invisibility of the known seasonal farmworker residence clusters (based on and near the properties where they were working), reveal that Tustin's "100 per cent American" goal was at least partially met during this time.

In 1929, the Tustin Presbyterian congregation moved into its new Spanish Colonial Revival church at 201/225 W. Main Street (extant, listed in the California Register). Later that year, the two-year-old municipality faced the stock market crash and ensuing Great Depression. By that time, Tustin's economy had begun to diversify – the 1930 U.S. census data indicate that while agriculture was still by far the dominant employer, commercial enterprise had grown enough in both Tustin and Santa Ana that occupations like retail clerks, bookkeepers, auto mechanics, oilfield workers, and workers in the building trades (carpenters, cement finishers, etc.) were now commonplace.¹³⁶ It is likely that many of those jobs disappeared as the Depression's economic effects made themselves felt starting around 1931.

The local agricultural industry slowed due to lack of demand and decreased prices; some growers left fruit to rot on the trees because the cost of picking and packing them outweighed any profit.¹³⁷ Labor unrest occurred in many parts of the country as desperate workers competed for livable wages and management responded to their demands with accusations of outside Communist agitation, and often with violence. In the summer of 1936, a massive citrus worker strike roiled Orange County as Mexican and Mexican American pickers demanded better pay and an end to the common practice of foremen pocketing season-end bonuses meant for pickers. A month of conflict between strikers, strikebreakers, and growers ensued, ending when growers met many of the strikers' demands but refused to recognize a union.

Matters worsened in the late 1930s with several years of bad weather, peaking in 1938 with flooding of the Santa Ana River during a week-long rainstorm that caused severe flooding in many parts of Southern California. Tustin escaped the worst damage and loss of life that happened in neighboring communities, including devastation to Mexican American enclaves like Atwood close to the Santa Ana River.¹³⁸ But it did sustain some crop damage, and repairing the irrigation system took time.

Beyond agriculture, Tustin had no other industry to speak of to sustain it during the Depression. Red Hill (a state historical landmark) saw additional mercury mining ventures during the Depression, with several operators re-working old excavations and sediment dumps; but like previous operations, these were low-scale and hand-powered, and produced very little of value.¹³⁹ Residential construction occurred during the 1930s, but was much slower than it had been in the 1920s, and few new businesses opened during this time. One exception was Brewster's Auto Camp, established by Basil F.H. Brewster on the west side of D Street (El Camino

¹³⁶ U.S. Bureau of the Census, 1930.

¹³⁷ Jordan 2007, 71-72.

¹³⁸ "Where Were They?" *Tustin News* 11 March 1938.

¹³⁹ Jordan 2007, 71.

Real), near the corner of Main Street, in 1937.¹⁴⁰ This was one of several auto courts known to have existed along the state highway in and near Tustin around this time – another, Jewett’s Auto Court, stood on 2nd Street and was fronted by a popular café (no longer extant).¹⁴¹ Auto courts provided affordable yet private overnight accommodations to travelers, who did continue to pass through Tustin during the Depression, and in a pinch could provide longer-term housing for people who could not find it elsewhere. The Brewster family lived in one of the court’s cottage units and rented out the others until after World War II, when they sold it and moved out. The auto court remained in operation under other owners for years, but was eventually remodeled into an office complex and then demolished.



Brewster’s Auto Camp sign, 1938. Tustin Area Historical Society Collection, Orange County Public Library.

Tustin was relatively lucky– while the agricultural industry slowed, it did not stop entirely, and most full-time residents were able to weather the economic storm without long-term effects. Furthermore, the wide range of scales on which farming took place in the area made the industry a little more nimble. In addition to huge properties growing on thousands of acres and specialized growers producing only one crop, the Tustin area had independent farmers making their living on much smaller parcels and often growing a variety of products.

¹⁴⁰ Juanita Lovret, “Tustin Auto Courts Welcomed Wary [sic] Travelers,” reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed April 2020, <http://www.tustinhistory.com/articles/tustin-auto-courts.htm>.

¹⁴¹ Ibid.

This latter group included a notable number of Japanese American truck farmers who set down roots in the Tustin area sometime in the 1920s. They and their families began leasing land from the Irvine Ranch on which they grew vegetables; some also farmed in neighboring canyons.¹⁴² At a time when first-generation Japanese Americans (Issei) were legally prohibited from becoming naturalized citizens or owning land, it became common practice for farmers to cash-rent or sharecrop land from owners (or find ways to acquire it, like purchasing it in their American-born children's names). As the Irvine Company did not let them live on the land, most of the families congregated in a small community at the northeast corner of Bryan and Browning Avenues in what is now Tustin. The heart of the community was Gakuto, the Irvine Japanese Language School, which was established in 1929 and occupied a large wooden hall facing Bryan Avenue; this hall served as an all-purpose community center as well as a language school for both children and adults.¹⁴³ The 1940 census enumerated other Japanese farming families living in Peters Canyon and along Route 2 (Highway 101), though it is unclear how close to Tustin proper the latter were.

The young city continued making infrastructural improvements as funding allowed. Most of Tustin's streets were paved by the end of the 1930s, but the sewer system was not fully completed until the 1950s.¹⁴⁴ In 1931, the now-municipal, but still volunteer, fire department received a new Spanish Colonial Revival engine house on W. 3rd Street (no longer extant). In 1933, Tustin joined other communities in forming the Orange County Water District (OCWD) to purchase water from the neighboring Metropolitan Water District (which, in turn, piped in water from the Colorado River); the OCWD stored its water in the natural aquifer underlying the Santa Ana River and used it for both irrigation and drinking water.¹⁴⁵

In March 1933, the Long Beach Earthquake damaged a number of buildings in town, most severely the grammar school. Classes were held in temporary venues around town until repairs were completed in late 1934.¹⁴⁶ Though most structures sustained only minor damage, the earthquake was strong enough to inspire code changes and removal of dangerous exterior features like turrets, ornamental terra cotta and cast stone elements, and tall decorative parapets. The 1888 Richardsonian Romanesque Bank of Tustin lost much of its exuberant ornamentation at this time. Another major change to Tustin's built environment was Southern Pacific's 1938 demolition of its Tustin depot – the railway established a new, smaller depot (no longer extant) on San Juan Street and the Santa Ana-Tustin Mutual Orange Association constructed a packing house on the old depot site.¹⁴⁷

¹⁴² Juanita Lovret, "Japanese Community Never Came Back," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/japanese-farmers.htm>.

¹⁴³ *Ibid.*

¹⁴⁴ Jordan 2007, 71.

¹⁴⁵ *Ibid.*, 100.

¹⁴⁶ *Ibid.*, 75-76.

¹⁴⁷ Jordan 2007, 54; "Work Started on New Tustin Plant," *Santa Ana Register* February 5, 1938.

By 1940, Tustin's population had grown by only 53 people since its incorporation vote in 1927, standing at 953.¹⁴⁸ The actual count was higher, as the city census apparently did not include all of the area's surrounding farms and ranches. It also was not as diverse as it had been in its earlier years – the 1940 census of Tustin City proper, not including the surrounding area, enumerated an entirely white, and mostly U.S.-born, population. While some of the discrepancy between this and earlier censuses is undoubtedly due to changes in the methodology and ways of dividing up census districts, some is likely due to consolidation of the area's Japanese American and Mexican/Mexican American populations into enclaves (permanent as well as seasonal) well outside of the Tustin townsite. Threatened by the growth of the Mexican labor force, and unsettled by the citrus strike of 1936, the white-majority cities of Orange County intensified their existing informal policies of segregation to ensure residents of Mexican ancestry did not mix with the majority white population or enjoy the same services.¹⁴⁹ While some physical remnants of Tustin's Mexican American enclaves may survive (most likely in the areas north of the original townsite that were annexed in the postwar period), none have been identified to date.

Tustin's status as a sparse, essentially still rural community would shift after World War II, and in 1941 the groundwork for this seismic shift was laid when the first of three nearby military bases was established. After Japan's bombing of Pearl Harbor in December 1941, the United States declared war and the already-ongoing military preparations for conflict surged. The Tustin region's first base, the Santa Ana Army Air Base, was established in Costa Mesa. This was a massive basic training camp for members of the Army Air Forces and did not have runways or hangars – portions of it later became Orange Coast College, the Orange County Fairgrounds, and John Wayne Airport.

The second base to be constructed, the U.S. Naval Lighter-Than-Air (LTA) Base, was established on former Irvine Ranch bean fields in 1942. The U.S. Navy had expressed interest in the Irvine Ranch location, which included the groundwater-rich "Cienega de las Ranas," as early as 1928, but the Irvine Company did not agree to sell the land until early 1943 (at which point construction was already well underway.)¹⁵⁰ Originally the Santa Ana Naval Air Station, and later known as the Marine Corps Air Station (MCAS) Tustin, the LTA Base holds two of Tustin's best-known landmarks, the enormous wooden hangars built to house manned blimps. Listed in the National Register, the 1943 hangars are two of the largest wooden structures ever built and contain "the largest covered, unobstructed open space of any structures in the world."¹⁵¹ The northern hangar, Hangar 28, is on Orange County land while the southern hangar, Hangar 29, is on City of Tustin land. Blimps based at LTA were used to patrol the coast, make sea rescues, and

¹⁴⁸ Jordan 2007, 79.

¹⁴⁹ Gilbert Gonzalez, *Labor and Community: Mexican Citrus Worker Villages in a Southern California County, 1900-1950* (Champaign, IL: University of Illinois Press, 1994); Jesse La Tour, "The Roots of Inequality," *Fullerton Observer*, 17 December 2019.

¹⁵⁰ RBF Consulting and Petrone Communications, *The Tustin Hangars: Titans of History* (prepared for the City of Tustin and the County of Orange, July 2008), 11-13.

¹⁵¹ RBF Consulting and Petrone Communications, *The Tustin Hangars: Titans of History* (prepared for the City of Tustin and the County of Orange, July 2008), 1.

convoy ships out to sea, and personnel trained there to operate them.¹⁵² The LTA Base is now the site of the master planned community of Tustin Legacy.

The area's third military base was the U.S. Marine Corps Air Station, El Toro, commissioned in 1943 and placed on former Irvine Company land. El Toro became the largest Marine air station on the West Coast, and by the end of 1944 it housed 6,831 enlisted personnel and 1,248 officers.¹⁵³ Orange County contained five major bases in total (and many more minor installations and support facilities), making it an important area for wartime military installations and the hub of much activity.¹⁵⁴ Many of the men stationed there during wartime were to return after the war, inspired by the area's mild climate as well as its job opportunities.

Tustin's few Japanese American residents, many of whom had lived together in the small enclave of about 35 families at Bryan and Browning Avenues since the 1920s, were forcefully removed to internment camps during World War II.¹⁵⁵ They lost their jobs, homes, and possessions as well as their liberty; internee George Kaihara recalled the FBI and Tustin's lone police officer dumped out his family's drawers and confiscated all potential weapons - including their farm tools.¹⁵⁶ Few, if any, of Tustin's former Japanese American residents are known to have returned after the war, and no physical remnants of the homes or the Gakuto school/community hall in the enclave are known to survive.

Tustin growers were active participants in the national Bracero Program, a contract labor program created by executive order in 1942 in response to growers' concerns that World War II would cause shortages of workers in low-paying agricultural jobs. The program brought guest workers from Mexico to labor on U.S. farms on short-term contracts. Between 1942 and 1964, the Bracero Program saw 4.6 million contracts, with many individuals returning multiple times on different contracts.¹⁵⁷ While the program provided some economic stability to working-class Mexican nationals and gave many a foothold in America, it was often abused by growers who used braceros as strikebreakers and paid them lower than the prevailing wage, knowing they had scant legal recourse.¹⁵⁸ In many cases, Southern California growers used bracero labor to force out resident Mexican American workers who had worked in the area for years. In Tustin, braceros are known to have worked as seasonal walnut pickers who lived in temporary camps

¹⁵² Leo Friis cited in Jordan 2007, 83.

¹⁵³ Robert Sherrod, *History of Marine Corps Aviation in World War II* (Washington D.C.: Combat Forces Press, 1952), 441.

¹⁵⁴ The other major military installations at this time included the Los Alamitos Naval Air Station and the Seal Beach Naval Ammunition and Net Depot (Sherrod 1952; Phil Brigandi, "OC Historyland," accessed June 2021, <https://www.ochistoryland.com/wwwibases>).

¹⁵⁵ Juanita Lovret, "Japanese Community Never Came Back," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/japanese-farmers.htm>.

¹⁵⁶ Brooke Staggs, "After a War, Internment, 4 Children and 65 Years of Marriage, Tustin Couple Will Walk at Their High School Graduation," *Orange County Register* 16 June 2015.

¹⁵⁷ Bracero History Archive, "About," accessed June 2020, <http://www.braceroarchive.org/about>.

¹⁵⁸ Ibid.

near the orchards. Their children received schooling in a tent classroom for a few weeks at a time i.e., the five or six weeks of walnut harvesting season, then moved on to the next job.¹⁵⁹

The influx of military men working at the area's three bases, as well as new base employment opportunities for civilians, gave Tustin an economic boost after the long years of the Depression but did not result in significant commercial or residential development. Wartime rationing of everything from gas to building materials greatly limited any physical development, which proved a hindrance to the many military and civilian personnel looking for housing at the time. The owner of Brewster's Auto Camp remembered people who worked at the El Toro Marine Base staying long-term in his property's small cottages.¹⁶⁰ The city's first known trailer parks were established during the early 1940s to provide much-needed housing, though little is known about their occupants and how many may have had military affiliations. Tustin's commercial core remained centered on Main Street and El Camino Real (formerly D Street, and also Highway 101). Most of the businesses were oriented toward people passing through on the highway, and they were spread along Newport Avenue as well as 1st Street.

The city's full-time population held steady through the war, and Tustin residents celebrated along with the rest of the nation when World War II ended in 1945. The city was soon to experience an explosion of growth unlike anything it had ever seen.

¹⁵⁹ Jordan 2007, 86.

¹⁶⁰ Lovret, "Tustin Auto Courts."

Theme: Residential Development, 1914-1945

As in the earlier phase of its residential development, Tustin saw most of its residential construction between 1914 and 1945 in and around what is now the Old Town Cultural Resource District, comprising the original townsite as platted in 1870 and a number of early annexations. Some of the development was scattered infill on townsite lots that had not previously been built upon, and this included the moving of some older houses from elsewhere both within and outside of the townsite as the common practice of building relocation continued. This pattern of infill on established blocks was characteristic of Tustin's residential development during the 1910s, and continued into the 1920s as modest Period Revival houses joined Craftsman and vernacular examples. In a new pattern, Tustin saw the development of the first subdivisions during this time, small but distinctive, in areas north, south, and east of the original townsite. This period also saw the establishment of the first known multi-family residences in Tustin, generally small in scale and most commonly duplexes like the extant examples at 300-302 S. B Street (Craftsman, 1920) and 705 W. Main Street/350 Myrtle Avenue (Spanish Colonial Revival, 1926). Single-family residences continued to be far more common, though some of the original single-family residences dating to 1914-1945 were later converted to multi-family.



Craftsman houses on the south side of W. Main Street (all still extant), ca. 1914. Tustin Area Historical Society Collection, Orange County Public Library.

Other single-family residences were also constructed on the outskirts of town during this time, continuing the pattern of sparse distribution across large tracts of agricultural land. Most of the extant examples of this type have since been surrounded by post-World War II subdivisions, leaving them as islands dating to an earlier time – a typical example is 1331 Bryan Avenue, a

modest 1918 residence which was originally surrounded by a 20-acre walnut grove.¹⁶¹ The two-story Spanish Colonial Revival house at 14611 Prospect Avenue (1931) also stands alone among later properties, and was originally set within orange groves.

Residential construction expanded and accelerated after the end of World War I, as Southern California experienced a population and economic boom outpacing the speculation-based growth of the 1880s. Tustin did not see the explosive construction boom that some other communities experienced during the 1920s, likely due to the decentralized, and still-rural, nature of its dominant agricultural industry. Without nearby manufacturing or office/retail jobs for residents, there was little profit to be had in developing the middle-class residential subdivisions that came to characterize the larger communities of Santa Ana, Anaheim, and greater Los Angeles. But Tustin did experience a measurable increase in residential construction during the 1920s, some of which housed people who commuted to work in Santa Ana as well as local agricultural workers, and a few houses built during this time are relatively large and highly articulated examples of their Period Revival styles. Notable examples include the Spanish Colonial Revival/Monterey Revival Pankey House at 320 W. Main Street (1928), and the Tudor Revival Browning House at 520 W. Main Street (1930).



Pankey House (320 W. Main Street, 1928). ARG, 2021.

¹⁶¹ TBAW and C. Jordan, DPR form (Building, Structure, and Object Record) for 1331 Bryan Avenue, 2002.



Ralph House (1252 Irvine Boulevard, 1929), 1984. This local landmark is extant, now surrounded by a commercial complex. Tustin Area Historical Society Collection, Orange County Public Library.

Tustin appears to have seen some unified subdivision development for the first time during the early 1920s. Although no evidence has been found of any tracts being developed or marketed as part of a developer-planned project, the blocks north of 1st Street, just outside the current boundaries of the cultural resources district, suggest top-down (developer-driven) rather than bottom-up (individual owner-driven) development. The extant single-family residences on Yorba Street, Mountain View Drive, N. A Street, N. B Street, and N. C Street between W. 1st Street and Irvine Boulevard were almost all constructed during the 1920s. They are consistent in terms of size (modest, one-story houses) and setbacks, and sit on streets with concrete sidewalks and curb cuts with driveways that belie their construction date during a time when the automobile had become the dominant form of transportation. The regular layout of the new residential blocks reflect adherence to the grid established by the original townsite. These typical 1920s houses also reflect very consistent styles, primarily the simplified Craftsman style cottages sometimes referred to as “California Bungalow” and Period Revival styles like Spanish Colonial Revival and Tudor Revival. They are likely to have been built on spec by developers for ready sale to new owners, possibly using kit home designs.



Craftsman cottages on 100 block of N. B Street. ARG, 2020.

Other stylistically consistent blocks of houses dating to this period of development include the southmost block of S. C Street between Mitchell Avenue and Interstate 5 (reflecting a relic of what was once likely a longer stretch of 1920s homes on C Street), as well as San Juan Street between Utt Drive and Red Hill Avenue, and Bonita Street between Newport Avenue and Orange Street. The houses on this block of S. C Street are almost all from the 1920s, while the other two groupings reflect more mixed construction dates between the 1910s and 1930s. As the physical integrity of all of these groupings has been substantially impacted by modern infill and extensive alterations to individual properties, none appears to retain sufficient cohesion for eligibility as a historic district.

Beyond these probable subdivisions lay the less permanent, less visible housing occupied by Tustin's seasonal agricultural workers. Sited primarily on the farms and ranches where workers were laboring during the harvest, often with their families, worker housing ranged from bunkhouses and boarding houses to tiny one-family tent cabins and cottages. Large operations like the Irvine Ranch had a number of permanent buildings housing their workers, typically single men living in communal housing and dependent on the ranch for room and board. These operations often also had small "villages" of permanent cottages or semi-permanent tent cabins and shacks, often with shared kitchen and bathroom facilities. Temporary residences of the tent and shack variety also mushroomed around packing houses and next to orchards during intense work periods. Most of the city's agricultural worker housing was occupied by the Mexican American and Mexican workers who came to dominate the labor force after fleeing the Revolution in their homeland in the 1910s; despite their central role in the local economy, they constituted a sort of shadow population and their modest housing tended not to survive long.

Tustin's Japanese American residents were slightly more visible due to their permanent residency and their consolidation in one or two small enclaves (one at Browning and Bryan) with small homes intended to last longer than a season. No remnants of any of Tustin's less visible worker housing are known to survive.

Residential construction slowed during the Depression, and Tustin does not appear to have benefited much from federal stimulation programs instituted during this time. The federal government passed the Home Owners' Loan Corporation Act in 1933 as one of several acts meant to help stabilize housing values and slow losses. It created the Home Owners' Loan Corporation (HOLC), which refinanced loans for borrowers to prevent default, and created standards for assessing the credit-worthiness of neighborhoods. In 1934, the passage of the National Housing Act created the Federal Housing Administration (FHA), which provided federal insurance for privately financed mortgages as long as the lenders submitted to federal standards. These and other federal programs during this time stimulated the revival of the construction industry in many places, but Tustin does not appear to have been one of them. Construction came to a near halt during the building moratorium of World War II, although a few properties dating to the late 1930s and early 1940s remain extant in the Cultural Resources District.

One extant residential property from this period is Sutliff Trailer Park, originally known as Hannaford's Trailer Court, at 435 W. 1st Street (sometimes bearing the secondary address of 135 Mountain View Drive). In 1939 or 1940, Herbert Hannaford established his trailer camp on an irregularly shaped parcel across the street from his residence at 420 W. 1st Street.¹⁶² Trailer camps and courts were popular with travelers in the 1920s and 1930s, and quickly evolved into a desirable permanent housing option in Southern California as available finances and wartime shortages of single-family housing restricted options for would-be homeowners. Hannaford's Trailer Court, later renamed Sutliff Trailer Park, has continuously maintained its original function for over 80 years. While the individual coaches/trailers/mobile homes occupying spaces at the trailer park have changed over time, the property itself continues to convey the importance of its housing type from relatively early in Tustin's 20th century development. Very few other multi-family properties from this time period are known to survive.

¹⁶² Historic aerial photographs 1938 and 1946, accessed March 2021 at <https://media.ocgov.com/gov/pw/survey/products/aerial.asp>; the 1940 census listed Hannaford's occupation as "trailer camp."



Aerial photo looking south over W. 1st Street showing multiple trailer parks, ca. 1950. Hanna Ford's Trailer Court (now Sutliff Trailer Park), established ca. 1940, is at the bottom. Tustin Area Historical Society Collection, Orange County Public Library.

In keeping with the economic limitations of these times, Tustin's Depression-era and wartime houses typically reflect modest scales and very simple styles, including the city's first examples of Minimal Traditional architecture along with continued use of restrained Craftsman and Period Revival styles (mostly Spanish Colonial Revival) – with the exception of a few higher-style Period Revival buildings, there was no real equivalent to the grand Victorian-era examples from earlier times. Most homes were simple in design, likely constructed by local builders and owners using kit house plans, and adhered to the consistent sizes and setbacks of their tree-lined blocks. Despite the expanded development of the 1920s boom and the original townsite's continued transformation into an independent business center, during this time period and up through World War II Tustin remained an understated residential community shaped by agriculture.

Evaluation Guidelines: Residential Development, 1914-1945

Buildings evaluated under this theme are significant for their association with Tustin's residential development from the mid-1910s to the end of World War II in 1945. They may also be significant for their association with individuals who played an important role in this period of Tustin's history. Many of the residences dating to 1914-1945 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, commercial, and institutional properties), as individual properties, or both. Most of the known examples are single-family residences (though some were later converted to multi-family residences or to commercial properties), but a few examples of multi-family residences dating to this period are also 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)¹⁶³ 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
Subdivision Planning Features
Vernacular Landscapes
Historic Districts

Residential resources may include single-family residences; multi-family residences; trailer parks; ancillary buildings and structures like garages, porte-cocheres, tankhouses, sheds, and barns; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; vernacular landscapes reflecting residential occupations (possibly including small relic groves, orchards, or vineyards); and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Residential resources from this period are primarily concentrated in and immediately adjacent to (particularly north of) the Old Town Tustin Cultural Resources District with others scattered across the city. Others are in small groupings with consistent construction dates, including on San Juan Avenue, S. C Street, and Bonita Street, and individual examples are scattered across the city.

¹⁶³ 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 abundant but many have experienced alterations, greater latitude may be allowed in terms of integrity. As Tustin experienced intense development after 1945, many 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 residential resources dating to this period. 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.

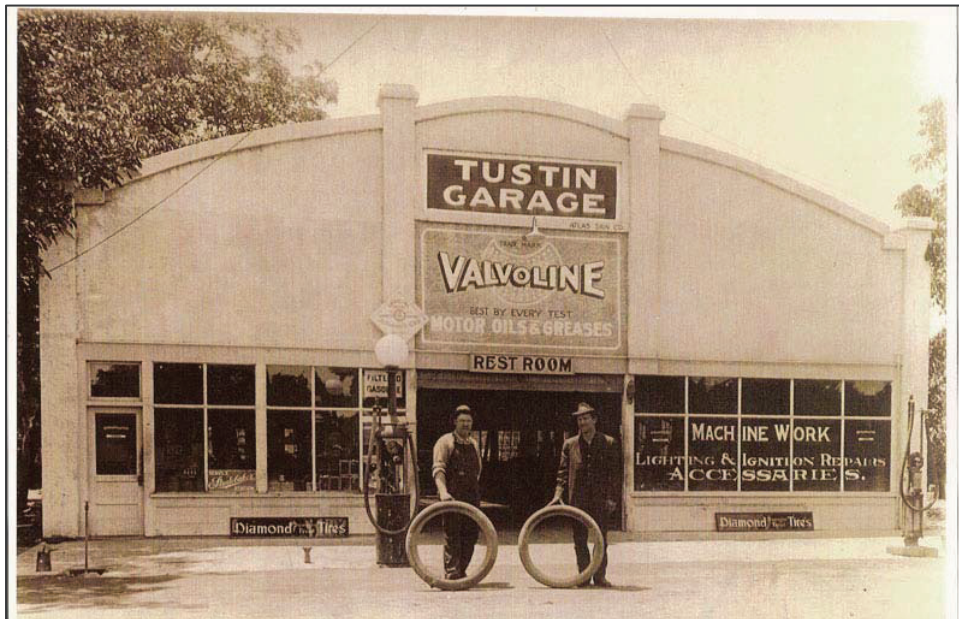
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	An individual property eligible under this theme may be significant: - For its association with patterns of residential development in Tustin; and/or - As the site of a significant historic event from this period.	A property 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. ¹⁶⁴ 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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), 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	A historic district eligible under this theme may be significant:	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	To be eligible under this theme, a historic district should, at a minimum:

¹⁶⁴ 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 patterns of residential development in Tustin.	district overall, and it should convey a strong sense of time and place. 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.	- Date to the period of significance (1914-1945), and - Retain the majority of the contributors dating to the period of significance.
B/2/2	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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), 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: Commercial Development, 1914-1945

Tustin's commercial development between 1914 and 1945 far eclipsed that of earlier years, and established the character of a small but vibrant business core that is still evident today. Improvements to the main state highway through town, Highway 101, brought increased through-traffic to Tustin as ever-increasing numbers of automobile travelers took this route between Los Angeles and San Diego and all points in between. Tustin was fortuitously situated at the approximate halfway point between Southern California's two largest cities. Garages, service stations, restaurants, and auto camps sprang up along the highway, which in Tustin traveled along Laguna Road, D Street (El Camino Real) and 1st Street and was paved through town by 1915. The first of these businesses was the Tustin Garage (560 El Camino Real), constructed in 1915 as the Arrow Garage and becoming the Tustin Garage when operators William Huntley and Nickolas Gulick moved their business there from 275 S. C Street in 1919.¹⁶⁵



Tustin Garage(560 El Camino Real, 1915), ca. 1920. Tustin Area Historical Society.

¹⁶⁵ TBAW and C. Jordan, DPR form (Building, Structure, and Object Record) for 560 El Camino Real, 2002.



Line of cars waiting for gas at the Tustin Garage, 1920. Tustin Area Historical Society Collection, Orange County Public Library.

The new income-producing enterprises along the highway bolstered growth in Tustin's historic commercial center from the late 1910s through the 1930s, as new buildings and businesses replaced some of the older ones standing at the intersection of Main and D Streets and expanded beyond them. One notable business, the Utt Juice Company, took over the 1907 grocery building at 193 E. Main Street (no longer extant) and operated from that storefront and associated industrial outbuildings for decades. The buildings constructed in the 1910s were typically one-story retail properties with prominent storefronts, brick cladding, and rectangular footprints. Most reflected a vernacular commercial idiom with restrained elements of other styles including Italianate and Classical Revival, and all were oriented toward pedestrian traffic. Meanwhile, the onetime commercial jewel of Tustin, the Tustin Hotel, was demolished in 1914 after years of failing to meet expectations.

Among the notable commercial properties constructed in the 1910s are five one-story properties built in 1914 on the south side of W. Main Street, just west of the main commercial intersection at Main and D – these buildings (all contributors to the cultural resource district and listed individually as local landmarks) occupy over half of the block and constitute the longest extant stretch of 1910s commercial buildings in town. Three of them (130, 138, and 140 W. Main Street) were constructed together and share common walls; they housed a variety of businesses as well as institutional occupants including the Tustin post office at 140 W. Main Street and the Tustin library at 130 W. Main Street. Next to them is 148 W. Main Street, constructed on the site of Columbus Tustin's two-story building. While all of these buildings have experienced alterations (some quite substantial), they retain their original scale, commercial vernacular architecture with restrained Classical Revival elements, and some original storefront features like the glass transom at 138 W. Main Street. The fifth 1914 building,

the Artz Building at 150-158 W. Main Street (listed in the National Register), is remarkable for being unusually intact and for its prominent Classical Revival façade, with Ionic columns forming a full-width colonnade. Like 138 W. Main, the Artz Building also retains an impressive glass transom.



Artz Building (150-158 W. Main Street, 1914), 1920. Tustin Area Historical Society Collection, Orange County Public Library.

In 1925, the local Knights of Pythias Lodge constructed their new mixed-use building at 397-399 El Camino Real. This two-story brick building featured complex brick detailing and housed retail on the first floor and the Tustin Lodge on the second. It contained a series of different stores over the years, with the longest-lived being the Tustin Drug Store. The Knights of Pythias Building was notable as the first two-story, mixed-use building constructed here in the 1920s, marking Tustin's evolution since the days of its original two-story (but much smaller), mixed-use wood frame buildings. It was preceded by its neighbor to the north, 355-365 El Camino Real (1923), and was soon joined by the Cox Market Building (later renamed the Tustin Food Center, 401 El Camino Real, ca. 1926) to the south across Main Street. Both are one story in height and have prominent storefronts and brick cladding; though both have experienced substantial alterations, they are still readable as 1920s commercial buildings and along with the Knights of Pythias Building continue to impart a sense of the original commercial core as consolidated at this time.



Cox Market Building/Tustin Food Center (401 El Camino Real, built ca. 1926 and originally housing a cafe), ca. 1935. Tustin Area Historical Society Collection, Orange County Public Library.

By the mid-1920s, Tustin's small commercial core was well established and provided an array of services for locals as well as travelers – a bank, several grocery stores, a drug store, a feed store, a hardware store, and an event space on the second story of the Knights of Pythias building. Their brick cladding, simple footprints, pedestrian-friendly scale/orientation, and prominent storefronts provided a sense of growth and stability to the evolving city. The Knights of Pythias building was joined by several other two-story mixed-use buildings in the 1920s, including the extant Woodward Building at 333-339 El Camino Real (1928). This building boasted the popular Spanish Colonial Revival style and is unusual for its concrete construction. The larger mixed-use buildings of the 1920s, though scarce, gave this property type a measure of higher visibility in the area and provided a greater sense of permanence and urbanism in the still-rural community. Some of Tustin's already existing businesses, like the Tustin Lumber Company, also grew during this time of new construction – the lumber company built a new facility at the curve where D Street (El Camino Real) dead-ended at 1st Street (no longer extant) in 1926.

Commercial development slowed greatly during the Depression, though a few buildings were constructed and none dating to this period are known to survive. Among the well-known Depression-era examples that no longer exist were Brewster's Auto Camp at Main Street and D Street, and Jewett's Auto Court (with a popular café) on 2nd. Both provided stable, affordable housing for travelers and people between permanent residences. No new commercial buildings are known to have been built during the World War II moratorium, so by the war's end in 1945 Tustin's commercial built environment was essentially the same as it had been in the early 1930s. It saw massive changes in the postwar years as the city underwent a wholesale transformation, with expansion down a number of commercial thoroughfares. But the historic commercial center in what is now the Old Town Tustin Cultural Resources District retains the original feel and features that first solidified here in the 1920s. In addition to the presence of both one-story retail/office and two-story mixed-use buildings, the commercial core is notable for its pedestrian-oriented scale, easily distinguishable from the 1910s-1930s auto-oriented businesses on old Highway 101 and very different from the 1950s-1960s development to come.

Evaluation Guidelines: Commercial Development, 1914-1945

Buildings evaluated under this theme are significant for their association with Tustin's commercial development from the mid-1910s to the end of World War II in 1945. They may also be significant for their association with individuals who played an important role in this period of Tustin's history. Most, if not all, of the commercial properties dating to 1914-1945 have been identified in previous citywide surveys, and many are designated as contributors to the Old Town Cultural Resources District (a geographically unified grouping of residential and commercial properties), as individual properties, or both.

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)¹⁶⁶ 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
Auto-Related Buildings
Signs
Historic Districts

Residential resources may include retail and/or office buildings; two-story mixed-use buildings; ancillary buildings; automobile-related buildings like showrooms, repair shops, service stations, or garages; signs; and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Commercial resources from this period are primarily concentrated in and immediately adjacent to the Old Town Tustin Cultural Resources District, with a few others scattered on major streets like Newport Boulevard.

Integrity Overview

¹⁶⁶ 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.

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 abundant but many have experienced alterations, greater latitude may be allowed in terms of integrity. As Tustin experienced intense development after 1945, many 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 commercial resources dating to this period. 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.

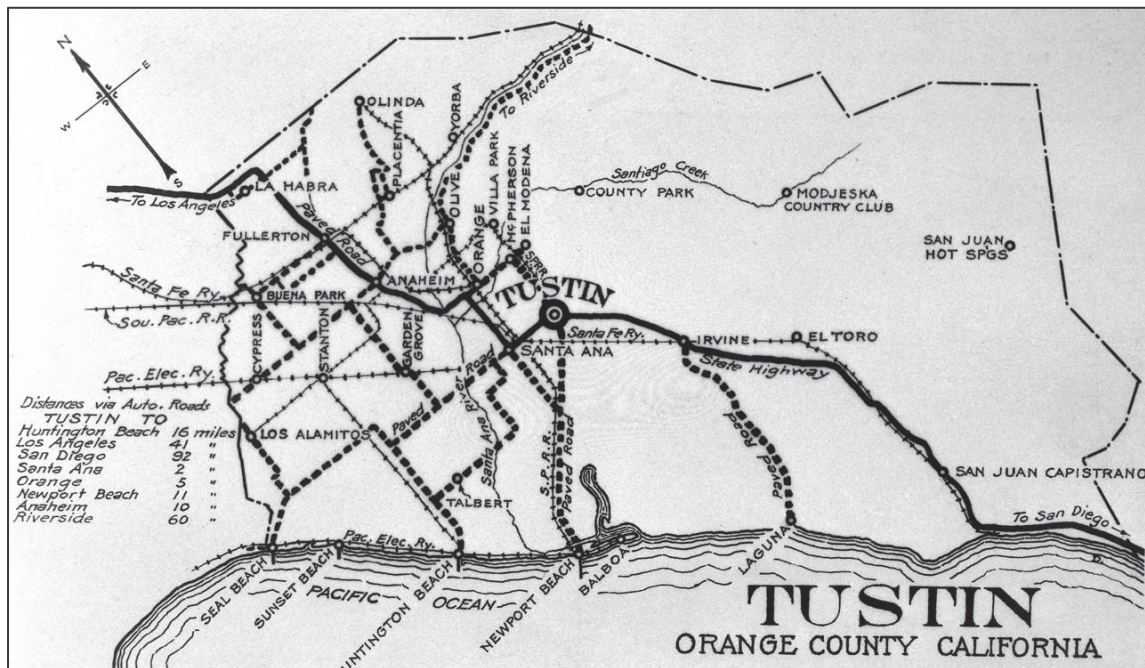
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	An individual property eligible under this theme may be significant: - For its association with patterns of commercial development in Tustin; and/or - As the site of a significant historic event from this period.	A property 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.¹⁶⁷ 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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), 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	A historic district eligible under this theme may be significant:	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.	To be eligible under this theme, a historic district should, at a minimum: Date to the period of significance (1914-1945), and

¹⁶⁷ 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 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, 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.	Retain the majority of the contributors dating to the period of significance.
B/2/2	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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), 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: Institutional Development, 1914-1945

Much of Tustin's growth between 1914 and 1945 started with one major change to the local infrastructure: the improvement of State Highway 101 through town. This corridor, commonly referred to as El Camino Real (not to be confused with Tustin's official renaming of D Street as El Camino Real in 1968, as the corridor extended far beyond the city limits), was the primary inland route between Los Angeles and San Diego. Tustin sat at the approximately halfway point and provided a good stopping place for travelers. In 1914, Tustin used Orange County bond money to pave the state highway through town; it went on to pave 1.3 miles of Main Street in 1915.¹⁶⁸ Freestanding mission-style bells were added over the next few years along the entire route of the highway to mark it as El Camino Real, though its route intersected only intermittently with the route thought to have been taken by Junipero Serra as he established Spanish missions. Tustin had at least one bell, in front of the Bank of Tustin.



Tustin Chamber of Commerce map of Tustin's transportation connections, ca. 1914. Tustin Area Historical Society Collection, Orange County Public Library.

The highway work greatly improved driving conditions through Tustin and brought new commercial opportunities to the community. Road improvements continued through the 1920s as automobile transportation became the default and as Tustin's commercial center grew and consolidated. By 1923, car transportation had so thoroughly come to predominate that Southern Pacific ceased operation of its passenger service in Tustin.

As Tustin grew as a community, its residents provided support for needed institutions despite the lack of a municipal government. They organized a volunteer fire department around 1915, which would remain all-volunteer for decades, and established the *Tustin News* in 1922. Buildings purpose-built to house institutions were rare, consisting only of schools until the mid-

¹⁶⁸ Jordan 2007, 55.

1920s. In 1914, the old schoolhouse in the school block northwest of the W. Main Street/S. C Street intersection was demolished and replaced with a new one, which was joined by a new primary school for younger students in 1921. In 1922, a large and impressive high school was constructed in the Spanish Colonial Revival style (neither extant). In 1925, the construction of the mixed-use Knights of Pythias building at 397-399 El Camino Real brought Tustin its first purpose-built lodge as well as its grandest retail location. The two-story brick building housed the Tustin Lodge on the second floor, a common community space shared by other local groups like American Legion Post 227 (chartered in 1929 by many of Tustin's World War I veterans) and the Women's Christian Temperance Union (WCTU). Other institutions, like the post office and library, occupied space in a series of buildings over time rather than occupying purpose-built facilities.



Tustin High School, circa 1925. Orange County Archives, Tom Pulley Collection.

In 1927, Tustin's institutional landscape changed for the better with its incorporation. Though only a little over 200 of the community's 900-person population participated in the vote, the majority voted to incorporate. The new board of trustees (soon to be renamed the city council) met in the Knights of Pythias building – an appropriate choice, considering all members, including Mayor Byron Crawford, were members of the fraternal organization. The building housed all city hall functions for years. Incorporation did not bring immediate changes to Tustin's built environment, but it did impart a measure of local control over how the city would grow and evolve in the future. Most of Tustin's streets were paved by the end of the 1930s, paid for largely with county funds, but the water system was slow to improve and the sewer system was not fully completed until the 1950s.¹⁶⁹ In 1931, the now-municipal, but still volunteer, fire department received a new Spanish Colonial Revival engine house on W. 3rd Street (no longer extant).

After many years in its 1880s building, the Tustin Presbyterian Church constructed a new Spanish Colonial Revival style church at 201/225 W. Main Street in 1929. It was designed and built by local builder William Bowman. The new church was by far the most imposing religious edifice in town and would remain so until the construction of many new modern churches during the postwar boom. Little institutional construction would follow this church, given the near-cessation of building of all kinds during the Great Depression. Tustin is not known to have any properties related to Depression-era New Deal improvement programs such as the Works

¹⁶⁹ Ibid., 71.

Progress Administration (WPA) or the Civilian Construction Corps (CCC), though work was done under the auspices of these programs in nearby Santa Ana, Garden Grove, Anaheim, and Placentia.¹⁷⁰



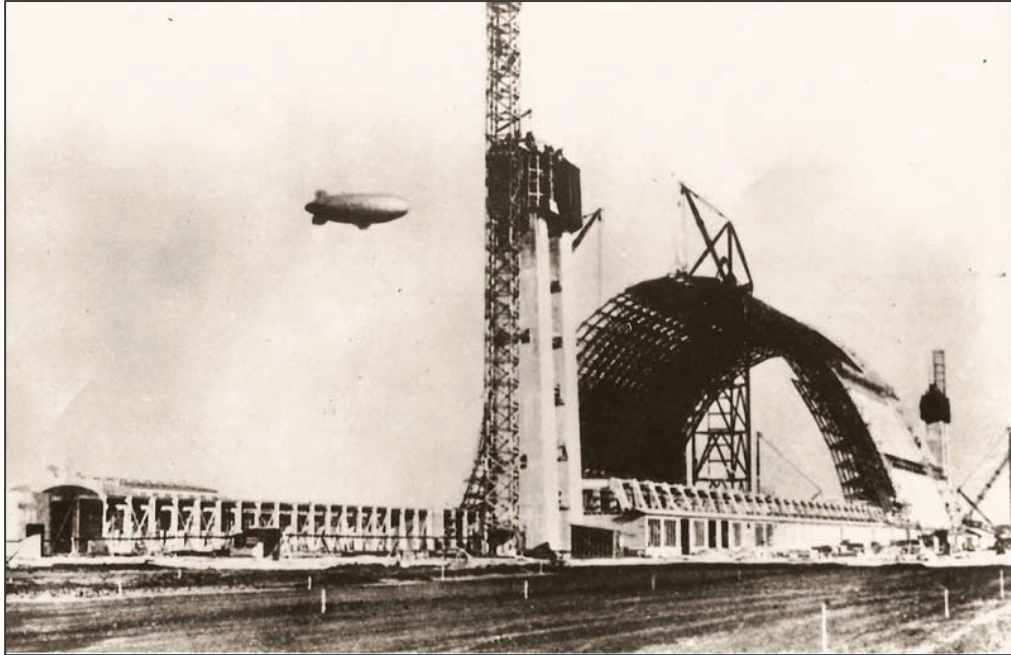
Tustin Presbyterian Church (201/225 W. Main Street, 1929), 1940. Tustin Area Historical Society Collection, Orange County Public Library.

One infrastructural advance came in 1933, when Tustin joined other nearby cities in organizing the Orange County Water District (OCWD) to purchase water from the neighboring Metropolitan Water District (which, in turn, piped in water from the Colorado River). The OCWD stored its water in the natural aquifer underlying the Santa Ana River and used it for both irrigation and drinking water.¹⁷¹ Also in 1933 was the Long Beach Earthquake, which severely damaged the grammar school and forced students to attend classes in various places around town until repairs were completed in late 1934.

The largest institutional change to the Tustin region during this period was the establishment of three nearby military bases starting in 1941. The Santa Ana Army Air Base in Costa Mesa was first, a huge basic training camp. It was soon joined by the U.S. Naval Lighter-Than-Air (LTA) Base (originally the Santa Ana Naval Air Station, and now known as the Marine Corps Air Station Tustin), established in 1942 on former Irvine Ranch land. This facility housed blimps in two enormous wooden hangars (1943), both of which are listed in the National Register and are located within the City of Tustin. The City manages the southern hangar, Hangar 29, while Orange County manages the northern hangar, Hangar 28. The third base was established in 1943 as the U.S. Marine Corps Air Station, El Toro, and housed thousands of personnel. The wartime military installations were self-contained, so built resources related to this crucial pattern of institutional development are not known to extend beyond the former boundaries of the bases. After the war, many of the military families based at MCAS and elsewhere resided in Tustin's newly built apartment buildings and complexes.

¹⁷⁰ The Living New Deal, accessed June 2020, <http://www.livingnewdeal.org>.

¹⁷¹ Jordan 2007, 100.



LTA hangar under construction, 1943. Tustin Area Historical Society.

Evaluation Guidelines: Institutional Development, 1914-1945

Buildings evaluated under this theme are significant for their association with Tustin's institutional development from the mid-1910s to the end of World War II in 1945. They may also be significant for their association with individuals who played an important role in this period of Tustin's history. Few institutional properties dating to 1914-1945 are extant, and all known examples have been identified in previous city surveys. They are designated as contributors to the Old Town Cultural Resources District (a geographically unified grouping of residential and commercial properties), as individual properties, or both.

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)¹⁷² 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
Schools
Fraternal Lodges
Infrastructure Features
Military Features (Blimp Hangar)
Ancillary Buildings

Known institutional resources from this period include a church, a fraternal lodge, and a military blimp hangar (all designated). If any previously unidentified resources are encountered, they are most likely to include ancillary buildings related to school, church, or military resources and/or infrastructure features like water system vestiges or road improvement features.

Geographic Location(s)

Institutional resources from this period are primarily concentrated in and immediately adjacent to the Old Town Tustin Cultural Resources District, except for those that are on the former LTA military base.

Integrity Overview

¹⁷² 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.

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 exceedingly rare, greater latitude may be allowed in terms of integrity. As Tustin experienced intense development after 1945, many 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 institutional resources dating to this period. 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	A property eligible under this theme may be significant: - For its association with patterns of institutional development in Tustin; and/or - As the site of a significant historic event from this period.	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.¹⁷³ 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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), and - Retain the essential aspects of integrity, and - Retain enough of its essential physical features to sufficiently convey its association with the historic context.
B/2/2	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.	To be eligible under this theme, a resource should, at a minimum: - Date to the period of significance (1914-1945), and - Retain the essential aspects of integrity, and - Retain enough of its essential physical features to sufficiently convey its

¹⁷³ 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).

			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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