



Architectural
Resources Group



City of Tustin

Citywide Historic Resources Survey Update Report

Prepared for:

City of Tustin
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1. Introduction

1.1 Project Overview and Scope

In late 2019, the City of Tustin (City) retained Architectural Resources Group (ARG) to conduct a citywide historical resources survey update. This project is intended to update the findings of previous historical resources surveys, conducted in 1990 and 2003, and extend the time period beyond that examined by the previous surveys to include all buildings constructed through 1976. This end date ensures the consideration of all buildings that will have reached 45 years of age by the completion of this project in 2021.¹

By updating a comprehensive list of the city's known and potential historical resources, this document serves as a valuable information tool that can help to guide planning and land use decisions. In addition to updating the findings of previous surveys and developing a list of properties newly identified as potentially eligible for local, state, or federal listing, the scope of this project also includes examination of the current Cultural Resource District boundaries and provides recommendations for modifying them.

The first phase of the project involved community outreach and the development of a citywide historic context statement. Developed using the National Register Multiple Property Documentation (MPD) approach, the historic context statement provides an in-depth narrative account of the city's development history as reflected by its built environment.² It places Tustin's built resources within the broader context of the economic, political, social, and cultural forces that coalesced to shape the city's development over time. The information included in the historic context statement provided field surveyors with a contextual basis for the evaluation of potential historic resources in Tustin. It will also provide a foundation and context for future decision-making about the identification, evaluation, and treatment of historic properties, based upon comparative historic significance within an established framework. The historic context statement is not intended to add or replace existing eligibility criteria for local designation, but to provide context to the existing criteria.

¹ The National Register of Historic Places eligibility requirements, used as the overarching professional guide for survey and inventory work, generally state a property must be at least 50 years of age to be eligible for National Register listing. While this is not prescriptive in terms of state or local designation eligibility, many municipalities, including Tustin, use a threshold of 50 years in examining which properties may be historically significant. It is also common for municipalities to use a 45-year threshold, in accordance with the California Office of Historic Preservation's *Instructions for Recording Historical Resources* (March 1995). OHP states "[a]ny physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recording of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria. By using a 45-year threshold, this project adheres to these state guidelines as well as best professional practices.

² National Park Service, National Register Bulletin 16b: *How to Complete the National Register Multiple Property Documentation Form* (Washington, D.C.: U.S. Department of the Interior, 1991).

Using the historic context statement as a guide, ARG conducted a historic resources survey update of the City of Tustin. The survey team examined all built resources within Tustin's city limits that were constructed through 1976, excepting two post-1976 Specific Plan areas: Tustin Legacy and East Tustin (see **Appendix A**, Survey Area Map, for the extent of the City and the areas surveyed and not surveyed). In addition to individual buildings, surveyors examined concentrations of potential historic resources (historic districts), structures, objects, sites, and various other features of Tustin's built environment. Newly identified properties were placed on a master property list, photographed, and documented in DPR 523 Primary forms; at the request of the City, these properties were not described in detail or evaluated for eligibility. Properties documented in previous surveys were documented in detail and evaluated for eligibility against the criteria of the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and the City of Tustin Cultural Resource District (Tustin City Code (TCC) Section 9252). For more details about the survey update process, please refer to **Section 2** (Methodology) of this report. The City's resources reflect a variety of themes within Tustin's history, including social and cultural development, commerce, economics, architecture, and others.

1.2 Description of the Survey Area

The City of Tustin is located in the Santa Ana Valley in Orange County, upon the flood plain of the Santa Ana River. The longest river in Southern California, the Santa Ana River originates in the San Bernardino Mountains and flows west/southwest through San Bernardino, Riverside, and Orange Counties to the Pacific Ocean. It is fed by multiple tributaries in a fertile watershed which, along with eons of rich sediment deposition, created the perfect conditions for the agricultural development which was to characterize Orange County's early years of development. Tustin is situated on the largely flat alluvial plain southwest of the Santa Ana Mountains; to the northeast, foothills to this mountain range rise in what is now unincorporated North Tustin. The most visible topographical feature is Red Hill, a 347-foot-tall sandstone promontory tinged red by cinnabar (mercury). In addition to unincorporated North Tustin, the City of Tustin is bounded by the City of Irvine to the east and south, the City of Santa Ana to the west, and the City of Orange (along with a small leg of the unincorporated area) to the northwest. The city is crossed by multiple channelized washes. Tustin is a fully developed city with parks and open space, and retains an array of native and imported mature trees including acacia, ash, avocado, bottle tree, bunya bunya, camphor, Cape chestnut, carob, crape myrtle, Italian cypress, deodar cedar, Chinese elm, eucalyptus, various pine species, flame tree, floss silk, Indian laurel fig, jacaranda, magnolia, ginkgo, various oak species, olive, orange, orchid, various palm species, pecan, pepper, redwood, sycamore, and walnut.

Tustin is a self-sustaining city and its built environment, constructed between the 1870s and the 2020s, reflects a mix of residential, commercial, institutional, and industrial properties. Its industrial properties are located in the south and east portions of town, as dictated by zoning, while it has multiple commercial areas along major thoroughfares scattered throughout the

community; in both cases, most properties date to the city's most intense period of development after World War II. A notable exception is the commercial and residential area of Old Town, which reflects the original Tustin City townsite and commercial core as platted in 1870 and expanded through early annexations.³ This area, which has been designated the Tustin Cultural Resource District, contains properties dating as far back as the 1870s. It features a regular street grid oriented to the cardinal directions in its oldest section. Most of the rest of the city's street grid is skewed northeast/southwest, reflecting its historic patterns of development responding to transportation corridors starting with the Southern Pacific Railroad, expanding with historic Highway 101 through the area, and culminating in the construction of Interstate 5 and State Route 55 in the mid-20th century. The skewed street grid is fairly regular, with blocks of uniform size, though the wide variety of post-World War II residential subdivisions introduced a range of era-typical layouts and features like cul de sacs, curvilinear streets, and dedicated park space. Typical street features include concrete curbing with driveway curb cuts, modern street lights, and overhead utilities. Concrete sidewalks are also very common, but are absent from a few residential streets within the Cultural Resource District. The City contains a mix of single-family and multi-family residential properties, with the latter dominated by larger-scale, post-World War II buildings and complexes sometimes comprising multiple parcels.

The survey update addresses all properties within the city limits that were constructed by 1976. A high proportion of Tustin's post-1976 properties are located within two very large, recently developed (or currently under development) areas with Specific Plans: the Tustin Legacy Specific Plan area in the southern part of the City, and the East Tustin Specific Plan area in the northeast part of the City. These areas are excluded from the scope of this project. **Appendix A**, Survey Area Map, shows the extent of the City and the areas surveyed and not surveyed during reconnaissance.

1.3 Project Team

All phases of this project were conducted by ARG personnel who meet the *Secretary of the Interior's Professional Qualification Standards* in Architectural History.⁴ ARG staff who participated in the project include Katie E. Horak, Principal; Mary Ringhoff, Senior Associate and Project Manager; Rosa Fry, Architectural Historian; Evanne St. Charles, Associate; and Andrew Goodrich, Associate, all Architectural Historians and Preservation Planners. Research, community outreach, and survey assistance was provided by ARG interns Krista Gelev and Emelyn Najera.

³ Columbus Tustin filed Tustin City's plat sometime between August 1870 and May 1871; as no one has been able to more clearly ascertain the date, this document follows most local histories (e.g., Carol H. Jordan, *Tustin: An Illustrated History* (Tustin: Tustin Area Historical Society, 2007), Juanita Lovret, multiple articles published in the *Tustin News*) in using 1870 as the estimated establishment date for the community. The City of Tustin uses 1868, the date Columbus Tustin purchased the land that would later hold Tustin City.

⁴ The *Secretary of the Interior's Professional Qualification Standards* were developed by the National Park Service. For further information on the Standards, please refer to http://www.nps.gov/history/local-law/arch_stnds_9.htm.

1.4 Previous Designations and Surveys

Tustin has conducted two citywide historical resources surveys before this point. The first was completed by consultant Thirtieth Street Architects, Inc. in 1990, and the second by TBA West, Inc. and Carol Jordan in 2003. The bulk of the City's known historic resources, including the Cultural Resources District as currently defined and most of the City's designated and eligible individual properties, were identified in these surveys and the reader is directed to **Appendix E, Property Lists**, for information on these. Additional evaluations and designations of a handful of other properties under state and local eligibility criteria have taken place over the years outside of the citywide surveys, and are noted below.

- Artz Building (150-158 W. Main Street): National Register listed, California Register listed⁵
- Cohen House (13631 Yorba Street): California Register-eligible⁶
- Hewes House (350 S. B Street): National Register listed, California Register listed
- Kidd House (124 N. B Street): California Register-eligible⁷
- Ralph House (1252 Irvine Boulevard): Locally listed⁸
- Stevens House (228 W. Main Street): National Register listed, California Register listed
- Tustin Presbyterian Church (201 W. Main Street): California Register listed
- 14841 Yorba Street: California Register listed
- 14891 Yorba Street: California Register listed

⁵ Information on this and all other properties listed in the California Register and/or National Register is derived from the California Office of Historic Preservation's Built Environment Resources Directory, accessed 2021, https://ohp.parks.ca.gov/?page_id=30338. Nomination forms were also provided by the City of Tustin where available. See Section 3, Existing Regulations and Criteria for Evaluation, for more information about registration programs.

⁶ Pamela Daly, DPR 523 form for 13631 Yorba Street, May 28, 2018 (on file at City of Tustin).

⁷ Shannon Lopez, DPR 523 form for 124 N. B Street, October 11, 2018 (on file at City of Tustin).

⁸ Through City Council Resolution No. 84-54, July 2, 1984 (on file at City of Tustin).

2. Methodology

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, ARG consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*
- OHP: *Instructions for Recording Historical Resources*

ARG conducted the bulk of this project's background research, fieldwork, and community outreach between March 2020 and June 2021, during the COVID-19 pandemic. In adherence to state, county, and local health and safety orders related to the pandemic, most outreach and background research tasks were completed remotely. All fieldwork complied with state, county, and local orders through social distancing, masking, and other safety precautions (including total shutdown for a period of time).

2.1 Archival Research

ARG conducted primary and secondary source research in order to inform the writing of the historic context statement and provide valuable property-specific information for the reconnaissance survey. Research included the overview of pertinent city planning documents (municipal codes and planning reports); primary resources (historic photographs, maps, building permits, deeds); and secondary sources (newspaper articles, local published histories).

The following collections were consulted:

- Collections of the Tustin Area Historical Society (remotely, facilitated by Gretchen Whisler)
- Collections of the Orange County Archives (remotely, facilitated by archivist Chris Jepsen)
- Collections of the Tustin Branch Library, Orange County Public Libraries
- Online collections available through the Los Angeles Public Library, the Huntington Library, Newspapers.com (including the *Tustin News* archives), the Online Archive of California, USC Digital Libraries, and Ancestry.com

- ARG’s in-house library of architectural reference books, journals, and other materials
- Various internet sites and digital archives
- Orange County tract maps, GIS data, historic aerial photographs, and assessor information
- Historic Sanborn Fire Insurance Maps

2.2 Reconnaissance Survey and Property List

A reconnaissance survey is an essential component of the preparation of a historic context statement, as it informs the project team about a city’s patterns of development and major and minor physical components, as well as enables a street-by-street look at all of the city’s resources at once for effective comparative analysis. The reconnaissance survey provides the basis for the subsequent intensive-level survey.

Prior to reconnaissance, ARG created a spreadsheet containing information on all previously identified properties – primarily based on GIS data and DPR 523 forms from the 2003 survey provided by the City of Tustin, augmented by information from the State of California’s Built Environment Resource Directory (BERD) and recommendations from community members. This draft property list served as the beginning for the expanded property list as it was added to during reconnaissance. ARG used the City’s Geographic Information Systems (GIS) data, supplemented by Orange County Assessor data, to develop a map that color-coded all of the city’s parcels by decade of development. This “chronology map” (**Appendix B**) helped to identify different development patterns in the survey area and locate groupings of properties that might be unified by age and appearance. The map also identified all buildings constructed after 1976, which were not included as part of this survey.

The GIS data were also used to create a base map for use during the reconnaissance survey; this base map included all parcels in the city, and made note of all previously identified properties. It excluded the areas not to be surveyed due to their post-1975 age: the Specific Plan areas of Tustin Legacy and East Tustin. ARG used this map in tandem with the draft property list to ensure every street was driven and every parcel was inspected. During the reconnaissance survey, each street in the city was driven and a “windshield” inspection was conducted. The general age of buildings, property types, architectural styles, and levels of integrity were noted and compared. Based upon observations made during reconnaissance, the survey team added individual properties that appeared to be potential resources, as well as cohesive groupings of properties that appeared to be potential historic districts. ARG also assessed the integrity of all previously identified properties, which in some cases led to them being eliminated from the list because they had been demolished or extensively altered.

Upon completion of the reconnaissance survey, ARG conducted additional research using historic building permits, deeds, photographs, maps, newspaper articles, and other sources to glean information like construction date, architect, builder, and original owner. This information

was added to the property list. A map showing preliminary findings based on the reconnaissance survey was generated (**Appendix C**). The refined property list is included as **Appendix E**.

2.3 Community Outreach

ARG and City staff participated in a number of public outreach events over the course of the project to inform the community of the project's scope and solicit information and feedback. As noted above, the COVID-19 pandemic precluded in-person contact after March 2020, so ARG relied on remote approaches including Zoom for public meetings and email for communication with individual community members with specialized knowledge.

On November 12, 2019, ARG and City staff met to kick off the project, and ARG made an in-person introductory project presentation at a public Planning Commission hearing. A Community Outreach Plan was developed in collaboration with City staff and was implemented starting in February 2020. This implementation included the creation of a project-specific webpage on the City's website, providing an introduction to the project; project area maps; Frequently Asked Questions (FAQs) about the project and historic resources surveys in general; and information on how to participate. The webpage included a Historic Resource Survey Input Form allowing members of the public to directly submit property information or project questions to the City.

ARG and City staff initiated more directed community outreach on February 25 and March 12, 2020 by meeting in-person with representatives of the Tustin Preservation Conservancy, Preserve Orange County, and the Tustin Area Historical Society. In these meetings, participants shared information on known and potential resources, recommended other community members with specialized knowledge of historic resources, and provided guidance on conducting local and regional archival research. A public outreach/project kickoff meeting scheduled and publicized by the City of Tustin for March 12, 2020 was cancelled that day due to rising COVID-19 concerns. The postponed meeting took place over Zoom on October 13, 2020.

Starting in June 2020 and continuing through August 2021, ARG and the City developed a list of possible contacts and ARG conducted directed outreach via email and phone to people on this list. Subsequent calls and email discussions tended to focus on specific properties rather than on the history of Tustin in general, and continued throughout the course of the project. Many community members contributed information crucial to the successful completion of the survey, including their own research.

All public meetings were noticed and publicized by the City of Tustin, which also provided regular project updates on the project-specific webpage as milestones were met.

2.4 Historic Context Statement

In tandem with the reconnaissance survey, ARG drafted a citywide historic context statement included in Section 4 (Historic Context Statement). The context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the NPS. Often applied to large-scale surveys, the MPD approach streamlines the evaluation process by

distilling major patterns of development into discernible themes that are shared by multiple properties within a given survey area. Utilizing the MPD approach ensures that properties with shared associative qualities and/or architectural attributes are evaluated in a consistent manner.⁹ The context statement for Tustin is organized primarily into a sequential series of contexts and themes, which capture major occurrences in the city's development history and are expressed in its built resources. Baseline eligibility standards and integrity thresholds were developed for each theme to provide the City with a framework for using existing eligibility criteria to make future decisions about the eligibility of a property. The context statement is also intended to serve as a resource for future land use decisions and preservation endeavors undertaken by property owners or the City. It is important to note that the context statement itself does not include evaluations of any historical resources for eligibility under national, state, or local significance criteria.

2.5 Intensive Survey

Once the historic context statement was fully drafted and the reconnaissance survey property list had been refined, ARG returned to the newly identified resources to take high-resolution photographs and confirm potential eligibility. All information gathered on the newly identified resources was organized in a findings database, and photographs were organized and named by address for submittal to the City. At the request of the City, DPR 523 Primary forms were prepared for the newly identified properties in a later phase. The properties identified in this project were not evaluated for eligibility under any designation program criteria, and were not documented/described in detail. The rest of the intensive survey phase focused on the properties identified in the previous citywide surveys in 1990 and 2003, and referenced the DPR (2002) and City of Tustin Historical Survey (1990) forms already completed for these properties in evaluating significance and integrity.

ARG gathered data in the intensive survey phase through a mobile documentation app (Fulcrum) with an interface customized for Tustin's resources. Data gathered for individually significant properties filled all fields from DPR 523 Primary and Building, Structure, and Object (BSO) forms, with information including address/location, name, photograph, architectural description, alterations, construction date, summary statement of significance, and California Historical Resource Status Code. Data for properties evaluated as contributors to the Tustin Cultural Resource District filled all fields from DPR 523 Primary forms. Data for properties evaluated as not eligible for listing (usually due to extensive alterations that have occurred after their 2003 survey documentation) also filled all fields from DPR 523 Primary forms. All resources documented in the intensive survey phase were subjected to more focused, property-specific research and were evaluated against eligibility criteria for the National Register of Historic Places, the California Register of Historical Resources, and the City of Tustin historic

⁹ For more information on the MPD approach, please refer to NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*: http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_IIintroduction.htm.

preservation ordinance. All data were downloaded as .csv files for creation of findings maps, and for purposes of data cleanup/quality assurance.

The information for all properties recorded in the intensive survey phase was submitted to the City as a comprehensive findings database (summarized in **Appendix E**) and as DPR 523 forms as noted above; where previous survey recordation forms existed, they were collated with the new DPR forms to provide a full update on each property. Per the request of the City, ARG also generated DPR Primary forms for all newly identified properties, but did not document these properties in full or evaluate them for eligibility.

The Tustin Cultural Resources Overlay District (also known as Old Town) was locally designated on June 20, 1988 when the City Council approved Ordinance No. 1001.¹⁰ Within the District, previous surveys identified contributing (significant/eligible) properties but not non-contributing (non-significant/not eligible) properties. Successful historic district management requires baseline knowledge about which properties contribute to the district's significance and which do not. To that end, ARG's intensive survey of Old Town included all properties within the established boundaries of the district, not just those which had been previously identified as eligible as individuals and/or district contributors. As noted above, properties evaluated as contributors/non-contributors were documented on DPR 523 Primary forms, while those also evaluated as individually eligible properties (including numerous properties bearing honorary plaques) were documented on DPR 523 Primary and BSO forms. ARG also produced a DPR 523 District form for Old Town to provide the City with the baseline information needed for future management of the district.

At the request of the City, ARG expanded the intensive survey to include the blocks of Yorba Street, Mountain View Avenue, N. A Street, N. B Street, and N. C Street above W. 1st Street (as well as W. 1st Street itself) in the area of the district, to assess the appropriateness of expanding the Cultural Resources District boundary to encompass this area. As in the existing district, previous surveys identified contributing and individually eligible properties here, but not non-contributing properties. ARG used the same methods as in the designated district to document and evaluate contributors, non-contributors, and individually eligible properties. **Section 5, Survey Findings**, provides additional detail on the findings in this area. **Appendix D, Cultural Resource District Findings Map**, illustrates contributors and non-contributors within the existing district and the potential expansion.

In several cases, the 2003 survey generally noted an entire residential block or neighborhood as potentially eligible – these include the 1000 block of Bonita Avenue, the 1400 block of San Juan Street, and properties within the Lockwood Terrace area (historically Lockwood Park Place). ARG revisited these areas in the intensive survey and documented properties that appeared to be individually eligible; as discussed in more detail in **Section 5, Survey Findings**, the groupings as noted in 2003 were found not to be cohesive or intact enough to qualify as potential historic

¹⁰ City of Tustin, *Cultural Resources District Residential Design Guidelines* (prepared by the City of Tustin Planning Commission, 2012), 1.

districts. All properties left undocumented due to lack of significance or integrity remained on the master property list to enable future management.

2.6 California Historical Resource Status Codes

First adopted in 1975 and substantially amended in 2003, the California Historical Resource Status Codes (referred to herein as “status codes”) are a systematic means of classifying historical resources that are evaluated either in a historic resources survey or as part of a regulatory process.¹¹ Each status code assigned to a given resource conveys two key pieces of information: (1) a classification code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) a qualifier that indicates under which program the evaluation was triggered. Resources and their associated status code(s) are subsequently inputted into the state’s Built Environment Resource Directory (BERD) database for reference.

Various elaborations of the status codes exist, some of which are rarely used or are not applicable to this project. Listed below are the status codes that ARG used to evaluate Tustin’s built resources.

CODE	DESCRIPTION
3S	Appears eligible for the National Register (NR) as an individual property through survey evaluation.
3CS	Appears eligible for the California Register (CR) as an individual property through survey evaluation.
5S3	Appears to be individually eligible for local listing/designation through survey evaluation.
5D1	Contributor to a district that is listed or designated locally.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6Z	Found ineligible for National Register (NR), California Register (CR) or Local designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not evaluated.

In cases where ARG evaluated previously designated properties, the following codes were also referenced:

¹¹ For more information about status codes and their application, please refer to the OHP’s *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

CODE	DESCRIPTION
1S	Individual property listed in the National Register (NR) by the Keeper. Listed in the California Register (CR).
2S2	Individual property determined eligible for the National Register (NR) by a consensus through Section 106 process. Listed in the California Register (CR).
5S1	Individual property that is listed or designated locally.

2.7 Resource Categories

In addition to individual buildings, the survey team evaluated various other resource types, all of which are significant elements of Tustin’s built environment and help to tell the story of the community’s development history. Following is a description of each major resource category as defined by the National Register, some of which were identified in the survey update:¹²

- **Buildings** are erected to shelter some aspect of human habitation. As buildings are the foundation of a developed area such as Tustin, they represent a very common resource type. They house a variety of residential, commercial, and institutional uses.
- **Structures** are also substantive constructions composed of structural elements, but unlike buildings, they serve a purpose aside from human habitation. Common examples of structures identified in a historic resources survey include bridges, tunnels, gazebos, dams, and lighthouses.
- **Objects** are differentiated from structures in that they are either decorative in nature, or are comparatively small and simply constructed. Resources such as signs, fountains, monuments, sculptures, public art installations, and street lamps are typically classified as objects.
- **Sites** are defined as areas that possess historic or cultural value and whose significance is not related to any building, structure, or object that may (or may not) be present. Some common examples include archaeological sites, natural features, parks, and designed landscapes.
- **Historic Districts** are identifiable areas that are related geographically and by theme. Districts are significant for the interrelationship between their resources and consist of historically and/or functionally related properties. Residential neighborhoods, commercial areas, and institutional campuses are examples of resources that may be recorded as historic districts.

¹² These resource categories and descriptions are derived from NRB 15: *How to Apply the National Register Criteria for Evaluation*. For more information, please refer to <http://www.nps.gov/nr/publications/bulletins/nrb15/>.

- **District Contributors and Non-Contributors** refer to the buildings, structures, objects, sites, and other features that are located within the boundaries of a historic district. Generally speaking, contributors help to convey the significance of the district. Non-contributors, on the other hand, are identified as such because they have been extensively altered or were built outside of the district’s historic period (known as the period of significance).
- **Planning Districts** are identifiable areas that are related geographically and by theme, but do not meet eligibility standards for designation as historic districts. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area and making it ineligible as a historic district. The planning district determination is used as a tool to inform future plans and projects developed by the City’s Community Development Department. These areas have consistent planning concepts, such as height, massing, setbacks, and street trees, which may merit consideration in the local planning process.

3. Existing Regulations and Criteria for Evaluation

3.1 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in NRB 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to adequately convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:¹³

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of significant persons in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally speaking, if a historic resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);

¹³ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.¹⁴ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

3.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state’s significant historical and archeological resources. In 1992, the California legislature established the California Register “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁵ The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

¹⁴ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

¹⁵ California Public Resource (CPR) Code, Section 5024.1 (a).

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.¹⁶

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource’s integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.”¹⁷

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.¹⁸

3.3 Tustin Cultural Resource District (Historic Preservation Ordinance)

Tustin administers its own designation program for historic landmarks within the city. The designation of resources at the local level is governed by Tustin City Code §9252, “Cultural Resource District,” adopted in 1988. Although this ordinance focuses on the Old Town Tustin Cultural Resource District, it explicitly allows for the designation of cultural resources and cultural districts citywide through City Council resolution. In practice, very few properties have

¹⁶ California Public Resources Code Section or §5024.1, Title 14 CCR, Section 4852.

¹⁷ California Department of Parks and Recreation, California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), “[a]ny physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP’s filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation.” This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

¹⁸ California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

been individually designated; instead, the City operates an honorary building plaque program that does not carry official designation or regulation protections.

The ordinance identifies seven eligibility criteria for historic landmark designation of a property or group of properties:

1. It exemplifies or reflects special elements of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage; or
2. It is identified with persons, a business use or events significant in local, state, or national history; or
3. It embodies distinctive characteristics of style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
4. It is representative of the notable work of a builder, designer, or architect; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City; or
6. Its integrity as a natural environment or feature strongly contributes to the wellbeing of residents of the City or the wellbeing of a neighborhood within the City; or
7. It is a geographically definable area possessing a concentration or continuity of site, buildings, structures or objects as unified by past events or aesthetically by plan or physical development.¹⁹

While it is possible for a property to be eligible under multiple criteria, only one must be satisfied to merit designation as a City of Tustin Cultural Resource.

To be found eligible for designation as a cultural resource, in addition to satisfying at least one of the above criteria, a property must retain sufficient integrity to convey its historical significance. As the Tustin ordinance does not contain specific language regarding physical integrity, best professional practices dictate that integrity should be assessed using the seven aspects of integrity used by the National Register, as outlined above in section 3.1.

The evaluation guidelines presented in this report utilize local criteria 1-4 and 7. They do not address criteria 5 or 6, as these criteria as written are difficult to apply uniformly to cultural resources.

¹⁹ City of Tustin Municipal Code §9252.d, "Cultural Resource Designation Criteria."

4. Historic Context Statement

4.1 Introduction to the Historic Context Statement

Historic and cultural resources cannot be evaluated without first taking into consideration the historic context(s) with which they are associated. Historic contexts are defined by the NPS as “broad patterns of development in a community or its region that may be represented by historic resources.”²⁰ Those historic contexts that are germane to a particular area of study are identified and explored in a technical document known as a historic context statement, which links extant built resources to the key patterns of development that they represent. As historic context statements establish the analytical framework through which historic and cultural resources may be evaluated using existing eligibility criteria, a well-developed context statement is a vital component of any future survey endeavor or planning approach. Context statements are also used to guide future determinations of eligibility and land use decisions involving potential historic resources.²¹

While a historic context statement helps to relay the story of a particular community, it is not intended to be an all-encompassing history of that community; rather, its aim is to identify and describe broad historical patterns so that one may better ascertain how a community’s built environment and cultural climate came to be. Historic context statements are generally organized by context and theme: **contexts** cast the widest net and capture a broad historical pattern or trend, and within each context are one or more relevant **themes** that are represented through extant property types sharing physical and/or associative characteristics. Accompanying each theme is a list of associated property types and guidelines for establishing eligibility and assessing integrity under the theme.

Tustin possesses a rich and varied past that spans multiple eras of California history and is associated with contexts and themes that are definitive in the history of Orange County and Southern California. The city retains a range of properties related to multiple periods of development. This historic context statement provides a narrative historical overview of Tustin’s broad patterns of development and the forces which have helped to shape the city as it appears today.

4.2 Summary of Contexts and Themes

Four contexts have been identified for the future evaluation of historic resources in Tustin. The first three contexts are organized chronologically and capture major patterns and trends in the city’s development history that are expressed in its extant built resources. Within each context are multiple themes that provide focused discussions related to particular property types. The fourth context, *Architecture and Design*, identifies and defines the architectural styles and types that are reflected in every phase of Tustin’s development and give the city much of its physical

²⁰ National Park Service, National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: U.S. Department of the Interior, 1977).

²¹ More information and resources related to historic context statements and their application can be found on OHP’s website: http://ohp.parks.ca.gov/?page_id=23317.

character. The contexts are preceded by an overview of the historical development of the Tustin area prior to 1870, when Columbus Tustin established the townsite of Tustin City.

The following table summarizes which contexts and themes are associated with Tustin’s development history and extant built resources; additional detail on each context is provided below.

Table 1. Summary of Contexts and Themes in Section 4

Context	Theme	Sub-Theme
Establishment and Early Development of Tustin City, 1870-1913	Early Industrial Development, 1870-1913	
	Early Residential Development, 1870-1913	
	Early Commercial Development, 1870-1913	
	Early Institutional Development, 1870-1913	
Tustin Becomes a City, 1914-1945	Residential Development, 1914-1945	
	Commercial Development, 1914-1945	
	Institutional Development, 1914-1945	
Postwar Development in Tustin, 1946-1976	Residential Development, 1946-1976	
	Commercial Development, 1946-1976	
	Institutional Development, 1946-1976	
Architecture and Design, 1870-1976	Victorian-Era Architecture	Italianate
		Eastlake/Stick
		Queen Anne
		Vernacular Types
	Arts and Crafts Movement	Craftsman
		Stone Houses
	Period Revival	American Colonial Revival
Spanish Colonial Revival		

		Tudor Revival
		Mission Revival
		Classical Revival
	Minimal Traditional	
	Modernism	Moderne
		Mid-Century Modern
	Ranch	Traditional Ranch
		Contemporary Ranch

- **Context: Establishment and Early Development of Tustin City, 1870-1913**
Resources falling under this context represent the earliest development in Tustin, starting with the platting of Tustin City and continuing with the subsequent construction that occurred in and around the townsite during the late 19th and early 20th centuries. Resources include single-family residences (some of which have been converted to commercial or multi-family properties), commercial buildings, one institutional resource (the First Advent Church), and two industrial resources. Despite Tustin’s well-documented turn of the century agricultural industry, the only known extant resources directly related to industrial development during this time period are an irrigation weir box and the 1912 blacksmith shop at 245 S. C Street (which was also tied to patterns of commercial development). The period of significance for this context begins in 1870 with the platting of Tustin City, and ends in 1913, preceding the 1914-1915 improvement of historic State Highway 101 which brought changes to Tustin’s patterns of development.

 - Theme: Early Industrial Development, 1870-1913
 - Theme: Early Residential Development, 1870-1913
 - Theme: Early Commercial Development, 1870-1913
 - Theme: Early Institutional Development, 1870-1913

- **Context: Tustin Becomes a City, 1914-1945**
Properties under this context are associated with Tustin’s transitional development from the mid-1910s through World War II, a period that saw continued growth thanks to the expanding local agricultural industry and the regionwide economic and construction boom of the 1920s. Development continued after the city’s 1927 incorporation, albeit on a reduced scale, during the Great Depression and even during World War II, when the establishment of several regional military bases boosted Tustin’s economy and laid the groundwork for the exceptional postwar development to come. Resources include single- and multi-family residences, commercial and mixed-use properties, and institutional properties. No extant industrial properties dating to this time period have been identified. The period of significance for this context begins in

1914 with improvements to State Highway 101 through Tustin (and construction of new commercial properties in response), and ends with the end of World War II in 1945.

- Theme: Residential Development, 1914-1945
- Theme: Commercial Development, 1914-1945
- Theme: Institutional Development, 1914-1945

- **Context: Postwar Development in Tustin, 1946-1976**

Properties under this context are reflective of wider trends in Southern California during the postwar era. As with much of the region, Tustin experienced a tremendous increase in population and development in the years following World War II, spurred locally by the wartime establishment of military bases, the construction of major highway systems, and the selling off and subdividing of formerly agricultural land. The ready availability of this land led to unusually intense residential development in the 1960s as subdivisions rapidly replaced orange groves, and a surge in automobile-related commercial development caused Old Town's businesses to be supplanted by scattered shopping centers and new business corridors. Institutional development grew along with the population, resulting in properties like postwar schools and churches. No significant extant industrial properties dating to this time period have been identified. The period of significance for this context begins in 1946, with the start of the post-World War II population boom, and ends in 1976, when the country witnessed a series of economic changes that brought about an end to the postwar era.

- Theme: Residential Development, 1946-1976
- Theme: Commercial Development, 1946-1976
- Theme: Institutional Development, 1946-1976

- **Context: Architecture and Design, 1870-1976**

This context provides an overview of the range of architectural styles that represent each period of Tustin's development. The city's impressive array of properties built in Victorian-era styles during its earliest period of development include buildings from modest cottages and storefronts to high-style residences. Craftsman homes predominated in the 1910s and through the 1920s, coexisting with some of the Period Revival styles that became common in the 1920s and 1930s. Minimal Traditional homes began appearing in the late 1930s, joined (and eclipsed) in the postwar period by Ranch and Mid-Century Modern style buildings. These postwar styles came to dominate Tustin's built environment, with residential examples concentrated in new subdivisions and commercial examples lining major thoroughfares.

- Theme: Victorian Era Architecture
 - Sub-Theme: Italianate
 - Sub-Theme: Eastlake/Stick
 - Sub-Theme: Queen Anne

- Sub-Theme: Vernacular Types
- Theme: Arts and Crafts Movement
 - Sub-Theme: Craftsman
 - Sub-Theme: Stone Houses
- Theme: Period Revival
 - Sub-Theme: American Colonial Revival
 - Sub-Theme: Spanish Colonial Revival
 - Sub-Theme: Tudor Revival
 - Sub-Theme: Mission Revival
 - Sub-Theme: Classical Revival
- Theme: Minimal Traditional
- Theme: Modernism
 - Sub-Theme: Moderne
 - Sub-Theme: Mid-Century Modern
- Theme: Ranch
 - Sub-Theme: Traditional Ranch
 - Sub-Theme: Contemporary Ranch

4.3 Historical Background: The Tustin Area, pre-1870

Prior to the Spanish colonization of California in the 18th century, the Acjachemen people (commonly known as the Juaneño) occupied the area that would come to contain the City of Tustin.²² The territory of this Native American group stretched from northern San Diego County along Orange County’s central coast and inland as far as the Santa Ana Mountains. The Acjachemen/Juaneño had frequent interactions with the groups bordering its territory, including the Tongva/Gabrieliño and Payómkawichum/Luiseño. The non-indigenous names for all three groups refer specifically to their later Spanish mission affiliations – the closest mission to the Juaneño was San Juan Capistrano.

The Acjachemen/Juaneño lived a semi-sedentary lifestyle based in permanent villages of *kiicha*, round thatched huts built of willow and reeds. They also occupied more transitory seasonal camps throughout the year for gathering plant foods like acorns, as well as for fishing, harvesting shellfish, and hunting. The majority of the villages were concentrated along the outlets of lower San Juan Creek/Trabuco Canyon (near the current location of Mission San Juan Capistrano) and San Mateo Creek/Arroyo San Onofre (near today’s San Clemente).²³ These areas featured stable water sources along with a rich variety of both coastal and inland food sources, enabling populations of up to 300 people per village. Inland areas had a narrower range of food sources and tended to support smaller villages of under 100 people which were nonetheless closely tied with all the rest in a social and economic network. One historic source, a Franciscan scholar, noted two major groups within the Acjachemen/Juaneño: the “Playanos” who lived along the coast and the “Serranos” who lived inland, distinguished by differences in religious belief as well as economic lifeways.²⁴

The greater Tustin area (including North Tustin as well as the City) is not known to have had any permanent villages, though the area had stable water sources including Santiago Creek and was well traversed by Acjachemen/Juaneño people. They are said to have called the prominent North Tustin landmark of Red Hill *Katuktu*, meaning “Hill of Prominence” or “Place of Refuge.”²⁵ This was a likely spot for temporary campsites due to the swampy, water-rich west side which inspired the Spanish-era names Cerrito de las Ranas (“Little Hill of the Frogs”) and Cienega de las Ranas (“Marsh of the Frogs”). In 1769, the Spanish expedition led by Captain Gaspar de Portola passed Red Hill on its way north from San Diego.

The local Acjachemen/Juaneño way of life saw a dramatic change in the 1770s with the arrival of Spanish missionaries and the founding of Mission San Juan Capistrano. The seventh of California’s 21 Franciscan missions, San Juan Capistrano was founded by Junipero Serra in 1776 and joined the 1771 Mission San Gabriel in disrupting the lifeways of local indigenous peoples. As was common throughout the Spanish mission system, Mission San Juan Capistrano had not

²² Juaneño Band of Mission Indians, “History,” accessed April 2020, <http://www.juaneno.com/history>.

²³ San Onofre Parks Foundation, “Native American History,” accessed May 2020, <https://sanoparks.org/native-american-history/>.

²⁴ “Native American History.”

²⁵ Carol H. Jordan, *Tustin: An Illustrated History* (Tustin: Tustin Area Historical Society, 2007), 10.

just religious conversion as its goal, but the strengthening of Spanish economic and military influence in California. It coerced the local tribes to become neophytes who would convert to Christianity, learn approved agricultural and ranching techniques, and provide free labor. The effects of mission influence upon the local native populations were devastating. Villages were abandoned as their residents were either relocated to the mission or killed by epidemics of European diseases against which they had no immunity. Although most of the local Acjachemen/Juaneño were forcibly incorporated into the mission system, some refused to give up their traditional existence and escaped into the interior regions of California.

The establishment of outposts and agricultural outholdings well beyond the mission's physical base helped San Juan Capistrano extend Spanish influence and accrue profits. It used thousands of acres of land between the mission and the coast to grow crops to feed the mission population and its animals, and to raise cattle for their valuable tallow and hides. The natural bay at what is now Dana Point served as its primary trading anchorage and thus as its link to the outside world. The mission expanded the many existing indigenous trails to establish a broad network of roads accessing all of its holdings and serving as the genesis of much of the area's current transportation system.

Although the Tustin area lay within Mission San Juan Capistrano's sizable sphere of influence, it is not known to have experienced any mission-related construction and no resources dating to this early historic time period are known to exist. It did see private land ownership relatively early in its history: in 1810, The King of Spain granted Spanish soldier José Antonio Yorba Rancho Santiago de Santa Ana, comprising 62,516 acres of land which today contain the communities of Tustin, Santa Ana, Orange, Olive, El Modena, Costa Mesa, and part of Newport Beach.²⁶ The area that would become Tustin lay near the southeastern edge of the rancho.

When Mexico won its independence from Spain in 1821, what is now California became a part of Mexico, and large parcels of Spanish lands saw changes in ownership and use. Land use patterns in Mexican California were predominantly defined by a system in which the government issued expansive land grants, or ranchos, to prominent, well-connected families as a means of encouraging settlement and bolstering California's lucrative hide and tallow trade. The missions, meanwhile, waned in influence and were ultimately desecularized and abandoned. In the Tustin area, the Yorba family continued to own the 1810 Rancho Santiago de Santa Ana. The Mexican Governor of Alta California granted Rancho Cienega de las Ranas to José Sepúlveda in 1837 and enlarged it to include the Rancho Bolsa de San Joaquin in 1842; together, the two ranchos formed Rancho San Joaquin. In 1846, the governor granted José Yorba's son Teodosio Yorba Rancho Lomas de Santiago. This rancho and Rancho San Joaquin both bordered the older Rancho Santiago, and Cerrito de las Ranas served as an important survey point in establishing the three ranchos' legal boundaries.

²⁶ Jordan 2007, 13.

In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as a United States possession. It also provided for the retention of private lands by their original Mexican owners, though this provision came under swift assault after gold was discovered in 1849 and California became a state in 1850. Eager would-be landowners contested the validity of many of the area's valuable land grants, leading to years of litigation and the eventual selloff of lands to pay debts. Many of the larger ranchos were divided into smaller parcels to pay bills and settle legal disputes. In the case of Rancho Santiago de Santa Ana, a disputed partition by the heirs of the Yorba family (including the family of Juan Pablo Peralta, Yorba's nephew) dragged on in the courts for twenty years.²⁷

Between the legal fees and the repercussions of a severe two-year drought which killed off most of their cattle, the Yorba and Peralta families found themselves in dire financial straits. They began selling off portions of their holdings to Americans eager to obtain a piece. Adjacent rancho owners found themselves in the same situation, resulting in the sales of Rancho San Joaquin and Rancho Lomas de Santiago to Irish immigrant James Irvine and his partners in 1864 and 1866, respectively. In 1866, the Peralta family sold one of many tracts from Rancho Santiago de Santa Ana to Isaac Johnson and Jonathan E. Bacon; the two deeded some of their property to their attorneys as payment for legal services.²⁸ Just two years later, Johnson and Bacon sold the rest of the land to Nelson O. Stafford and entrepreneur and Tustin namesake Columbus Tustin.



Columbus Tustin, ca. 1870. Tustin Area Historical Society.

²⁷ Jordan 2007, 15.

²⁸ *Ibid.*, 15-16.

Columbus Tustin, born in Pennsylvania in 1826, was part of a westward-moving family of 11 that emigrated to Illinois, then Oregon, Sacramento, and finally Petaluma, California.²⁹ He stayed in Petaluma as an adult, marrying Mary Cleveland in 1855 and raising a family. Tustin pursued a variety of business interests, including farming, investing in mining operations, and building carriages. It was in that last line of work that he met Nelson O. Stafford, a Vermont-born carriage maker, blacksmith, and aspiring real estate investor. In 1868, Stafford and Tustin journeyed south and partnered to purchase Bacon and Johnson's "undivided 1/64th" of Rancho Santiago de Santa Ana, some 1,360 acres for a total of \$2,500 each.³⁰ They returned to Petaluma as owners of the land that would become Tustin, albeit as owners awaiting the final results of the rancho's protracted legal battles.

When the legal dust settled later in 1868, Stafford and Tustin were recognized as the official owners of their 1,360 acres; they proceeded to partition the parcel into 520 acres for Stafford and another business partner, John Fritsch, and 840 acres for Tustin, who paid Stafford \$400 for the extra acreage.³¹ The stage was now set for a city to (eventually) arise.

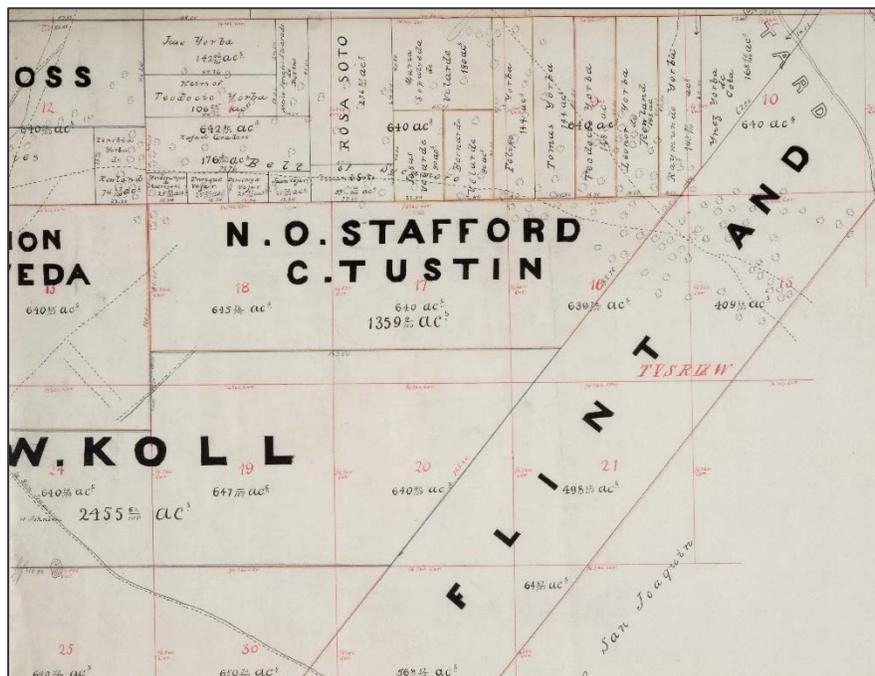
²⁹ Jordan 2007, 19.

³⁰ *Ibid.*, 20.

³¹ *Ibid.*

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.

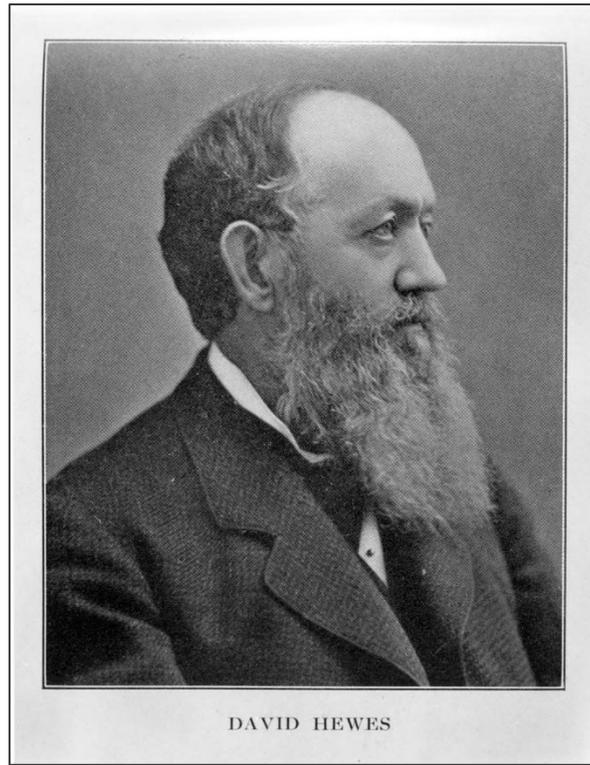
⁴⁴ Helen Gulick Huntley and William Martin Huntley (edited and expanded by Edna W. Phelps), “Tustin Scrapbook” (unpublished manuscript, November 1969, on file at City of Tustin Planning Department), 22.

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.

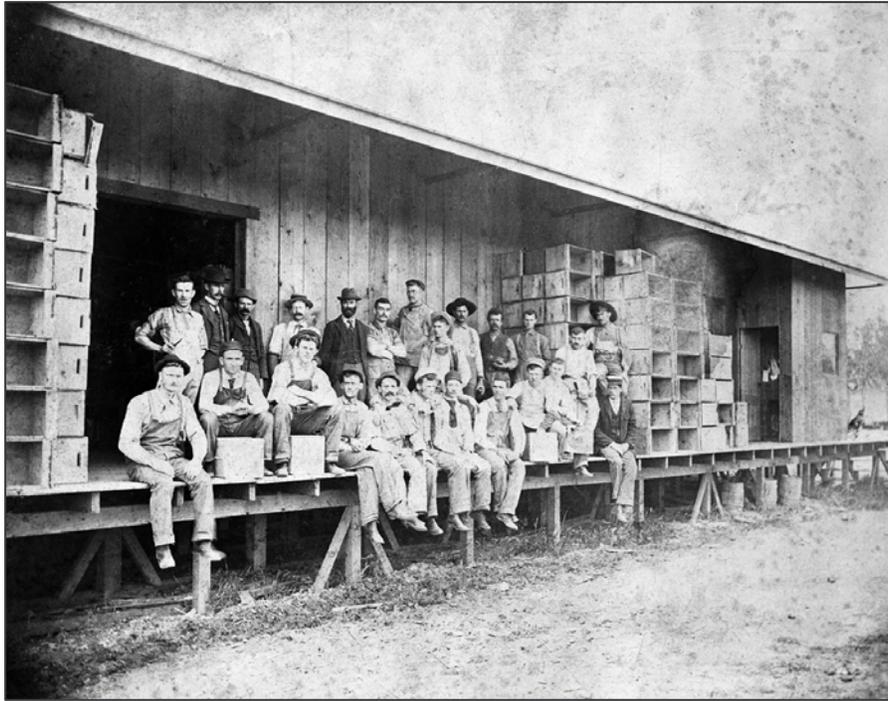
While Tustin’s townsite proper saw slow growth, its outlying areas were rapidly developed by farmers working on increasingly larger scales during the early 20th century. As early as 1901, Tustin City’s small business center was “surrounded by a thickly settled and highly improved country” producing “oranges, 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).

	<p>For its association with the earliest patterns of commercial development in Tustin.</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, 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.</p>	<ul style="list-style-type: none"> • 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 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.

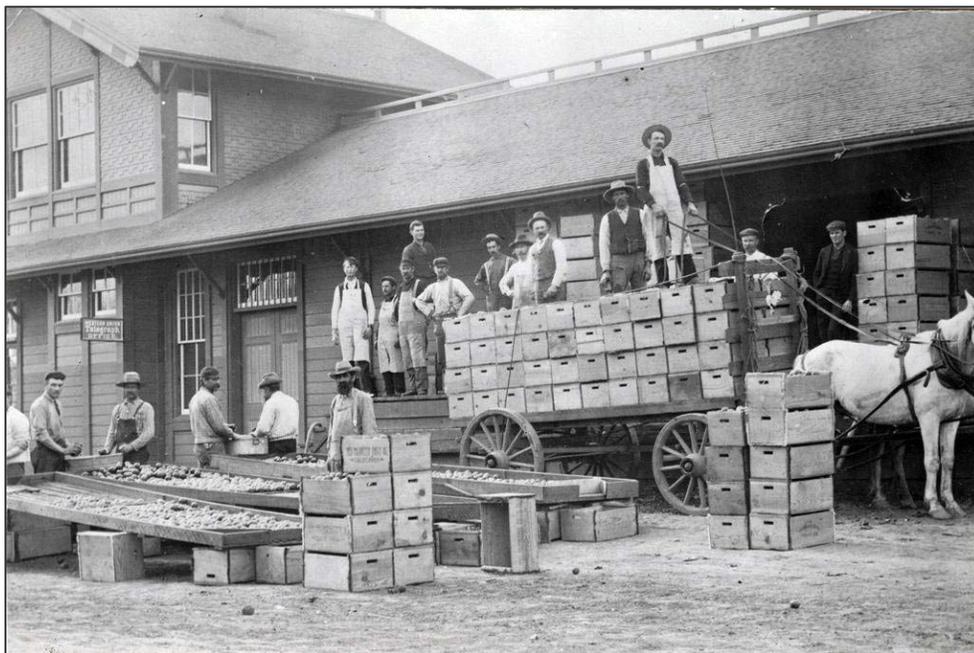
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>A property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of institutional development in Tustin; and/or • As the site of a significant 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).

B/2/2	<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

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



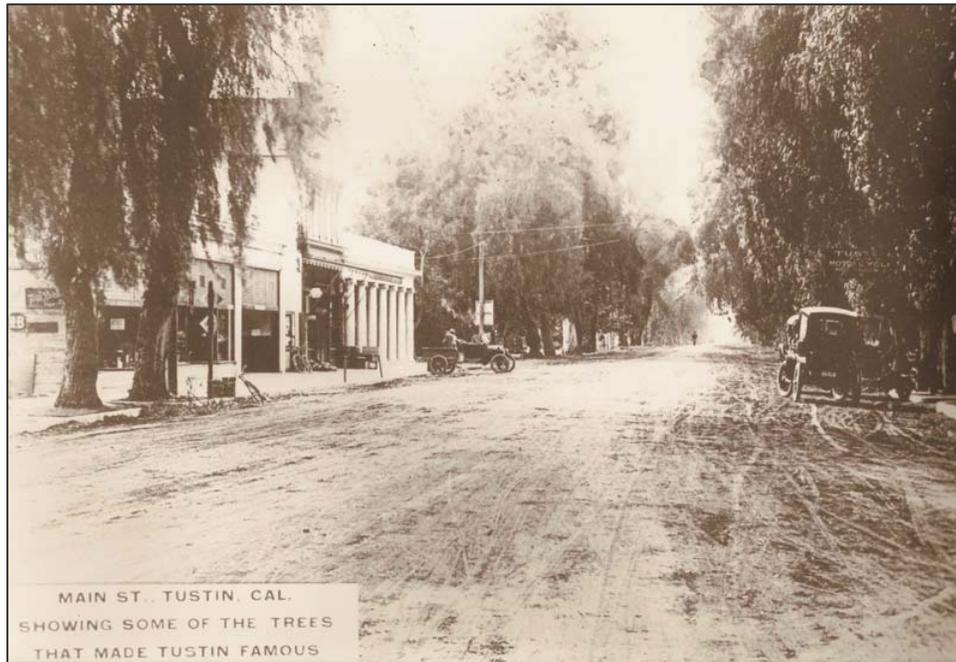
Knights of Pythias Building (397-399 El Camino Real, 1925), ca. 1940. Tustin Area Historical Society Collection, Orange County Public Library.

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/wwiibases>).

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.

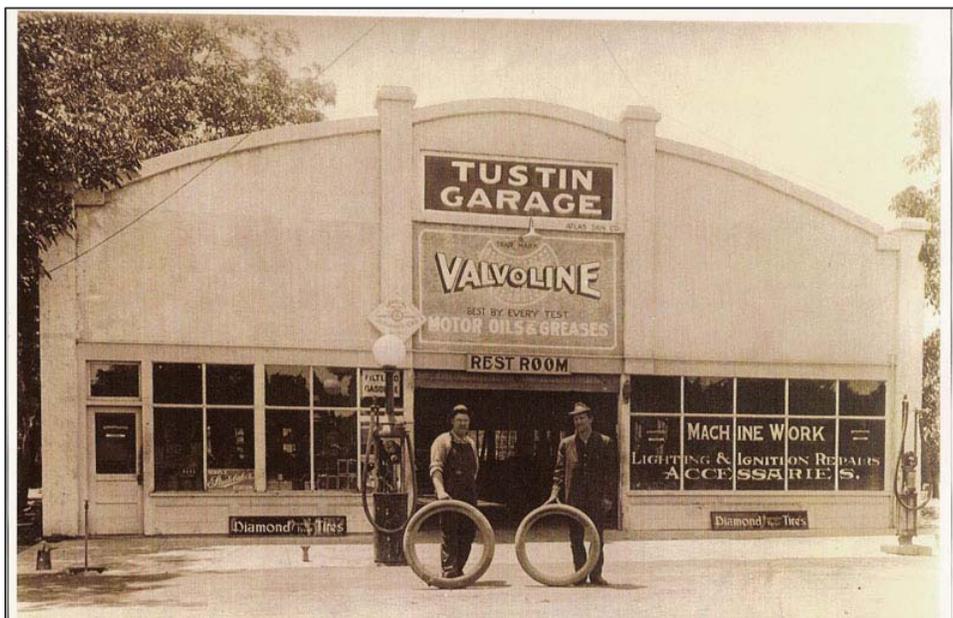
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of residential development in Tustin; and/or • As the site of a significant 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.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.</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 (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	<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</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p>

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).

	<ul style="list-style-type: none"> • For its association with patterns of residential development in Tustin. 	<p>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 (1914-1945), 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 (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.

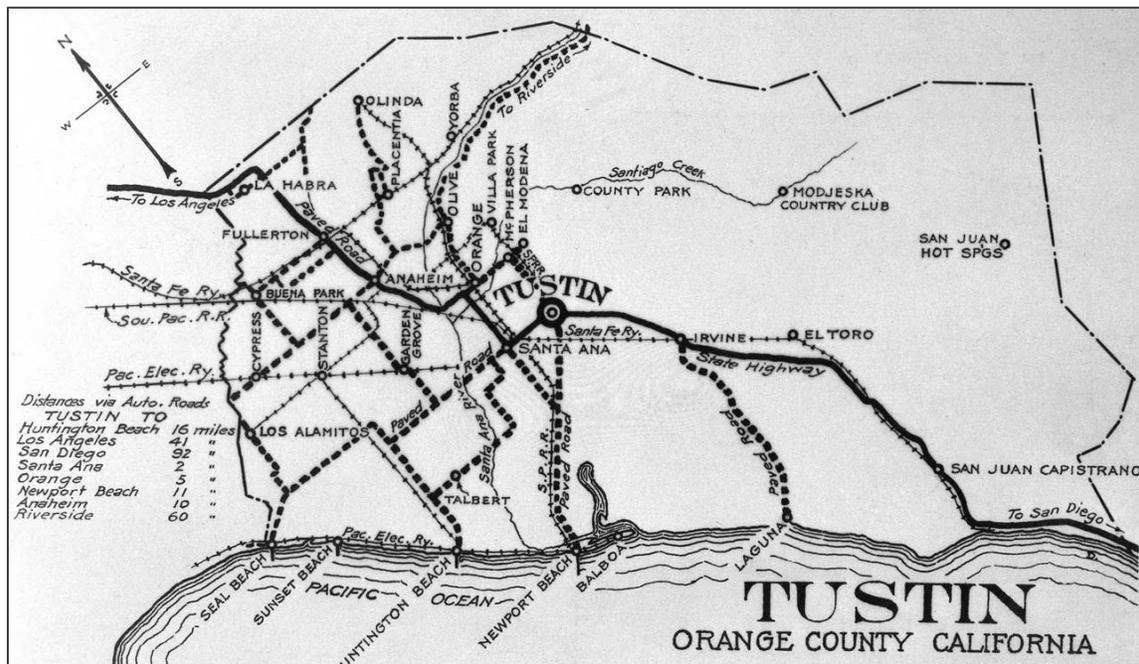
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in Tustin; and/or • As the site of a significant 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.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.</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 (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	<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 (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).

	<ul style="list-style-type: none"> For its association with patterns of commercial development in Tustin. 	<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"> 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. 	<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 (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.



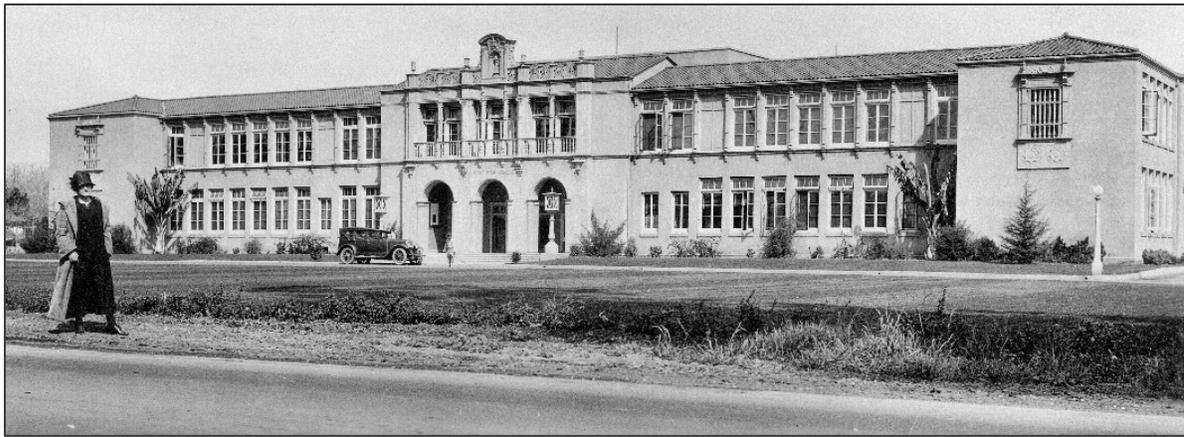
Tustin Chamber of Commerce map of Tustin's transportation connections, ca. 1914. Tustin Area Historical Society Collection, Orange County Public Library.

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



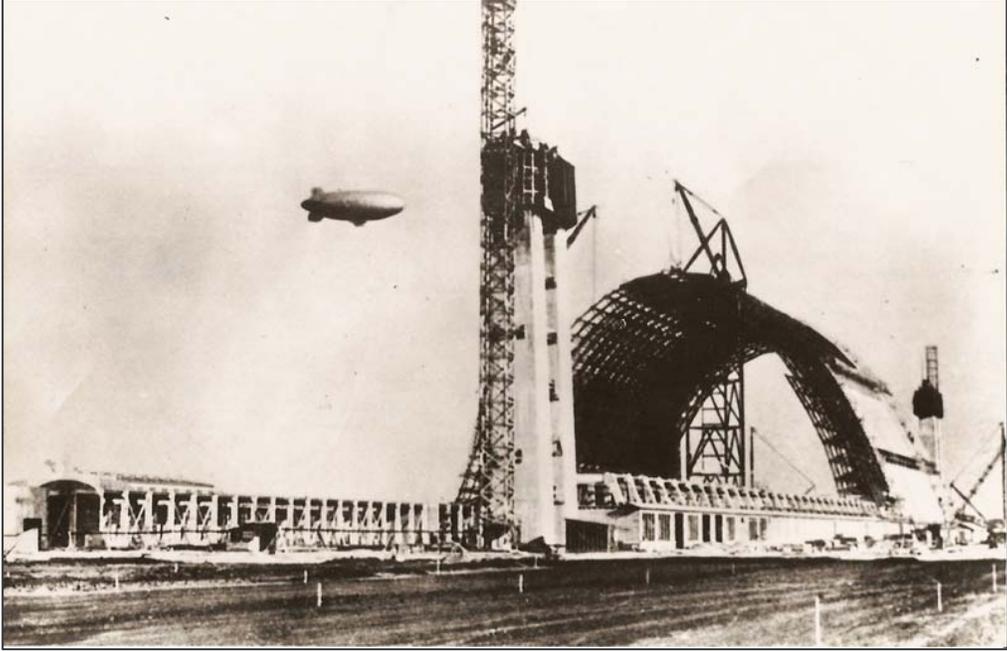
Tustin Presbyterian Church (201/225 W. Main Street, 1929), 1940. Tustin Area Historical Society Collection, Orange County Public Library.

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.

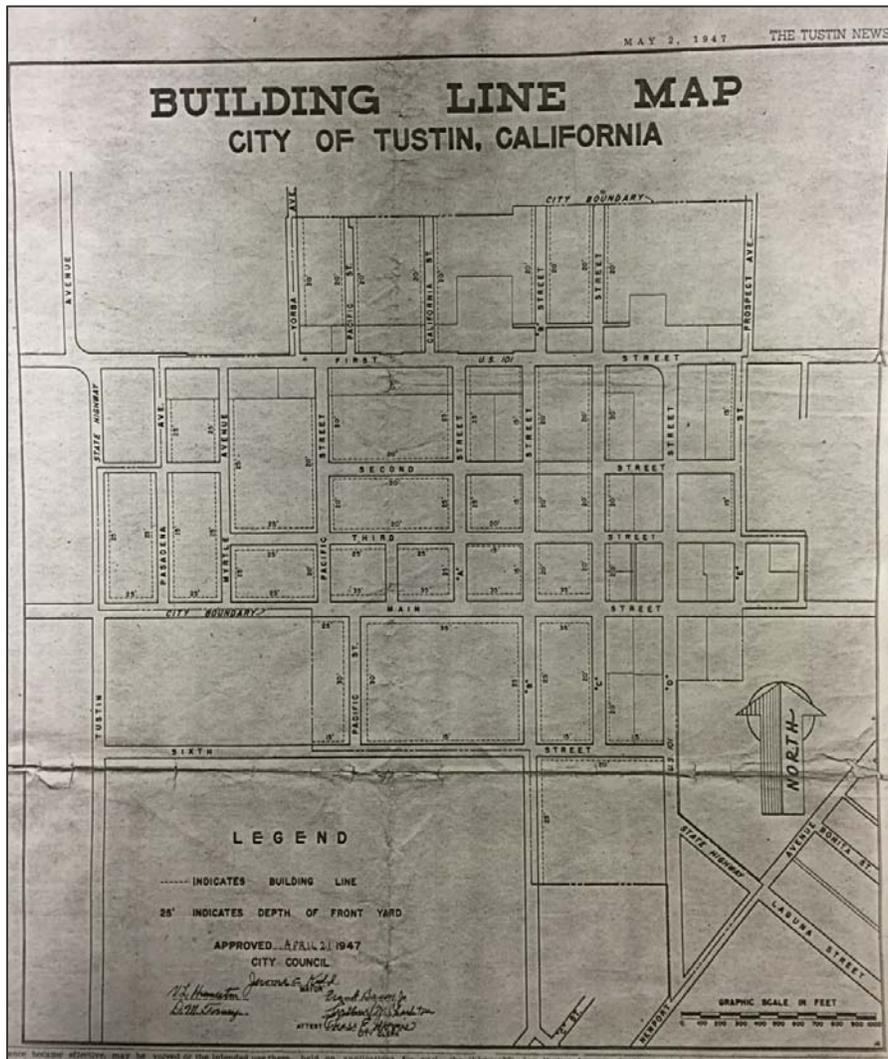
Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1	<p>A property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of institutional development in Tustin; and/or • As the site of a significant historic 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.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.</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 (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	<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 (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).

			<p>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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4.6 Context: Postwar Development in Tustin, 1946-1976

The end of World War II ushered in an unprecedented era of expansion and construction across the U.S., as the economy boomed, employment rates rose, and the housing market flourished with ample loans and high numbers of newly approved subdivisions. Like the rest of Southern California, Tustin saw an increase in population and building activity in the years following World War II. But unlike many other Southern California communities, it had room to spare for the sprawling residential subdivisions which would come to characterize postwar development in the region. The thousands of acres of agricultural land which had shaped the city for so long were not as profitable as they once were, due largely to the spread of quick-kill disease in the 1940s and 1950s. This virus spread by melon aphids rapidly killed trees, and newly planted replacements could take six or more years to mature. For the first time, as developers descended on the unbuilt areas of Orange County and new freeways connected the entire region, Tustin's growers saw benefit to cashing out. The result was an incredible transformation of the city's formerly rural character.



Tustin city boundary in 1947, before the annexations of the 1950s and '60s. *Tustin News* 2 May 1947.

New construction was slow to get started in Tustin due to the nationwide shortage of building materials, and the city's population grew by only about 200 people during the 1940s. In 1950, the population was only 1,143.¹⁷⁴ But Southern California as a whole was experiencing a massive population boom and postwar economic upturn, as throngs of people (including many returning veterans and their families) moved to the region. They were drawn by employment opportunities in defense and manufacturing industries, by educational opportunities provided by the G.I. Bill, and by the burgeoning residential subdivisions spreading outward from larger cities to create a new suburban landscape. In the case of men formerly stationed at Orange County's military bases, some also sought the pleasant climate of the region. Tustin's LTA base also remained an employer after the war's end; the Navy decommissioned it in 1949, but the Marines recommissioned it in 1951 to serve as a helicopter base during the Korean War and it remained operational until 1999.

New suburbs appeared across Orange County as construction ramped up in the early 1950s, and they followed the expanding freeway system which was creeping closer to Tustin. Funding from the Federal Housing Administration (FHA) and the Veterans Affairs Department (VA) made home ownership feasible for thousands, but the existing building stock was nowhere near sufficient. Tustin's growers and government leaders saw the development coming, while simultaneously witnessing spreading die-offs in their citrus orchards. As growers' incomes dropped, selling land off to developers became an increasingly attractive option. Starting around 1952, the Tustin area started seeing fewer and fewer citrus and walnut groves, as the land was developed into residential subdivisions. Land values rose along with Tustin's development during the postwar period – land costing \$5,000-\$6,000 per acre in 1955 was worth \$10,000-\$15,000 in 1960 and \$20,000-\$40,000 in 1965, with commercial and industrial uses valued even more highly than residential.¹⁷⁵

In 1955, the Santa Ana Freeway (Interstate 5) reached Tustin as it expanded south from Los Angeles. For the first time, commuting to work in distant points of Orange County, or even in Los Angeles County, was a feasible option, and patterns of residential development began to enlarge and spread. Instead of running through the center of town, the freeway ran to the west of it; this relieved increasing congestion on the old Highway 101 route, but also bypassed the businesses which depended on that route.

The bypassing of Tustin's historic commercial core greatly altered patterns of commercial development in the late 1950s and through the 1960s, as new businesses were established along the major feeder streets linking residential subdivisions to the freeway. Newport Avenue, Irvine Boulevard, 1st Street, and Red Hill Avenue joined, and soon eclipsed, the existing commercial corridors of Main Street and D Street (El Camino Real). They featured stand-alone businesses of all kinds catering to customers arriving by car, with large surface parking lots and tall, exuberant signage designed to catch the eye of the passing driver. Large shopping centers would come to dominate multiple intersections to provide one-stop shopping to local residents. Foreseeing the drop in traffic, Basil Brewster sold his Brewster Auto Camp before the freeway

¹⁷⁴ April Decennial Census of Population, cited in "Orange County Progress Report 1999," 133 (on file at City of Tustin Planning Division).

¹⁷⁵ "Tustin Scrapbook", 22.

was even completed. The new owner decided to turn the cottages into a business complex, which was later demolished.¹⁷⁶



Newport Avenue, ca. 1965. Orange County Archives.

New industries flourished during the postwar period as well. Major companies looking for space and lower property costs began moving into Orange County in anticipation of the freeway's completion, including aircraft industry heavyweights Lockheed, Douglas, and Hughes. The 1955 opening of Disneyland in nearby Anaheim created many new jobs in the tourist industry.¹⁷⁷ Smaller companies followed the big ones and Tustin, as well as the county as a whole, became the new home of much more diverse industries than the agriculture which had dominated the area for decades. For the first time, Tustin would be a fully autonomous city providing all the goods and services its new residents would need, as well as new jobs in burgeoning industries either in town or within a short drive.

The first residential subdivisions in Tustin proper were established in the early 1950s, joining the few late-1940s subdivisions constructed north of the city. Early examples included Lockwood Park Place, developed by the Santa Ana-based Hugh C. Marshall Co. around 1952. Lockwood Park Place and the company's 1954 Raleigh Place were built primarily for veterans and currently enlisted men. This pattern was typical of many 1950s subdivisions in Orange County and elsewhere, which focused on veterans eager to purchase homes using VA loans, often after having attended college thanks to the GI Bill. In Tustin's case, the continued operation of multiple Orange County military bases meant a high population of active enlisted men who could also achieve home ownership. Another active Santa Ana developer in the early 1950s was

¹⁷⁶ Juanita Lovret, "The 5 Freeway Initially Hurt Tustin Businesses," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/freeway.htm>.

¹⁷⁷ Nathan Masters, "How the 5 Freeway Made Orange County Suburban," KCET, accessed May 2020, <https://www.kcet.org/shows/lost-la/how-the-5-freeway-made-orange-county-suburban>.

Dream Homes, Inc., which built multiple subdivisions between 1952 and 1956. Many other subdivisions followed across Tustin in the 1950s and even more were constructed during the 1960s, by far the city's most intense period of development.



Dream Homes, Inc. display advertisement, *Tustin News* 8 May 1953.

The 1955 completion of the Santa Ana Freeway proved the tipping point in Tustin's post-war transformation from a sleepy agricultural community to a dense urban center. In March 1955, the *Tustin News*' front page headline heralded the coming change: "Permits Soar Over Quarter Million Mark in Local Building."¹⁷⁸ By July 1955, two new tracts totaled \$1,000,000 in permits.¹⁷⁹ Tustin was limited in space for new construction, and many of the new subdivisions were north of the city, where they featured larger lots marketed as "small estates."¹⁸⁰

Seeing the acceleration of residential development in unincorporated North Tustin, Tustin (like other cities in Orange County) looked to annexation of surrounding areas. Annexation, which required a vote for all areas with residents already present, was key to Tustin's control of its development through zoning. It also expanded opportunities for municipal funding through property and business taxes, in exchange for municipal services from sewers to policing. Eleven Orange County communities incorporated between 1952 and 1962 to protect themselves from annexation to existing cities including Tustin and Santa Ana. Santa Ana was particularly aggressive in its annexation attempts, leading many in Tustin to classify it as a "land grab" war.¹⁸¹

Annexation in Tustin proceeded piecemeal, with multiple annexations ranging widely in size and steadily increasing the size of the city; during the 1950s, most of the annexations were directly

¹⁷⁸ "Permits Soar Over Quarter Million Mark in Local Building," *The Tustin News* 11 March 1955.

¹⁷⁹ "Building Permits Totaling Over One Million Issued for Tustin," *The Tustin News* 21 July 1955.

¹⁸⁰ "New Small Estates Tract Due To Be Constructed in Tustin Area," *The Tustin News* 6 October 1955.

¹⁸¹ Jordan 2007, 93-94.

adjacent to the southeast, south, and northwest sides of the original townsite.¹⁸² They usually aimed directly at new or planned residential subdivisions where property owners petitioned for annexation, though their scope was not all-encompassing; a 1956 southern annexation near Mitchell Avenue and the I-5 frontage road was noted as “excluding the occupied Dream Home Tract, and including the 53 unit Dream Homes tract under construction.”¹⁸³ Neither Tustin nor Santa Ana was successful in annexing North Tustin, which remains its own unincorporated community today. Tustin’s acreage increased by 220 percent during the 1950s, while its population grew by 76 percent. By 1960, the city had increased from 1,143 residents to 2,006.¹⁸⁴

By early 1956, Tustin’s population was outpacing its available building stock, forcing many new residents to squeeze into its new and existing trailer parks – it had at least three by that time. Trailer park residency, both temporary and permanent, was a very common pattern in Southern California during the population boom of the postwar period as most communities struggled to house their exploding populations. Tustin instated a trailer park ordinance in 1956 to control the locations and characteristics of trailer parks, guiding the construction of multiple large properties during the boom years of the 1960s.

Infrastructure improvements struggled to keep pace with development during the 1950s and early 1960s. Water systems required improvement, leading to the organization of a new water district in 1951 and the incorporation of the Tustin Water Works in 1954.¹⁸⁵ The many new septic tanks and cesspools of expanding subdivisions threatened to contaminate the groundwater, forcing the city to at last construct a comprehensive sewer system. Roads needed improving and widening to accommodate greater volumes of traffic, and the four-way stops that characterized many parts of Tustin well into the 1960s were gradually replaced with traffic lights.

In 1961, the Cox Construction Co. established a new 20-acre subdivision along Ebell Drive, off of S. B Street near McFadden Street.¹⁸⁶ The development of this parcel left “only one or two remaining orange groves within the Tustin city limits.”¹⁸⁷ The *Tustin News* remarked, “All of the groves have succumbed to residential or commercial progress. The one-time agricultural heart of Orange County has been transformed to the mode of the second half of the Twentieth Century.”¹⁸⁸ And this was at the very beginning of Tustin’s true decade of transformation – the 1960s saw population growth and new construction exponentially greater than any other period in Tustin’s history, including the 1950s. The City annexed thousands of acres beyond its 1950s annexations, greatly increasing Tustin’s reach and ability to shape growth already threatening to get out of hand. By the end of the 1960s, Tustin’s land area had increased by over 400 percent,

¹⁸² Annexation Maps in Jordan 2007, 114-115.

¹⁸³ “Boundary Commission Approves Annexation,” *Tustin News* 1 March 1956.

¹⁸⁴ April Decennial Census of Population, cited in “Orange County Progress Report 1999,” 133 (on file at City of Tustin Planning Division).

¹⁸⁵ Jordan 2007, 100-101.

¹⁸⁶ Ebell is now a private drive along the back of the subdivision.

¹⁸⁷ “Ebell-Fricker Property Sold,” *The Tustin News* 31 August 1961.

¹⁸⁸ “Ebell-Fricker Property Sold.”

from 434 acres to 2,215.¹⁸⁹ And its population had increased by over a thousand percent since 1960, reaching 21,178 in 1970.¹⁹⁰

Tustin's 1950s and early 1960s residential subdivisions were quite consistent in terms of planning features (wide streets with cul de sacs), home types (one- and sometimes two-story single-family residences with attached garages), and architectural styles (predominantly Ranch, with a few Minimal Traditional and Mid-Century Modern examples). The area's developers, both in Tustin proper and in the surrounding areas within its sphere of influence, marketed their subdivisions as modern, affordable, safe, and convenient. Distance from schools and churches was highlighted in marketing materials like the promotional brochure for the 1962 Del Cerro subdivision, which emphasized its location's urban convenience paired with "the charm and seclusion of a rural atmosphere."¹⁹¹

Champagne Taste?

WOULD YOU APPRECIATE

1. A king size living room
2. Queen size bedrooms
3. 2 spacious baths
4. Modern Hardwood kitchen
5. Breakfast bar, dishwasher, range and oven, disposal
6. Separate dining area with sliding glass doors to private patio

WOULD YOU LIKE ALL THIS IN AN ALL ELECTRIC MEDALLION APARTMENT WITH CUSTOM CARPETS AND DRAPES?

THIS CAN ALL BE YOURS AT THE FABULOUS TUSTIN ACRES APARTMENTS. COMPLETE WITH POOLS, RECREATION ROOM AND BEAUTIFUL GROUNDS. TRULY ALL THE COMFORTS OF A LUXURY HOME WITHOUT THE PROBLEMS OF OWNERSHIP. SEE FOR YOURSELF.

Tustin Acres

650 WEST MAIN AT MYRTLE

Convenient to Santa Ana & Newport Freeways — to Douglas, Beckman, Autonetics, El Toro Base.

RATES: 2 BEDROOMS \$135 — STUDIOS \$140
3 BEDROOMS \$145

Ron and Terri Conn. Hosts — 838-0160

Display advertisement for Tustin Acres (650 W. Main Street), *Tustin News* 28 May 1964.

¹⁸⁹ Juanita Lovret, "Tustin's First City Council Focused on Safety," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed May 2020, <http://www.tustinhistory.com/articles/tustin-first-council.htm>.

¹⁹⁰ April Decennial Census of Population, cited in "Orange County Progress Report 1999," 133 (on file at City of Tustin Planning Division).

¹⁹¹ Del Cerro promotional brochure, 1962.

For the first time in its history, Tustin also saw the extensive development of multi-family residences to provide housing for an ever-expanding population. Apartment buildings of various sizes popped up throughout the city, with perhaps the largest being the 1963-1964 garden apartment complex of Tustin Acres (650 W. Main Street, extant). It was popular with officers stationed at the LTA base.¹⁹² Many other multi-family properties of notable size were constructed during the 1960s, representing a range of property types including duplexes, large apartment houses, multi-building courtyard apartments, and garden apartment complexes.

In 1963, Tustin issued over \$39 million in building permits, topped by 1964's astounding total of over \$80 million.¹⁹³ Development was spurred by the 1963 completion of the Newport Freeway (State Route 55, now known as the Costa Mesa Freeway), as well as the completion of a Newport Avenue off-ramp from the Santa Ana Freeway (Interstate 5) in the same year. With the completion of this second freeway through town, Tustin was fully linked into regional transportation systems. By the end of the 1970s, with both freeways complete and Tustin much enlarged through annexations, the city had 15 off-ramps.¹⁹⁴



Aerial photograph of Tustin showing freeways and declining agricultural acreage, 1965. Tustin Area Historical Society Collection, Orange County Public Library.

¹⁹² Preservation group meeting, 25 February 2020.

¹⁹³ Jordan 2007, 95.

¹⁹⁴ *Ibid.*, 96.

The majority of development during this time was residential, but commercial development also accelerated to a frantic pace in the 1960s. Large, automobile-oriented shopping centers with dedicated parking were a particular hallmark of this era. Notable examples in Tustin included Jamestown Village (1960-1962, 462-566 El Camino Real, extant), Larwin Square (1961, extant), Ralph's (1965, now Tustin's French Quarter, extant), Tustin Heights Center (1965, extant), and the Pantry Market center at Newport and Walnut Avenues (1965, extant).¹⁹⁵ Smaller commercial properties filled in along major thoroughfares like Newport Avenue, 1st Street, Irvine Boulevard, and 17th Street, and some older buildings (and still-vacant parcels) were replaced with new buildings in downtown's historic commercial core.

As local industries expanded and annexation proceeded through the 1960s and into the 1970s, the city established industrially zoned areas. These areas filled in with massive properties, including warehouses, distribution centers, manufacturing facilities, and office parks, during the 1970s and 1980s. The development continued through the 1990s and 2000s, and many of the 1970s properties were altered, expanded, or demolished for new construction in the early 21st century. Industrial properties pre-dating 1970 are rare in Tustin, and no historically significant properties were identified.

By 1965, the City had gotten a handle on the massive infrastructural improvements its postwar development demanded. It required developers to install underground utilities in all new subdivisions, and it drew on county funding to improve the storm drain system. This particular improvement saved both lives and property in 1969, when in a haunting echo of the 1938 floods, massive flooding killed dozens of people in Orange County and cost millions in property damage. In 1968, as part of Tustin's centennial celebration, the City renamed D Street as El Camino Real, 4th Street as Irvine Boulevard, and H Street as Centennial Way.¹⁹⁶

Tustin's residential development patterns began to shift in the late 1960s and early 1970s as some new subdivisions reflected the influence of the Irvine Master Plan. Adopted in 1960 and designed by architect William Pereira, the plan was the shaping document for the new City of Irvine (established by the area's longtime dominant landholder, the Irvine Company, on its land). It guided and shaped a new type of planned community centered on the new University of California, Irvine, incorporating business centers, abundant open space, and residential "villages," each with its own school, shopping center, and park. This new approach to planned development proved highly influential across Southern California, and new Irvine Company-developed subdivisions like Tustin Meadows (1968) and the massive Greenwood Village (1973, incorporating multiple developments like Laurelwood and Peppertree) changed the face of postwar residential neighborhoods in Tustin.¹⁹⁷ Centennial Park was developed as part of Tustin Meadows, serving as the central hub and design focus of the entire neighborhood.

Tustin's explosive residential growth necessitated more schools for the increasing student-age population. As a result, the postwar school became one of the most visible property types of the period, with at least 20 constructed between 1950 and 1970; as the school district reused architectural plans multiple times, some of Tustin's schools are nearly identical to each other.¹⁹⁸

¹⁹⁵ Ibid., 95.

¹⁹⁶ Jordan 2007, 106; Lovret 2011, 139-140.

¹⁹⁷ Once developed, the neighborhoods of Laurelwood and Peppertree became much better known than the overarching Greenwood Village development name, which quickly fell out of use.

¹⁹⁸ Jordan 2007, 97.

Tustin High School's 1922 main building was demolished in 1966, having been declared seismically unsafe, and was replaced with one story classroom "pods."¹⁹⁹ By then, Tustin boasted the new (1963) Foothill High school in North Tustin as well as numerous elementary and middle schools.

The city's other institutions kept pace with rapid development during the 1950s and 1960s. The library received its first dedicated building in 1958 and its second in 1976. The post office moved into a new building in 1962, the volunteer fire department became a paid department in 1963, and City Hall and other municipal departments received a new headquarters in 1974. The Tustin Area Woman's Club was founded during this period, as was the Tustin Area Museum and its parent organization, the Tustin Area Historical Society. Tustin also saw the construction of multiple religious facilities in the 1960s, including the First Baptist Church (1959, with an exuberant hyperbolic paraboloid roof), Saddleback Chapel (1963), a new church for St. Paul's Episcopal (1964), St. Cecilia (1964), and many more. These prominent edifices were typically in Mid-Century Modern styles on various scales and levels of articulation – going beyond the commercial buildings on major streets, these were designed to catch the eye as well as stir the soul.

As Tustin agriculture faded from prominence in the 1960s, the citrus association packing houses closed down one by one. Tustin's last surviving packing house, the Mutual Orange Distributors facility on Newport Avenue, was demolished in 1971.²⁰⁰ Other losses in the 1960s and 1970s included the 1888 Bank of Tustin and an unknown number of turn of the century residences deemed too decrepit for salvage. Tustin continued its historic practice of moving buildings, however, and a number of houses were shifted to new locations as downtown development proceeded from the 1960s onward.²⁰¹ The Utt Juice Company closed in 1973, though its building on Main Street was not demolished until the 2010s.

By 1970, Tustin's population exceeded 21,000 – it was still not a large city, but was many times bigger than it had been in 1960. Most important, the city was now first and foremost an urbanized community, with businesses, institutions, and industries providing economic and social support to its many residents. Thanks to its freeway connections and proximity to larger cities, Tustin was also a suburban community, with many of its inhabitants commuting to work elsewhere. Faint traces of the community's agricultural heritage remained, but these operations were no longer central to the city's character or economy.

Tustin saw major demographic shifts starting in the late 1960s and accelerating through the 1970s and 1980s, as a more ethnically diverse pool of residents put down permanent roots in town.²⁰² California as a whole diversified greatly during this time, due in part to the 1965 passage of the Immigration and Nationality Act. This abolished national origin quotas that favored European immigrants over those from other nations, and revised refugee policies, leading to a substantial increase in immigration from previously underrepresented countries. And the 1968 passage of the Fair Housing Act prohibited discrimination based on race or national origin (among other things), opening home ownership opportunities to a wider variety of people. Like many communities, Tustin saw an influx of first-generation Americans from a

¹⁹⁹ Ibid.

²⁰⁰ Jordan 2007, 97.

²⁰¹ See Appendix E, Survey Findings, and Appendix F, DPR 523 Forms, for more information on moved properties.

²⁰² Ibid., 106.

wide variety of nations working in a much broader array of employment sectors than seen during the time of agriculture dominance. The Latinx American population, now comprising many more ancestries than those of the Mexican and Mexican American farm laborers constituting most of Tustin's temporary and permanent non-white population, came to make up nearly half of the city's residents, and Asian Americans comprised a substantial percentage as well.

The city continued annexations, with several massive gains during the 1970s and 1980s that gave Tustin the oddly shaped boundaries it has today. In 1976, the 1,076-acre Marine Corps Air Station (formerly the Lighter-Than-Air, or LTA, base) was annexed, marking the last major boundary change of the postwar period. It remained in operation until 1999. This area has seen careful planning for years and in the 2020s will be developed as the Tustin Legacy mixed-use project.²⁰³ Some 2,257 acres of the former Irvine Ranch were annexed in 1986 and developed as Tustin Ranch, a planned community with commercial and recreational facilities as well as residential. Thanks largely to this development as well as additional subdivisions added in the 1980s and 1990s, Tustin's growth was exponential after 1976; it continues today, albeit in a differently planned way with goals other than the solely automobile-centric expansion that so shaped the community after World War II.

²⁰³ Ibid., 110 and 113.

Theme: Residential Development, 1946-1976

Tustin's residential development during the three decades following the end of World War II far eclipsed anything experienced before or since. It was fueled by the nationwide economic resurgence, the ready availability of federal loan assistance, and the construction of regional freeways. And it was made possible by local growers selling off of thousands of acres of formerly agricultural land to developers as quick-kill disease devastated groves. By the early 1950s, Tustin's once-rural landscape was quickly transforming into residential subdivisions established by development companies of all sizes. The vast majority of the housing built from the 1950s through the 1970s was designed, built, and marketed by large-scale developers as part of brand-new neighborhoods with consistent planning features; custom-designed homes were far less common in Tustin during this time. Thanks to federal programs like the Federal Housing Authority (FHA) and Home Owners' Loan Corporation (HOLC), during the postwar period the national home ownership rate jumped from under 50% to almost 70% of all households.²⁰⁴ The availability of Veterans Administration (VA) loans after the war helped returning veterans purchase homes as well. But as elsewhere in the country, home ownership was mostly restricted to whites, with FHA and HOLC standards resulting in less than 2% of new FHA-insured housing being sold to minorities by the late 1950s.²⁰⁵

While multiple subdivisions were established in what is now unincorporated North Tustin during the late 1940s, the earliest known examples within Tustin's modern city limits date to the early 1950s. The Santa Ana-based Hugh C. Marshall Co. built some of the first tracts of the 1950s, including Lockwood Park Place immediately northeast of the original Tustin townsite. This subdivision was built primarily for veterans and enlisted men, and was complete by 1952. In 1954, the Marshall Co. added Raleigh Place, comprising 34 three-bedroom homes at Newport Avenue and Mitchell Street, of which 24 were reserved for active GIs. Another Santa Ana developer, Dream Homes, Inc., was very active in Tustin during the early 1950s. It established multiple subdivisions between 1952 and 1956, starting with small tracts of only a few lots at Myrtle Street, Pasadena Street, and 3rd Street in the original townsite; it went on to establish larger subdivisions east and southeast of town which were soon part of the city through a series of annexations.

²⁰⁴ Living New Deal, "National Housing Act (1934)," accessed March 2019 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.

²⁰⁵ Robert Leighninger, Jr., *Long-Range Public Investment: The Forgotten Legacy of the New Deal* (Columbia, SC: University of South Carolina Press, 2007), 134-135, cited in Living New Deal, "National Housing Act (1934)," accessed March 2019 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.



Curving street and consistent setbacks in Lockwood Park Place. ARG, 2021.

Starting with these early 1950s developments and continuing through the 1960s, the city's developers and builders were clearly following the neighborhood and building design guidelines established by the FHA and formalized in its 1936 publication *Planning Neighborhoods for Small Houses*. This guide encouraged things like curvilinear streets and modest homes built to maximize efficiency and ensure consistent neighborhood character.²⁰⁶ This kind of development made more sense for large-scale builders who could “arrange for the purchase of land, the design of the subdivision plat, and the design and construction of the houses.”²⁰⁷ The typical 1950s subdivision in Tustin featured uniform lot sizes, setbacks, planning features, and cul de sacs – another FHA-recommended feature and one prized by families with small children. Modest Minimal Traditional styles with attached garages appeared in the early years, but larger, low-slung, Ranch styles quickly came to dominate during the rest of the postwar period.

The 1955 completion of the Santa Ana Freeway fully connected Tustin to the expanding regional transportation network and drew developers on ever-larger scales. In March 1955, the *Tustin News* noted over a quarter of a million dollars in new building permits – and it was front page news. Nearly \$370,000 in permits represented 26 new houses (and a few remodels and garages) for that month, most of which were constructed in a single tract by Orano Homes at Sussex and Gramercy - outside the City limits, but characteristic of the scale and pace of changes happening in Tustin proper, as well as its immediately adjacent areas.²⁰⁸ By July 1955, residential construction was in full swing, with over \$1,000,000 in permits reported for construction in two new residential tracts.²⁰⁹ By March 1956, development companies from as far as Los Angeles

²⁰⁶ David L. Ames and Linda Flint McClelland, National Register Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), 49.

²⁰⁷ Ibid.

²⁰⁸ “Permits Soar Over Quarter Million Mark in Local Building,” *The Tustin News* 11 March 1955.

²⁰⁹ “Building Permits Totaling Over One Million Issued for Tustin,” *The Tustin News* 21 July 1955.

and Beverly Hills were staking their own claims to Tustin and Tustin-adjacent land – including prominent residential developers like the Walter Leimert Company.²¹⁰

These 1955 and 1956 tracts were located in what is now unincorporated North Tustin, where larger parcels outside of the original Tustin townsite and uninterrupted by freeway construction allowed the development of not just larger subdivisions, but subdivisions with larger lots. Indeed, many, like St. Hubert’s Woods, were marketed as “small estates” protected by a county ordinance requiring minimum building sites of 10,000 square feet and minimum street frontages of 100 feet per lot (about twice the width of a standard city lot).²¹¹ Others, like Bigelow Park between Holt Avenue and Prospect Avenue in unincorporated North Tustin, featured smaller lots; this subdivision was funded partly through the VA and its homes were intended for veterans to buy with no down payment.²¹² Other 1950s-early 1960s tracts in North Tustin included Hillview Estates (1952), Prospect Park (1952), Country Home Estates (1952), Hewes Avenue (1953), Tropic Lane (1958), Gainsborough (1958), Tustin Ranchos (1958), Meredith Park (1959), and Broadmoor (1961). Dream Homes Inc. also constructed multiple North Tustin tracts, including a 45-home tract at Yorba and Fairhaven (1954) and a 34-home tract on Theodora Drive (1955). Although these developments were outside of Tustin proper, they were influential in the design of many of Tustin’s postwar subdivisions and reflected the approach of large-scale developers who worked in the City as well as the adjacent unincorporated areas. They also helped spur Tustin’s drive to annex additional areas, although North Tustin opted to remain its own unincorporated community.

In Tustin proper, other typical tracts developed during the 1950s and early 1960s included Elizabeth Way (1952) on Wass Street north of Irvine Boulevard; more Dream Homes tracts south and southeast of the townsite (1952-1956); Cliff May Ranch Homes (1954) at Red Hill Avenue south of Irvine Boulevard; and numerous other subdivisions. They were fairly homogenous in terms of property types and layout: single-family residences with attached garages, usually in Ranch styles, situated in auto-oriented developments with consistent setbacks, concrete sidewalks, curb cuts, wide paved streets, and cul de sacs. Many of their developers were based in Orange County, although Los Angeles-based developers were also very active. One notable example was architect/developer Cliff May, known as the father of the California Ranch style, who designed Contemporary Ranch developments across Southern California. Within the City of Tustin, he designed the George M. Holstein & Sons-developed, 38-house Cliff May Ranch Homes development at Red Hill Avenue south of Irvine Boulevard in 1954 and is also known to have designed a smaller tract at El Camino Real and Browning Avenue.²¹³ Due to numerous alterations to individual properties within these subdivisions, neither retains sufficient integrity to convey their historic character and therefore were not identified as potential historic districts.

²¹⁰ “Realtor Handles Sale of Six Ranch Properties to LA Firms,” *The Tustin News* 8 March 1956.

²¹¹ “New Small Estates Tract Due To Be Constructed in Tustin Area,” *The Tustin News* 6 October 1955.

²¹² “Development of Bigelow Park Now Underway,” *The Tustin News* 4 February 1955.

²¹³ “38 Home Subdivision Now Under Construction,” *Tustin News* 3 September 1954; Tustin Preservation Conservancy, “Tustin History,” accessed June 2020, <http://www.tustinconservancy.org/tustin-history/>.



Traditional Ranch-style home on Laurinda Way, in City of Tustin portion of the 1956 Santa Clara Estates subdivision. ARG, 2021.

By the mid-1950s, Tustin’s exploding population had exceeded the available building stock and new houses were in very high demand. Local builders responded by starting to ramp up the construction of multi-family residential properties, though these appear to have been relatively small in scale and few extant examples survive – the vast majority of Tustin’s postwar multi-family resources date to the 1960s and ‘70s. Some landowners expanded trailer park properties dating to the immediate postwar period and others established new ones. This was a very common pattern in Southern California during the population boom of the postwar period – trailer parks served the role that auto camps had in the 1930s and 1940s, providing expedient housing to both temporary and permanent residents. In addition to the small, ca. 1940 Hannaford’s Trailer Court (now Sutliff Trailer Park), by 1956 Tustin had at least two large properties of this type: Trail-a-Way Mobile Home Park (1782 Nisson Road, 1954) and Parque Santiago (215 S. Prospect Avenue, 1956). Concerned about the impact of this housing type on Tustin’s character, in 1956 the City Council passed a trailer park ordinance which, among other things, specified that occupation of trailer homes outside of “qualified trailer parks” was prohibited.²¹⁴ As the *Tustin News* put it, “The ever increasing ‘move to Tustin’ desire has made it necessary for the City Council and civic leaders to keep a watchful eye on developments which could be detrimental to the beauty and well being of the community.”²¹⁵ At least four large trailer parks were constructed under the ordinance during the 1960s: Tustin Village Mobile Home Park (15352 Williams Street, 1963), Montesilla Mobile Home Park (15601 S. B Street, 1966), Saddleback Mobilodge (15401 Williams Street, 1966), and Villa Valencia Mobile Home Park (14092 Browning Avenue, 1969).

²¹⁴ Tustin Trailer Park Ordinance (Ord. No. 94, 12/27/55), published in full in *The Tustin News* 5 June 1956.

²¹⁵ “Council Adopts Tustin Trailer Park Ordinance,” *The Tustin News* 5 June 1956.



Parque Santiago (215 S. Prospect Avenue, 1956). ARG, 2021.

As rapid as Tustin's 1950s residential development was, it was far outpaced in the 1960s as more and larger subdivisions were established and the city frantically annexed thousands of acres. The 1963 completion of the Newport Freeway (State Route 55, now known as the Costa Mesa Freeway) and a Newport Avenue off-ramp from the Santa Ana Freeway (Interstate 5) provided more options for commuters and opened up more areas ripe for residential development. The tracts of the 1960s were larger, often comprising hundreds of homes each, and often featured larger lots than the city's 1950s subdivisions. As Tustin's commercial corridors, shopping centers, school system, and churches grew, developers were able to boast their subdivisions were convenient as well as safe, affordable, and modern. The 1962 announcement of the grand opening of the Margate Homes subdivision at the southeast corner of Red Hill and Bryan Avenues checked all the boxes for Tustin's new residential developments: less than a mile from the Santa Ana Freeway, walking distance from schools and the Larwin Square shopping center, sewers "in and paid for," and Ranch-style homes with attached garages.²¹⁶ Margate Homes was developed by builder W.G. Gale and featured architectural designs by Stanley Bell.

The 250-home Del Cerro subdivision built by Orange County-based George M. Holstein & Sons at Red Hill Avenue and 1st Street between 1962 and 1965 boasted many of the same features: large Traditional, Contemporary, and Polynesian Ranch homes, some two stories in height, on streets with sewers, water, electricity, gas, and telephone lines.²¹⁷ Would-be owners could choose from six different home designs, each with a minimum of three bedrooms, and some expandable to contain up to six. Del Cerro summarized its appeal, and indeed the appeal of most of Tustin's 1960s subdivisions, in its promotional brochure:

Orange County's prestige landmark, Del Cerro combines the convenience of modern shopping centers, schools and churches with the charm and seclusion of a rural atmosphere. Although comfortably removed from urban traffic and congestion, Del Cerro is within easy reach of every metropolitan facility, and has been planned to

²¹⁶ "Margate Homes In Grand Opening," *The Tustin News* 2 August 1962.

²¹⁷ Del Cerro promotional brochure, 1962.

establish a new GOLD STANDARD of LIVING for you and your family in the happy years to come.²¹⁸

Multi-family residential development also accelerated in the 1960s, as there were still not enough single-family homes to meet the demand of the growing population. Apartment buildings and complexes of all sizes appeared across the city, and like the larger subdivisions, were sited to maximize convenience and modernity for residents. Most were located on or near major thoroughfares that acted as feeder streets to the highways, facilitating commutes all over Orange and Los Angeles Counties; the areas around Newport Avenue, McFadden Avenue, and Pasadena Avenue were developed almost exclusively with large multi-family residential complexes, popular with enlisted men at the LTA base. Some properties, like the exuberant Mid-Century Modern/Polynesian Ranch property The Trinidad (15501 Pasadena Avenue, 1963) and the Mid-Century Modern/Googie community buildings of Waterstone Gardens (14441 Red Hill Avenue, 1963) and Tustin Place (1722 Mitchell Avenue, 1965) boasted flamboyant architectural styles; others, like Broadmoor Park Homes (1205 E. 1st Street, 1963) emphasized shared outdoor green space and courtyards. One of the largest from this time was Tustin Acres (650 W. Main Street, extant), a massive garden apartment complex constructed in 1963-1964 in the heart of town.²¹⁹ This complex (now condominiums) featured low-scale, multi-unit residential blocks with common green space, walkways, and community amenities. Smaller, though still quite large, extant examples from the early to mid 1960s included Broadmoor Park Homes (1205 E. 1st Street, 1963), Palm Gardens (1132-1220 Bryant Avenue, 1963), The Bahamas (17121 McFadden Avenue/15712 Pasadena Avenue, 1964), and The Georgian (1152 E. 1st Street, 1965).

²¹⁸ Del Cerro promotional brochure, 1962.

²¹⁹ Display ad, *Tustin News* 9 April 1964; "Dignitaries To Inspect New \$2 Million Project," *Tustin News* 2 April 1964.

Southland Apartments Corporation Owner and Builder

Announces the Opening of the TRINIDAD APARTMENTS

15501 PASADENA ST.
TUSTIN
Sat. and Sun.
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You are cordially invited to inspect the most elegant, luxurious apartments in the Tustin area.

54 Deluxe Units

1 and 2 BEDROOM

Unique in their concept, the TRINIDAD APARTMENTS have so many unusual features that new heights of casual yet gracious living have been attained for apartment dwellers. For comfort and all around livability the latest in ultra-modern conveniences have been designed into a setting reminiscent of the beauty and serenity of the West Indies. Extensive landscaping and bonus features such as the complete recreation facility make the TRINIDAD one of the most desirable residential apartments in the State. You simply have to see it to appreciate the extent to which the builders have gone to provide the magic combination of luxury and economy living.

2 LARGE LAUNDRY ROOMS
Automatic washers
Automatic dryers

Every apartment features those luxurious appointments

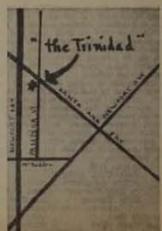
- Large living and bedrooms
- Large built-in range and oven
- Built-in dishwashers
- Air-conditioning
- Garbage disposal
- Thermal and sound insulation
- Quality carpets and drapes
- Telephone jacks in all rooms
- Thermostatically controlled heat
- F M stereo music
- Formica counter tops
- Special decor lighting
- Closed garages
- Storage rooms

PLUS
YOUR OWN PRIVATE RECREATION AREA

- Heated pool completely fenced in
- Cabana
- F M music
- Shuffle board
- Ping Pong Tables
- Lounges and chairs
- Outside heat around pool
- Gas lights around pool
- Decorative tropical courtyard Setting
- Fire protection system

Located in Pasadena St., in beautiful Tustin, California, just west of the foot of San Diego Riverside and Santa Ana freeways, affording immediate access to both.





Display advertisement for The Trinidad Apartments (15501 Pasadena Ave). *Tustin News*, 18 April 1963.

Other large complexes began appearing in the late 1960s and continuing into the 1970s, as townhouses and condominiums joined existing apartment house property types to offer new options. One extant example from this time period is The Williamshire (15502 Williams Street, 1967), originally built as the Williamshire Apartments and converted to Williamshire Homes condominiums in 1974. This 14-building garden apartment complex included pools, a putting

green, and extensive shared outdoor space.²²⁰ These complexes shared many commonalities with new patterns of single-family development arising in the late 1960s and early 1970s under the strong influence of the Irvine Master Plan. The plan called for the development of residential “villages,” each with its own park, school, and shopping center but also linked with dedicated commercial areas and abundant open space. This new approach to planned development proved highly influential across Southern California, and the Irvine Company applied it to multiple developments outside of the University of California-focused Irvine proper. It opened at least two in Tustin; Tustin Meadows (1968) and Greenwood Village (1973).

With 900 one- and two-story houses, Tustin Meadows at Red Hill and Walnut Avenues was by far the largest Tustin subdivision to date, and the first real master-planned community. Its unusual City Beautiful-inspired design featured a central park (Centennial Park) for use by residents and the general public, accessible only on foot and encircled by a curvilinear feeder street providing access to residential streets that terminated in cul de sacs. Constructed by Robert H. Grant Developers Inc. of Anaheim, Tustin Meadows offered owners a choice of six floorplans and 15 exteriors designed by architect B.A. Berkus Associates, and even included allowances for front landscaping and sprinkler systems “to encourage immediate beautification efforts by new owners.”²²¹

Tustin Meadows opening announced in the *Los Angeles Times*, 28 January 1968.

Greenwood Village was developed in two pieces, Laurelwood and Peppertree, in 1973. Each piece was about 70 acres in size. Laurelwood, immediately north of Tustin Meadows, featured 278 townhomes as well as 246 standard “patio homes,” reflecting the need for more intensive

²²⁰ “Williamshire Homes Feature Recreation,” *Los Angeles Times* 9 November 1974.

²²¹ “\$25 Million Tustin Meadows Opens in Park-Like Setting,” *Los Angeles Times* 28 January 1968.

occupations during this time.²²² Peppertree, immediately east of Tustin Meadows, added 309 single-family houses; its builder Frank H. Ayres & Son offered four floorplans and 16 exteriors from which to choose.²²³ These 1960s-1970s subdivisions developed by the Irvine Company included large parks with recreational facilities, all of which were turned over to the City of Tustin for management.

After large annexations in 1976 and 1986, Tustin saw a great deal more residential development, but it reflected different patterns than that seen in the more immediate postwar period. Massive master-planned communities like Tustin Ranch characterized the city's residential growth from the late 1970s to the present, and mixed-use developments like Tustin Legacy (in progress as of this writing) look to reshape it in new and sustainable ways.

²²² "Information Center Open," *Los Angeles Times* 1 April 1973.

²²³ "10 Acre Park to Surround New Tustin Homes," *Los Angeles Times* 4 February 1973.

Evaluation Guidelines: Residential Development, 1946-1976

Buildings evaluated under this theme are significant for their association with Tustin’s residential development between 1946 and 1976, encompassing the post-World War II population and development boom. Single-family and multi-family residences dating to this period are very abundant and there are multiple geographically unified groupings of them (potential historic districts). In Tustin, the strongest conveyance of historical significance for association with 1946-1976 residential development is through historic districts. Properties may also be significant for their association with individuals who played an important role in this period of Tustin’s history. No residences from this time period are known to have been designated individually, and the City currently contains no designated historic districts dating to 1946-1976.

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)²²⁴ 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
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; ancillary buildings and structures; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, walls, pathways, and parks; designed landscapes; and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Residential resources from this period are widely distributed across the entire city, excluding the newest annexations at the northeast and southeast edges of town.

Integrity Overview

²²⁴ 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 abundant, the integrity of eligible properties should be quite high. 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 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.²²⁵ A residential property from this period should retain integrity of location, 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 integrity of setting may still be eligible. A property that has lost some historic materials or details 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 (1946-1976), 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	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of residential 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>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 (1946-1976), and • Retain the majority of the contributors dating to the period of significance.

²²⁵ 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).

		A contributing building must retain integrity of location, 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. In order for a historic district to retain integrity, the majority of its component parts should contribute to its historic 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 location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that 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 (1946-1976), 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, 1946-1980

Tustin's commercial development exploded along with residential development after World War II, as the building moratorium lifted and the burgeoning economy led to more opportunities for business. It was relatively slow to start, with some new businesses emerging both in the original townsite and along major roads in the late 1940s and early 1950s, but no massive alterations in existing development patterns. That changed after the 1955 completion of the Santa Ana Freeway (Interstate 5) and the completion of more on- and off-ramps through the 1950s and 1960s. Through-traffic that had once traveled through the center of Tustin on Highway 101 now bypassed it to the west on I-5. This had a major impact on the businesses which had depended on the old highway traffic, leaving them isolated from potential customers. Some relocated, joining new businesses along the major feeder streets that linked residential subdivisions to the freeway, including 1st Street, Irvine Boulevard, Newport Avenue, and Red Hill Avenue. Others stayed downtown and opted to update the appearance of their older buildings with new storefronts, cladding, and display windows. Brewster's Auto Camp, sold to a new owner before I-5 was even completed, was converted into a business complex. Some of the demolished buildings in the old townsite have not been replaced, leaving vacant lots.



Junction of Interstate 5 and 55 soon after completion. Tustin Area Historical Society.

Unlike the closely abutting, pedestrian-oriented buildings on Main Street and D Street (El Camino Real), the postwar commercial buildings on feeder streets were more akin to the auto-oriented businesses that once dominated Highway 101 in Tustin: larger, stand-alone buildings with prominent signage to attract the attention of passing drivers and large parking lots for convenient access. Drive-through and drive-up restaurants, food stands, and markets became common – examples like the Thrifty Dairy at 1062 Irvine Boulevard (1960, extant) allowed customers to pick up groceries without even having to park.



17th Street at Yorba Avenue, circa 1965. Orange County Archives.

Most of the new commercial buildings were built in a simple commercial vernacular idiom, with the traditional emphasis on storefronts as in older types though often with larger display windows, and sometimes with new entry types incorporating outdoor spaces like courtyards and patios. Many exhibited restrained Late Moderne or Mid-Century Modern elements, while some featured more exuberant Mid-Century Modern styles, including Googie; this style's expressive rooflines, use of dramatic structural elements as ornamentation, and whimsical signage was a hallmark of the postwar era that never failed to catch the eye. Some of the city's new commercial properties were even more ambitious in terms of their architecture, like the New Formalist, five-building Meredith Financial Center at 17852 17th Street (1974, extant) and the Mid-Century Modern office building at 17592 Irvine Boulevard (1972, extant).



Googie-style drive-thru dairy (1062 Irvine Boulevard, 1960). ARG, 2021.

Commercial construction accelerated to keep pace with booming residential construction in the 1960s. The land value of Tustin's once-agricultural parcels rose precipitously, and commercial uses were valued even more highly than residential.²²⁶ Many more buildings were added to the major commercial corridors, particularly along Newport Avenue, 1st Street, Irvine Boulevard, and 17th Street. They included office buildings, retail strips, service stations, restaurants, and other commercial property types on a wide variety of scales. One notable extant example which illustrates the centrality of automobile-oriented commerce is the Googie-style Alta Dena Dairy at 1062 Irvine Boulevard (1960) – the drive-thru market made it easy for commuters to stop in on their way home from work. Large, automobile-oriented shopping centers with dedicated integral parking lots emerged at nearly every major intersection. One of the first was Claude T. Gilbreath's Jamestown Village (462-566 El Camino Real, extant), constructed within Old Town Tustin itself in two stages starting in 1960 and ending in 1962. Gilbreath constructed this shopping center with a large central surface parking lot that retained a historic oak tree – he built the Little Tree Church around it (the oak died in 2000). Newspaper accounts suggest he was very active in the construction process, and likely designed the complex as well.²²⁷ Jamestown Village is notable for its eclectic architecture incorporating Storybook and Pueblo Revival elements.

²²⁶ "Tustin Scrapbook", 22.

²²⁷ E.g., Bill Moses, "Tustin Turn-Ups," *Tustin News* October 13, 1960.



Jamestown Village and the Little Tree Church (462-566 El Camino Real, 1962). ARG, 2021.

Larwin Square, opened in 1961 at the southwest corner of Newport Avenue and 1st Street, was the largest planned shopping center in the greater Tustin area. Its developers touted it as “a major contribution to the further development of the rapidly growing Tustin area” which “fills the community’s needs for a complete, one-stop shopping center.”²²⁸ In 1965 alone, at least three major shopping centers were completed: Ralph’s at 17th near Yorba (now Tustin’s French Quarter), Tustin Heights Center on Irvine Boulevard near Newport Avenue (to which the Ralph’s later relocated), and the complex at the southeast corner of Newport and Walnut Avenues, originally anchored by the Pantry Market. All of these shopping centers are extant, although all except Jamestown Village have experienced extensive alterations which have obscured their original architectural character.²²⁹

By the early 1970s, shopping centers were the dominant commercial property type in Tustin. Smaller “strip mall” properties with fewer storefronts began joining the large centers like Larwin Square, filling in smaller parcels along major thoroughfares and featuring front surface parking for drivers’ convenience. This property type typically reflected a simple commercial vernacular

²²⁸ “Tustin Civic Leaders Join Rites for Larwin Square Groundbreaking,” *Tustin News* 12 January 1961.

²²⁹ Jordan 2007, 95.

idiom punctuated by wall-mounted signage. Mirroring a pattern seen throughout Southern California, by the 1980s strip malls were ubiquitous in Tustin.

Evaluation Guidelines: Commercial Development, 1946-1976

Buildings evaluated under this theme are significant for their association with Tustin’s commercial development between 1946 and 1976, encompassing the post-World War II population and development boom. They may also be significant for their association with individuals who played an important role in this period of Tustin’s history. Commercial properties dating to this period are relatively abundant in Tustin, though many of those that remain have been altered over time and have lost some or all of their historic character. No commercial properties from this time period are known to have been designated individually, and the City currently contains no designated historic districts dating to 1946-1976.

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)²³⁰ 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
- Food Service Buildings (including drive-up/drive-thru/walk-up)
- Shopping Centers
- Mixed-Use Buildings
- Bank Buildings
- Auto-Related Buildings
- Signs
- Historic Districts

Commercial resources may include retail and/or office buildings; food service buildings including drive-up, drive-thru, and walk-up variants; shopping centers; two and three-story mixed-use buildings; bank buildings; auto-related buildings like repair shops, service stations, and garages; signs; and geographically unified groupings of commercial properties (historic districts).

Geographic Location(s)

²³⁰ 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.

Commercial resources from this period are widely distributed across the entire city but are largely concentrated on major thoroughfares, near freeway entrances and exits, and near and adjacent to the 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 abundant, the integrity of eligible properties should be quite high. 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 patterns of commercial development in Tustin during this period; 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.²³¹ A commercial property from this period should retain integrity of location, 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 integrity of setting may still be eligible. A property that has lost some historic materials or details 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.</p> <p>Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – should not, in</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 (1946-1976), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

²³¹ 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>and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity.</p> <p>More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.</p>	
A/1/1	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial 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 building must retain integrity of location, 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. 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 (1946-1976), and • 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. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that 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 (1946-1976), 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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Theme: Institutional Development, 1946-1976

Tustin's institutional development kept pace with its residential and commercial development during the postwar period, as the economic boom ensured the county, the city, and local groups had funding for a number of different projects. Institutional growth was very closely tied to residential growth. The subdivisions of the 1950s and (especially) the 1960s featured city-approved features like wide paved streets, concrete sidewalks, and streetlamps. They incorporated public parks that were handed over to the city for management, and eventually provided connections to crucial services like water, sewer, electricity, gas, and telephone. Developers and the school district relied on each other to determine the locations of future schools, and church congregations erected new buildings in areas that held, or would soon hold, ample numbers of potential members. Property owners in new subdivisions outside the existing city petitioned for annexation, which Tustin approved as it was key to controlling the direction and character of the future city, and provided funding through property taxes. Tustin annexed thousands of acres of residential subdivisions during the 1950s and 1960s, and institutional properties and infrastructural improvements raced to keep up.

Much of the institutional work occurring during this time was focused on automobile transportation. The 1955 completion of the Santa Ana Freeway (Interstate 5) and the 1963 completion of the Newport Freeway (State Route 55, now known as the Costa Mesa Freeway) connected Tustin to larger regional systems, especially as more off-ramps were added. By the end of the 1970s, between off-ramp construction and city expansion through annexations, Tustin had 15 off-ramps.²³² The city widened some major streets in the 1950s and 1960s and made constant improvements to the local road system as traffic increased along with the population.

City and county officials worked to make infrastructure improvements during the fast-paced 1950s and early 1960s. As early as 1949, the area's water supply was being depleted faster than it was being replenished by the Orange County Water District, so another organization, the Orange County Municipal Water District, was formed in 1951 to purchase and import more water.²³³ The Tustin Water Works, in operation since 1887, incorporated in 1954 and expanded its pumping and piping capabilities so it could provide both irrigation and domestic drinking water.²³⁴ Most of the subdivisions established in and north of Tustin in the early 1950s did not have sewer service, as the city did not yet have a comprehensive sewer system. The placement of so many new septic tanks and cesspools finally proved the impetus for city and county government to consider constructing a full sewer system. This work was ostensibly guided by a 1953 county sewer ordinance requiring sewer lines in new tracts, though county supervisors made many exceptions for developers arguing sewer line installation was too difficult.²³⁵ Tustin-

²³² Jordan 2007, 96.

²³³ Ibid., 100-101.

²³⁴ Ibid.

²³⁵ "Local Subdivision Gets 'Go Ahead' As Supervisors Amend Sewer Ordinance," *Tustin News* 6 August 1954.

area voters within Orange County Sanitation District No. 7 also voted down multiple bond issue for financing sewer lines during the 1950s and 1960s, so annexation became key – voters in some annexation areas were in favor of joining Tustin (or any other city) purely to receive municipal sewer services.

By 1965, the City had gotten a handle on the massive infrastructural improvements its postwar development demanded. It began requiring underground utilities in all new subdivisions, to be installed at the developer's cost; this was in response to the increasingly dense system of aboveground electrical and telephone wires.²³⁶ Orange County followed suit in 1966. The City and county cooperatively financed other infrastructure projects throughout the 1960s, including expansion and improvement of the storm drain system to alleviate seasonal flooding.²³⁷ This proved a literal lifesaver in winter 1969, when the deadly floods of 1938 were echoed by massive flooding along Santiago Creek and other feeders of the Santa Ana River. It killed a number of people in Orange County – some gathered in a fire station in Silverado - and destroyed hundreds of homes.²³⁸ Tustin saw some property damage, but was protected from catastrophe by its flood control system.²³⁹

Growth of Tustin's institutions during the 1950s and 1960s went far beyond these municipal and county infrastructure improvements. The growing population of school-age children necessitated new schools, and from 1950 to 1970, the school district constructed an average of one per year.²⁴⁰ In 1951, the district also constructed a new administration center and community auditorium in a distinctive PWA Moderne/Spanish Colonial Revival style (300 S. C Street, extant). As it had historically, the district covered an area far beyond Tustin proper, including unincorporated North Tustin and parts of Santa Ana and Irvine; these areas saw an explosion of residential development just as Tustin did. In 1955, the district adopted a master plan to guide siting and construction of new schools, seeking out 10-acre sites in the areas projected to soon gain subdivisions and increase in population density.²⁴¹ This forward-looking approach became a self-fulfilling prophecy, as developers of new subdivisions increasingly sited them where they knew a new school was planned. The school district conserved money and time by reusing architectural plans, resulting in a number of identical and nearly identical Tustin schools. In the early 1960s, many of the schools were redesigned under the new "open classroom" concept in which several classes of students would meet in a common open area between classrooms.²⁴² In 1963, Foothill High School joined Tustin High School and the numerous new elementary and middle schools, and in 1966, the 1922 Tustin High School building was demolished and replaced.

²³⁶ "Underground Utilities Must for Subdivisions," *Tustin News* 18 February 1965; "Underground Utilities Ordinance Passed Against Strong Protest," *Tustin News* 21 July 1966.

²³⁷ "Storm Drain Construction," *The Tustin News* 26 June 1969.

²³⁸ *Los Angeles Times* articles, January-March 1969.

²³⁹ Jordan 2007, 109-110.

²⁴⁰ *Ibid.*, 97; 118-119.

²⁴¹ *Ibid.*, 97.

²⁴² *Ibid.*



Tustin Unified School District Headquarters (300 S. C Street, 1951). ARG, 2021.

Many other institutions grew during this time. After decades of inhabiting space in other buildings, the Tustin Branch Library received its first dedicated building in 1958, on Newport Avenue at Andrews Street; enlarged in 1963, the building was abandoned in 1976 when the library moved to its present civic center location. The 1958 library is still in use by other businesses but has been altered beyond recognition, and the 1976 library building was completely demolished and rebuilt in 2009.²⁴³ The Tustin Civic Center itself was completed in 1974 but was almost completely demolished and rebuilt in 1993. This facility has housed City Hall and other municipal government functions since its construction and continues to serve as the heart of city government. Tustin also received a new post office in 1962, at 340 E. 1st Street (extant).²⁴⁴ In a true sign of the city's growth, the volunteer fire department became a paid fire department in 1963; in 1978, Tustin contracted its fire services to the Orange County Fire Authority.²⁴⁵ The Tustin Area Woman's Club was founded in 1957 and had 500 members by 1963. Though without a purpose-built headquarters, it has been a prominent service and philanthropic club ever since and had great influence on the character of Tustin during its postwar years. In 1975, Carol Jordan, Mary Etzold and Vivien Owned established the Tustin Area Museum to help document and preserve the city's heritage.²⁴⁶ The museum gained its parent organization, the Tustin Area Historical Society, in 1976.

Tustin gained dozens of religious institutions in the postwar period, many in expressive Mid-Century Modern styles that remain extant to mark the rapid institutional development of the period. They include Saddleback Chapel (1963, 220 E. Main Street), a new edifice for the St.

²⁴³ Lovret 2011, 43; Jordan 2007, 111.

²⁴⁴ Lovret 2011, 28.

²⁴⁵ Juanita Lovret, "Volunteers Manned the Fire Station Till 1963," reprinted by the Tustin Area Historical Society courtesy of the *Tustin News*, accessed June 2020, <http://www.tustinhistory.com/articles/fire-station.htm>.

²⁴⁶ Jordan 2007, 106-107.

Paul's Episcopal congregation established in 1881 (1964, 1221 Wass Street), and St. Cecilia (1964, 1301 Sycamore Avenue). Perhaps the most spectacular was the First Baptist Church (now Grace Harbor Church, 12881 Newport Avenue). Designed by architects Renfro & George of Dana Point, the church features a hyperbolic paraboloid roof claimed to be the first application of that Goochie-inspired type to any church anywhere.²⁴⁷



Scale model of the First Baptist Church (12881 Newport Avenue). *Tustin News* 27 September 1956.

Many of Tustin's existing municipal parks were established in the later postwar period. Some were built and managed by the city from the start, funded largely by a 1971 bond issue approved by voters – at least four municipal parks were developed at this time, including Peppertree Park in 1972 and Pine Tree Park in 1973.²⁴⁸ While Pine Tree Park was developed from existing orange groves, the site of Peppertree Park had been an open recreational area with a baseball field since at least the 1920s, associated with Tustin Grammar School to the south – before then, this northern portion of the “school block” had served as undeveloped play

²⁴⁷ “Church Agrees on Hyperbolic Paraboloid,” *The Tustin News* 7 September 1956; “Nearing Completion,” *Tustin News* 15 January 1959.

²⁴⁸ “City Park Bond Budget Bared by Rec Director,” *The Tustin News* 27 January 1972; “Park Dedication, Little League Opener Set for Tustin Saturday,” *The Tustin News* 27 April 1972; “Pine Tree Park Dedication Set,” *The Tustin News* 13 December 1973.

space for students for decades.²⁴⁹ Other parks were built as part of the large residential subdivisions developed in the 1960s. All of the subdivisions developed by the Irvine Company included large parks with recreational facilities, all of which were turned over to the City of Tustin for management.

Perhaps the most visible and influential institution of Tustin, the LTA base/MCAS, was briefly decommissioned by the Navy in 1949 but recommissioned by the Marines in 1951 for use during the Korean War. It remained an active base employing thousands of people for decades and was primarily used for helicopter operations support services and training. The base was annexed by the City of Tustin in 1976 and ended operations in 1999; it is currently being redeveloped as the Tustin Legacy mixed-use project.



Marine Corps Air Station, circa 1957. Orange County Archives.

²⁴⁹ Orange County historic aerial photographs 1931-1990, accessed March 2021, <https://www.ocgis.com/ocpw/historicalimagery/index.html>.

Evaluation Guidelines: Institutional Development, 1946-1976

Buildings evaluated under this theme are significant for their association with Tustin’s institutional development between 1946 and 1976, encompassing the post-World War II population and development boom. They may also be significant for their association with individuals who played an important role in this period of Tustin’s history. Institutional properties dating to this period are relatively abundant in Tustin, though some of those that remain have been altered over time and have lost some or all of their historic character. No institutional properties from this time period are known to have been designated individually, and the City currently contains no designated historic districts dating to 1946-1976.

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)²⁵⁰ 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

- School Buildings and Campuses
- Religious Buildings and Campuses
- Club/Organization Buildings
- Civic and Infrastructure Improvements
- Municipal and County Parks
- Designed Institutional Landscapes
- Historic Districts

Institutional resources may include school buildings and campuses; religious buildings and campuses; buildings seeing long-term use by fraternal, social, or interest-based organizations; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); civic and infrastructure improvements of many types, including medians and streetscapes; municipal and county parks; designed landscapes related to institutions; and geographically unified groupings of institutional properties (historic districts).

Geographic Location(s)

Institutional resources from this period are widely distributed across the entire city.

²⁵⁰ 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, the integrity of eligible properties should be high. 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 patterns of institutional development in Tustin during this period; 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.²⁵¹ An institutional property from this period should retain integrity of location, 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 integrity of setting may still be eligible. An institutional property that has lost some historic materials or details 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 (1946-1976), 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	<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>

²⁵¹ 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 patterns of institutional 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 location, 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. 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 (1946-1976), and 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. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual. A property that 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 (1946-1976), 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.

4.7 Context: Architecture and Design, 1870-1976

Tustin's built environment represents an array of architectural types and styles that represent different periods in the city's development. Together, these various architectural styles provide Tustin with distinctive aesthetic qualities and help to define the community's character.

The most common architectural styles in Tustin correspond with major periods in the community's development history. Early development during the last two decades of the 19th century saw growth in the official townsite. Tustin's first small-scale development boom from the 1880s to the early 1900s saw the construction of numerous buildings in Victorian-era styles, from vernacular hipped-roof and gabled-roof cottages to highly articulated styles like Queen Anne. These styles were joined by residences designed in the Arts and Crafts idiom during the first decade of the 20th century, along with a few early examples of Period Revival styles. Arts and Crafts-style residences, particularly modest bungalows, dominated the built environment for the next two decades, though the 1920s and 1930s also saw the construction of Period Revival styles. After the near cessation of construction during the Great Depression and World War II, Tustin saw its greatest boom during the postwar period. During the 1940s the Tustin area saw the construction of three military bases which would boost the city's population and move industry away from agriculture. Unlike many other Southern California communities, it had room to spare for the sprawling residential subdivisions which would come to characterize postwar development in the region. The completion of the Santa Ana Freeway proved the tipping point in Tustin's post-war transformation from a sleepy agricultural community to a dense suburban center. At this time, most of the city's remaining orange groves were developed as subdivisions on various scales, their streets filling with Ranch style single-family residences constructed primarily as tract houses with a smaller number of custom-built properties.

The development periods of Tustin are not evenly represented in today's extant resources. Although Old Town Tustin retains architectural styles characteristic of each period which display a wide range in terms of size, scale, and articulation, outside this area the Ranch style predominates. This reflects the city's patterns of construction and it also reflects the importance of architecture to any current understanding of Tustin and its historical development. The designer known as the "father of the California Ranch style," Cliff May, is known to have designed at least one 1950s subdivision in Tustin, though it does not retain integrity.

For each architectural style that this context identifies, a brief discussion of the style and its origins is provided, followed by a list of typical character-defining features. Character-defining features are defined as those visual aspects and physical features that, together, comprise the appearance of a historic building. They generally include "the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment."²⁵² The National Park Service's (NPS) Preservation Brief 17:

²⁵² National Park Service, Preservation Brief 17: *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, prepared by Lee H. Nelson (Washington, D.C.: U.S. Department of the Interior, 1988), 1.

Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character provides further guidance regarding the identification of character-defining features.

Each of the styles discussed herein is not tailored to a particular property type (though some styles, such as Ranch, may largely be reflected in a single property type). Rather, they are intended to be all-encompassing and applicable to the variety of property types found throughout the city.

Theme: Victorian-Era Architecture

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

Sub-Theme: Italianate



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

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

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

Common character-defining features of the Italianate Style include:

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

Sub-Theme: Eastlake/Stick



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

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

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

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

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

Sub-Theme: Queen Anne



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

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

²⁵⁴ McAlester and McAlester 2009, 255-256.

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

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

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

Sub-Theme: Vernacular Victorian Types



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

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



Example of Vernacular Gabled Roof Cottage: 265 Pacific Street.

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

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

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

Theme: Arts and Crafts Movement

The Arts and Crafts movement emerged in England as a reaction against the materialism brought about by the Industrial Revolution. Led by English designer William Morris, the movement focused on simplicity of form, direct response to site, informal character, and extensive use of natural materials. At the turn of the 20th century, the Arts and Crafts movement had made its way to North America and gained popularity through the efforts of Elbert Hubbard and Gustav Stickley, as well as other designers, architects, and builders who advocated the ideals set forth by Morris. The Arroyo Seco, a valley stretching from the San Gabriel Mountains above Pasadena through northeast Los Angeles, became a major center of the Arts and Crafts movement in the United States. Charles Fletcher Lummis and George Wharton James, along with artists and architects such as William Lees Judson, Frederick Roehrig, and Sumner Hunt, contributed to the development of the Arroyo Culture, the regional manifestation of the Arts and Crafts movement in Southern California.²⁵⁶

The Arts and Crafts movement was popularized throughout Southern California by Pasadena-based brothers Charles and Henry Greene, whose interest in Japanese wooden architecture, training in the manual arts, and knowledge of the English Arts and Crafts movement helped to develop regional Arts and Crafts styles. The styles were then applied to a range of residential property types, ranging from modest, low-slung bungalows to grander and more articulated multi-story houses. The term “bungalow,” derived from the name of typical native dwellings of the Bengal region of India, has come to define the type of house that is most closely associated with modest, everyday interpretations of the Arts and Crafts style. In their earliest form, bungalows featured Indian characteristics such as central living spaces and vast, ventilating porches that had been adapted to suit colonial British tastes.²⁵⁷ By the beginning of the twentieth century, bungalows were deemed well suited for the California climate and soon became a prevailing typology. Promoted by architectural periodicals and made widely available by prefabricated “kits” of building components, bungalows proved to be both affordable and adaptable.

Sub-Theme: Craftsman

²⁵⁶ “Architecture and Engineering, Arts and Crafts Movement, 1895-1930,” Los Angeles Citywide Historic Context Statement, prepared for City of Los Angeles, Office of Historic Resources, June 2016, 1.

²⁵⁷ Clay Lancaster, “The American Bungalow,” *The Art Bulletin*, 40.3 (1958): 239.



Example of the Craftsman style: 125 Mountain View Drive.

The Craftsman style is largely a California phenomenon that evolved out of the Arts and Crafts movement at the turn of the 20th century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles. The Craftsman bungalow remains the prevailing architectural typology from before Tustin's post-WWII boom.

Common character-defining features of the Craftsman style include:

- One or two stories in height
- Building forms that respond to the site
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Shingled exteriors (occasionally clapboard or stucco)
- Broad front entry porches of half- or full-width, with square or battered columns
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated into groups
- If the Airplane variation of Craftsman, then has a “pop-up” second story
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second-story balconies, and flat balusters with decorative cutouts or decorative brackets and bargeboards

Sub-Theme: Stone Houses



Example of a Stone Building: 415 W. Main Street.

As the Arts and Crafts movement emphasized natural materials, several of its related architectural styles incorporate natural stone (both unmodified arroyo stone and cut stone) as a common feature. Stone buildings are clad entirely in stone, typically unmodified arroyo stone as seen in groupings adjacent to the Arroyo Seco in Los Angeles and Pasadena; buildings clad in a mix of stone types or entirely in cut stone are less common but still representative examples of this Arts and Crafts-related idiom. These buildings often took a long time to construct and reflected eclectic design influences as well as the idiosyncrasies of the builder; some have distinctive vernacular/folk art elements.

Common character-defining features of the Stone Buildings style include

- One or two stories in height
- Elevations clad fully with natural and/or cut stone
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings

Theme: Period Revival

By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early 20th century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By World War II, Period Revival architecture had largely given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past.

Sub-Theme: American Colonial Revival



A late example of the American Colonial Revival style: 545 W. Main Street.

American Colonial Revival architecture experienced a resurgence during the 1920s population boom in Southern California. The style used elements from a variety of earlier classically-based architectural modes, including Neoclassical, Federal, and Georgian. Early examples of the style were typically single-family residences. Tustin has few high-style American Colonial Revival homes, especially in comparison to Santa Ana and Anaheim; more commonly, restrained Colonial Revival elements were utilized on simple Craftsman cottages. However, at least one example of the rare Dutch Colonial Revival variant, defined by a gambrel roof, can be found in Old Town Tustin.

Common character-defining features of the American Colonial Revival style include:

- Typically one or two stories in height

- Simple building forms
- Symmetrical façades
- Hipped or gable roofs, typically with boxed eaves
- May display multiple roof dormers
- Clapboard or brick exteriors
- Multi-paned double-hung sash windows that are often paired
- Entryways accentuated with classical detailing
- Paneled front door, sometimes with sidelights and transom or fanlight
- Details may include pediments, columns or pilasters, and fixed shutters

Sub-Theme: Spanish Colonial Revival



Example of the Spanish Colonial Revival style: 14611 Prospect Avenue.

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition’s buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state’s colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a “native” California architectural style that drew upon and romanticized the state’s colonial past.²⁵⁸

The popularity of the Spanish Colonial Revival style coincided with Southern California’s population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style’s adaptability also lent its application to a variety of

²⁵⁸ McAlester and McAlester 2009, 418.

building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Italian Villa Revival, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation. Spanish Colonial Revival is a prevalent Period Revival style in Tustin and is typically applied to single-family residential properties around the Cultural Resources District. There are also several commercial and institutional buildings in the city that are designed in the style.

Character-defining features of Spanish Colonial Revival architecture include:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Details often include the use of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

Sub-Theme: Tudor Revival



Example of the Tudor Revival style: 520 W. Main Street.

The Tudor Revival style was loosely based on a variety of Medieval and 16th- 17th century English building traditions, ranging from thatched-roof Tudor cottages to grandiose Elizabethan and Jacobean manor houses. The first Tudor Revival-style houses appeared in the United States at the end of the 19th century. These houses were typically elaborate and architect-designed. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs.²⁵⁹

Tudor Revival architecture is characterized by its asymmetry, steeply-pitched gable roofs, decorative half-timbering, and prominent chimneys. High style examples are typically two to three stories in height and may exhibit leaded glass diamond-paned windows and slate roof shingles. The popularity of the Tudor Revival style waned during the Great Depression as less ornate building designs prevailed. Although the style continued to be used through the 1930s, later interpretations of Tudor Revival architecture were much simpler in terms of form and design.

Character-defining features of Tudor Revival architecture include:

- Irregular massing and asymmetrical façades

²⁵⁹ McAlester and McAlester 2009, 355.

- Steeply-pitched gable roofs with a prominent front-facing gable and slate, wood shingle, or composition shingle roofing
- Rolled, pointed, and/or flared eaves, sometimes with exposed rafter tails
- Prominent chimneys
- Brick, stone, or stucco wall cladding
- Decorative half-timbering
- Entrance vestibules with arched openings
- Multi-paned casement windows that are tall, narrow, and typically arranged in groups

Sub-Theme: Mission Revival



Example of the Mission Revival style: 560 El Camino Real.

The Mission Revival style, which some consider the first indigenous architectural mode developed after California became part of the United States, was made popular in the Southwest through its use in the design of hotels and stations constructed for the Santa Fe and Southern Pacific Railroad companies. Though a prevalent style for civic architecture in Southern California in the early 20th century, the style lost popularity after the 1915 Panama-California Exposition and the emerging dominance of Spanish Colonial Revival architecture.

Character-defining features of the Mission Revival style include:

- One or more stories in height
- Horizontal emphasis
- Hipped, tile-covered roofs
- Projecting eaves supported by exposed rafters

- Stucco exterior
- Espadañas (bell gables), bell towers, and domes
- Rounded arches and arcades
- Impost moldings and continuous stringcourses around openings
- Verandas, patios, and courtyards
- Buttresses, especially at building corners
- General lack of ornamentation or use of Moorish-inspired decoration

Sub-Theme: Classical Revival



Example of the Classical Revival style: 150-58 W. Main Street.

The Classical Revival style, which includes the variants of Neoclassical Revival, Beaux Arts, and Greek Revival, was very popular across the United States from the turn of the 20th century well into the 1920s. The resurgence of interest in Classical Revival architecture is often attributed to the City Beautiful movement as popularized at the 1893 World Columbian Exposition in Chicago. This style is characterized by symmetrical facades, columns, and pediments on buildings that are usually two stories in height.

Character-defining features of the Classical Revival style include:

- Massive symmetrical and rectilinear form
- Low pitched roof
- Decorative dentils along eaves
- Triangular pediments supported by classic columns
- Large rectangular windows, usually arranged singularly
- Decorative plaster elements

- Masonry walls
- Color schemes indicative of stone and masonry construction

Theme: Minimal Traditional



Example of the Minimal Traditional style: 335 W. 6th Street.

Minimal Traditional style is a simple residential style historically designed to meet the demand for quick and affordable housing. It first evolved in the 1930s during the Great Depression and continued with increasing vigor in the post-World War II period. The appeal of the style was maximized in the postwar era, as it fit the mold for houses seeking Federal Housing Administration (FHA) financing. As outlined in the FHA’s bulletin, *Principles for Planning Small Houses*, as well as in pattern books, the Minimal Traditional style is characterized by its modest size and simplicity in massing and decorative details. Approved embellishments included porches, bay windows, platform steps, and paneled front doors.

Character-defining features of the Minimal Traditional style include:

- Small, typically one-story height
- Simple massing
- Low-pitched, hipped, side-gable, or gable-and-wing roof
- Double-hung windows
- Minimal ornamentation and architectural features, but relating to Tudor, Colonial Revival, or Ranch styles where applied

Theme: Modernism

Modernism is an umbrella term that is used to describe a mélange of architectural styles and schools of design that were introduced in the early 20th century, honed in the interwar years, and ultimately came to dominate the American architectural scene in the decades following World War II. The tenets of Modernism are diverse, but in the most general sense the movement eschewed past traditions in favor of an architectural paradigm that was more progressive and receptive to technological advances and the modernization of society. It sought to use contemporary materials and building technologies in a manner that prioritized function over form and embraced the “authenticity” of a building’s requisite elements. Modernism, then, sharply contrasted with the Period Revival movement that dominated the American architecture scene in years past, as the latter had relied wholly on historical sources for inspiration.

Modernism is rooted in European architectural developments that made their debut in the 1920s and coalesced into what became known as the International style. Championed by some of the most progressive architects of the era – including Le Corbusier of France, and Walter Gropius and Mies van der Rohe of Germany – the International style took new building materials such as iron, steel, glass, and concrete and fashioned them into functional buildings for the masses. These ideas were introduced to Southern California in the 1920s upon the emigration of Austrian architects Richard Neutra and Rudolph Schindler. Neutra and Schindler each took the “machine-like” aesthetic of the International style and adapted it to the Southern California context through groundbreaking residential designs. While Neutra and Schindler were indisputably pioneers in the rise of Southern California Modernism, it should be noted that their contributions dovetailed with the work of figures such as Frank Lloyd Wright and Irving Gill, both of whom had experimented with creating a Modern aesthetic derived from regional sources.

Prior to World War II, Modernism was very much a fringe movement that was relegated to the sidelines as Period Revival styles and other traditional idioms prevailed. Its expression was limited to a small number of custom residences and the occasional low-scale commercial building. However, Americans’ perception of Modern architecture had undergone a dramatic shift by the end of World War II. An unprecedented demand for new, quality housing after the war prodded architects and developers to embrace archetypes that were pared down and replicable on a mass scale. As a whole, Americans also gravitated toward an aesthetic that embraced modernity and looked to the future – rather than to the past – for inspiration, an idea that was popularized by John Entenza’s *Arts and Architecture* magazine and its highly influential Case Study House program. Modern architecture remained popular for the entirety of the postwar era, with derivatives of the movement persisting well into the 1970s.

Sub-Theme: Moderne



Example of the Moderne style (PWA Moderne), 300 S. C Street.

Moderne architecture, commonly reflected in the sub-styles of Streamline Moderne, PWA Moderne, or, in its later iterations, Late Moderne, materialized during the Great Depression when the highly-stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural mode was relatively inexpensive to build due to its lack of ornamentation and use of less labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, the Moderne style was popular throughout the country in the late 1930s and continued to be applied, primarily to commercial and institutional buildings, through the mid-1940s. This is evident in Tustin, where all applications of the Moderne style are commercial buildings. Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis.

Character-defining features of Moderne architecture include:

- Horizontal emphasis
- Flat roofs with parapets
- Smooth, typically stucco wall surfaces
- Curved wall surfaces
- Steel fixed or casement windows, sometimes located at corners
- Horizontal moldings (speedlines)

Sub-Theme: Mid-Century Modern



Example of the Mid-Century Modern style: 12881 Newport Avenue.

In Southern California, Mid-Century Modern architecture was prevalent between the mid-1940s and mid-1970s. While the style was a favorite among some of Southern California's most influential architects, its minimal ornamentation and simple open floor plans lent itself to the mass-produced housing developments of the postwar period. Mid-Century Modern architecture typically incorporated standardized and prefabricated materials that also proved well-suited to mass production. Subsets of the Mid-Century Modern style include Googie, which is a highly exaggerated, futuristic aesthetic, typically employing upswept or folded plate roofs, curvaceous, geometric volumes, and neon signage, and Mimetic, which is characterized by its application of objects or forms that resemble something other than a building. The Mid-Century Modern style and its subsets were broadly applied to a wide variety of property types ranging from residential subdivisions and commercial buildings to churches and public schools. Common characteristics of Mid-Century Modern architecture include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

Character-defining features of Mid-Century Modern architecture include:

- Horizontal massing
- Exposed post-and-beam construction, typically in wood or steel
- Flat or low-pitched roofs
- Wide overhanging eaves
- Horizontal elements such as fascias that cap the front edge of the flat roofs or parapets

- Stucco wall cladding at times used in combination with other textural elements, such as brick, clapboard, or concrete block
- Aluminum windows grouped within horizontal frames
- Oversized decorative elements or decorative face-mounted light fixtures

Theme: Ranch

Ranch style architecture first appeared in Southern California in the 1930s. Inspired by the Spanish and Mexican-era *haciendas* of Southern California and the vernacular, wood-framed farmhouses dotting the landscape of Northern California, Texas, and the American West, the style projected an informal, casual lifestyle that proved to be immensely popular among the American public. Early iterations of the Ranch style tended to be large, sprawling custom residences that were designed by noted architects of the day. However, after World War II, Ranch style architecture was pared down and also became a preferred style for economical, mass-produced tract housing. By some estimates, nine of every ten new houses built in the years immediately after World War II embodied the Ranch style in one way or another. The style remained an immensely popular choice for residential architecture – and was occasionally adapted to commercial and institutional properties as well – until it fell out of favor in the mid-1970s.²⁶⁰

Cliff May, commonly referred to as “father of the Ranch house,” propelled the style into the public consciousness and, although he did not invent the ranch house, he is the figure most closely associated with the typology’s early popularization. May developed his own distinctive aesthetic that was characterized by open and free-flowing interior plans, a blending of interior and exterior spaces, and a hand-hewn character. Early designs were custom and sprawling, but in the early 1950s, May, in collaboration with the architect Chris Choate, devised a much smaller, scaled-down interpretation of his trademark California Ranch house that was based on a modular plan and could be replicated on a much larger scale. Averaging 950 square feet, these houses are notable for their innovative manufacturing and distributing system; whereas May and Choate designed the models and determined their specifications, the houses’ construction was franchised out to individual builders. Marketed as the “Cliff May Homes,” these economical Ranch houses were constructed in residential tracts across the nation, with notable concentrations in the Tustin area.

Sub-Theme: Traditional Ranch

²⁶⁰ “Architecture and Engineering, The Ranch House, 1930-1975,” Los Angeles Citywide Historic Context Statement, prepared for City of Los Angeles, Office of Historic Resources, December 2015, 3-5.



Example of the Traditional Ranch style: 150 Pasadena Avenue.

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the “quintessential Ranch house.” Buildings designed in the style were awash in historical references associated with the vernacular architecture of 19th century California and the American West, and generally took on a distinctive, rusticated appearance. Examples of Traditional Ranch architecture were prominently featured in general interest publications, notably *Sunset* magazine, which perpetuated the style’s popularity and led to its widespread acceptance among the American public.

The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. It is distinguished from other iterations of the Ranch style by the application of elements associated with the working ranches of 19th century California and the American West. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied. Subsets of the Traditional Ranch style include the American Colonial Ranch, which features elements associated with the American Colonial Revival style (symmetrical façades, cupolas, classical details); the Hacienda Ranch, which loosely resembles the *haciendas* of late 19th century California, incorporating clay tile roofing and textured stucco exteriors; the Cinderella Ranch, distinguished by their highlighted and often exaggerated details including scalloped bargeboards and Swiss Chalet details; and the Minimal Ranch, which is a pared down version of the Traditional Ranch, featuring simple floor plans and restrained ornamentation.

Character-defining features of Traditional Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing
- Low-pitched gable or hipped roof, originally clad with wood shakes
- Wide eaves and exposed rafters
- Brick or stone chimneys
- Combination of wall cladding materials (wood board-and-batten siding is most common)
- One or more picture windows
- Multi-light wood windows, often with diamond panes
- Decorative wood shutters
- Dutch and/or French doors
- Attached garage, often appended to the main house via a breezeway

Sub-Theme: Contemporary Ranch



Example of the Contemporary Ranch style: 13661 Fairmont Way.

Contemporary Ranch architecture emerged after World War II. Buildings designed in the style took on the basic form, configuration, and massing of the Traditional Ranch house, but instead of historically-inspired treatments and details they incorporated the clean lines and abstract geometries associated with Modernism. The Contemporary Ranch style offered an alternative to the Traditional Ranch house and was applied to scores of residential buildings constructed between the mid-1940s and 1970s.

Like the Traditional Ranch houses from which it is derived, the Contemporary Ranch style is almost always expressed in the form of a one-story, single-family house. In lieu of the historicist references and rusticated features that are associated with the Traditional Ranch style, Contemporary Ranch houses exhibit abstract geometries and contemporary details that are most often seen in Mid-Century Modern architecture. Post-and-beam construction was common; carports often took the place of garages; exterior walls tended to be clad in a more simplistic palette composed of stucco and wood; roofs were of a lower pitch and were often more expressive or flamboyant in form; and ornament tended to be more abstract in character and was applied more judiciously. Oriental and Polynesian-inspired motifs were often incorporated into the design of Contemporary Ranch houses.²⁶¹

Character-defining features of Contemporary Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing and abstract form
- Post-and-beam construction
- Low-pitched gable or hipped roof, sometimes with expressionist qualities
- Combination of wall cladding materials, generally including stucco and wood siding
- Windows and doors are generally treated as void elements
- Abstract ornamental details
- Incorporation of Oriental and Polynesian motifs is common
- Carports are common and often take the place of an attached garage

²⁶¹ "Architecture and Engineering, The Ranch House, 1930-1975," 17-20.

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Buildings evaluated under this context and its various subthemes are significant (under Criteria C/3/3,4)²⁶² as excellent examples of their architectural styles, types, period, or method of construction; and/or as valuable examples of the use of indigenous materials or craftsmanship; and/or for representing the notable work of a builder, designer, or architect; and/or for possessing high artistic values. This context applies to a wide variety of property types.

Associated Property Types

Residential resources (including various subtypes)

Commercial resources (including various subtypes)

Institutional resources (including various subtypes)

Historic Districts (residential, commercial, and/or institutional)

Significant interpretations of architectural styles can be applied to nearly any property type. In Tustin, examples include single-family residences; multi-family residences; commercial buildings like banks, office buildings, restaurants, and retail buildings; and institutional properties like government buildings, clubhouses, schools, and churches. Concentrations of buildings that collectively convey a significant representation of architectural style(s) or type(s) may be identified as historic districts.

Geographic Location(s)

Individual resources and historic districts associated with the Architecture and Design context/themes are distributed throughout the city.

Integrity Overview

An individual 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 and of an architectural style should also be considered when assessing integrity. In general, properties being evaluated for their architectural significance are held to a higher integrity threshold than those being evaluated under other contexts. The following is a guide.

²⁶² 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.

Criteria	Significance	Integrity Considerations	Registration Requirements
C/3/3,4	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • As an excellent embodiment of an architectural style, type, period, or method of construction; and/or • As the notable work of an architect, designer, or builder; and/or • For possessing high artistic values 	<p>An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique.²⁶³ It should retain integrity of design, materials, workmanship, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost a few historic materials or details 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, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.</p> <p>Given the City’s ample stock of intact historic architecture, properties that may be significant for their embodiment of an architectural style should be held to a higher integrity standard than those that may be significant as the last, best remaining example of a style or type.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Represent an excellent or influential example of an architectural style(s) or type, and/or • Be associated with a significant architect or designer, and • Retain the essential character-defining features of the style or type, and • Retain the essential aspects of integrity.
C/3/3,4,7	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For embodying the distinctive characteristics of 	<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, materials, workmanship, and feeling must</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p>

²⁶³ 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>one or more architectural styles or types; and/or</p> <ul style="list-style-type: none"> • As the notable work of one or more architects or master builders; and/or • For possessing high artistic or aesthetic values. 	<p>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, materials, and workmanship 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. 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"> • Represent an excellent or influential concentration of an architectural style(s), and/or • Be associated with a significant architect or designer, and • Retain the majority of the contributors reflecting the architectural style(s), and • Retain the essential aspects of integrity.
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5. Survey Findings

5.1 Summary of Findings

Survey Update

Using the methodology outlined in **Section 2** (Methodology) of this report, field surveyors revisited approximately 330 properties previously identified in the 1990 and/or 2003 surveys, as well as the Tustin Cultural Resource District. It is worth noting that accurately enumerating and tracking properties identified in the previous surveys is difficult due to inconsistencies in the earlier data. For example, the 2003 survey assigned status codes to individual properties within some areas it identified as potentially historic districts, like Lockwood Park Place, but not others, like the identified areas on Bonita Avenue, S. C Street, or San Juan Street. Neither survey evaluated numbers of contributors and non-contributors in the Tustin Cultural Resource District. As a result, establishing concordance between the old and new sets of data was challenging. See **Section 5.2** below for more information on specific findings, and **Appendix E** (property lists), for status codes for all properties revisited in the survey update.

After documentation and evaluation, the survey update findings include the following:

- 163 individually eligible properties
 - 160 buildings
 - 3 non-building resources (Pepper Tree Park, the pepper trees west of it, and an irrigation feature in the Cox Market parking lot)
- One designated district remains individually eligible
 - The Tustin Cultural Resources District as a whole, comprising 361 properties; a potential expansion comprises 114 properties
- 70 individual properties not eligible due to low integrity (including having been demolished) and/or lack of significance
 - 66 buildings
 - 4 Districts (two were evaluated as planning districts – Lockwood Park Place and the 14000 block of C Street)
- 4 properties left unevaluated due to lack of visibility or relevant context
- The rest were evaluated as contributors and non-contributors to the Tustin Cultural Resource District.²⁶⁴

All properties left undocumented due to lack of significance or integrity remained on the master property list to enable future management.

²⁶⁴ While many of the district properties were noted in the 2003 survey but not evaluated, they are technically newly identified, but ARG opted to address and evaluate all properties within the district as updated rather than new due to their location within a designated district.

Newly Identified Properties

Using the methodology outlined in **Section 2** (Methodology) of this report, field surveyors identified 38 previously unidentified properties as potentially eligible individuals, districts, and non-parcel resources. As noted in **Section 2**, these properties were not documented in detail or evaluated for eligibility. The findings include the following:

- 26 individual properties
- 10 potential historic districts
- 1 non-building resource (Pine Tree Park)
- 1 potential planning district (Tustin Meadows)

All of the above properties are mapped in **Appendix C** (survey findings map), listed in **Appendix E** (survey findings lists), and documented in **Appendix F** (DPR 523 forms). More information on the results from the two phases of survey (update and new identification) is provided below.

5.2 Survey Update

Individually Eligible Properties

The vast majority of the resources identified as individually eligible in the survey update are standalone buildings, most of which are single-family residences located within the Tustin Cultural Resources District. Smaller numbers of commercial and institutional properties are also present, and are all located within the district. Of the 163 properties evaluated as individually eligible, 142 of them lie within the district, and contribute to its significance. Three are non-building resources: Peppertree Park, the large pepper trees on a small median just west of the park, and a SAVI weir box behind the Cox Market building at 401 El Camino Real.

In most cases, properties identified as individually eligible by the 1990 and/or 2003 surveys were also identified as individually eligible in the 2021 survey update. Some of the properties previously evaluated as National Register eligible were evaluated as being California Register and/or Tustin Landmark eligible instead, usually due to issues of physical integrity. Of the total individually eligible properties in the survey update, 10 are National Register-eligible, 48 are California Register-eligible, 21 are Tustin Landmark-eligible, and the rest (except for seven that are already designated) are Tustin Landmark-eligible individuals that are also contributors to the Tustin Cultural Resources District. In a small number of cases, ARG found properties previously evaluated as individually eligible to be ineligible due to demolition, extensive alterations, or lack of significance.

Contextually, most individual properties identified in the survey update were found eligible for their embodiment of Tustin's transitional period of development between 1914 and 1945 (99 properties). Of these, 89 are residential (87 single-family and two multi-family), two are

institutional (Peppertree Park and Tustin Presbyterian Church), and eight are commercial (including most of the downtown core's best-known buildings, like the Knights of Pythias building). The historic character of Old Town's commercial area is most strongly represented by the buildings in this group, most of which date to the 1920s.

A sizable number of individual properties were found eligible for their embodiment of Tustin's earliest period of development from 1870 to 1913 (57 properties). Of these, 47 are single-family residences, four are institutional, five are commercial (all in the downtown core), and one is industrial (SAVI weir box). Interestingly, at least four of the significant single-family residences retain historic barns on their parcels, each of which contributes to its respective property's historical significance: 230 S. A Street (1895), 1681 Mitchell Avenue (1912), 14462 Red Hill Avenue (1915), and 1281 San Juan Street (1924). These ancillary buildings, once surrounded by groves rather than houses, are an evocative reminder of Tustin's agricultural past.

Eleven properties were found eligible for their association with Tustin's postwar development from 1946 to 1976, and represent a nearly even mix of residential, commercial, and institutional properties. Most are located within the Tustin Cultural Resources District but were not identified as individually eligible (or as contributors) in previous surveys due to their post-1945 age. Notable examples include the Tustin Unified School District Administration Center (300 S. C Street, 1951), the buildings of Jamestown Village (462-556 El Camino Real, 1960-62), and Saddleback Chapel (220 E. Main Street, 1963).

Across all periods of development, 41 previously identified properties were also evaluated as excellent examples of their respective architectural styles. These architecturally notable properties include examples of the Italianate, Queen Anne, Eastlake/Stick, Craftsman, Classical Revival, Mediterranean Revival, Spanish Colonial Revival, Tudor Revival, Minimal Ranch, Traditional Ranch, and Mid-Century Modern styles, as well as vernacular examples including Victorian Era Hipped and Gabled Roof. Notable examples (beyond designated and well-known examples like the Stevens House or the Artz Building) include the vernacular Mary Tustin-Lindsay House (305 S. C Street, 1886), the Spanish Colonial Revival Cheney House (14611 Prospect Avenue, 1931), and the Mid-Century Modern Saddleback Chapel (220 E. Main Street, 1963). Craftsman residences are the best-represented of all architectural styles, including an unusually cohesive stretch of four intact and architecturally distinctive Craftsman on the south side of W. Main Street, west of S. B Street.

A smaller number of residential properties (20 in total) were found to be linked to a notable person in history and were evaluated for their associative qualities. Among the resources eligible for their association with significant individuals are the residences of former mayors Vincent Humeston, William Huntley, Jerome C. Kidd; local agricultural pioneers like the Enderle and Nisson families; and other early shapers of the community including David and Florence McCharles, and William and Ruth Bowman.

Tustin Cultural Resources District

As discussed in **Section 2 (Methodology)**, ARG documented and evaluated all properties within the existing boundaries of the Cultural Resources District in order to determine which contribute to the significance of the district and which do not. Many of the district contributors are individually eligible for listing as a City of Tustin Landmark, and some are also eligible for listing in the California Register or National Register – the individually eligible properties are discussed above. The district was found to contain 361 properties, of which 184 are contributors, 174 are non-contributors, and 3 are unevaluated. As a result, the district has a 51% contributor rate. Based on research into the district’s historic development patterns, as well as contextual assessment of all properties within the existing boundaries as designated, ARG identified a period of significance of 1870 to 1963 for the district.

In most cases, properties identified as district contributors by the previous surveys were also identified as district contributors in the survey update (and, as noted above, some were also evaluated as individually eligible). In a small number of cases, ARG found properties previously evaluated as contributors to be non-contributors due to demolition, extensive alterations, or construction date after the period of significance. All vacant lots, extensively altered properties, and post-1963 buildings within the district were evaluated as non-contributors.

ARG also identified three district properties which may be eligible/contributing, based on research, the 1990/2003 survey data, and/or recommendations from community members, but which were not visible enough from the public right of way to enable evaluation: the carriage house ancillary to Wilcox Manor at 310 Pasadena Avenue; the residence at 445 ½ W. 6th Street (located behind 445 W. 6th Street); and the commercial building at 270 E. Main Street. Surveyors identified one additional property, 181 El Camino Real, as requiring re-evaluation at a later date. This is the 1983 El Paseo Plaza complex, which is architecturally distinctive but too late in age to be considered within the scope of the current survey.

Contextually, most district properties were found eligible as contributors to the locally designated historic district for their embodiment of Tustin’s earliest period of development between 1870 and 1913, and its transitional period of development between 1914 and 1945. The majority are residential properties located west and south of the downtown commercial core, which contains primarily commercial properties on Main Street and El Camino Real and a mix of commercial and residential on S. C Street, 2nd Street, and 3rd Street. Institutional properties like churches, the school district building, and Peppertree Park are scattered throughout the district.

Potential District Expansion

At the request of the City, ARG expanded the intensive survey to include the blocks of Yorba Street, Mountain View Avenue, N. A Street, N. B Street, and N. C Street above W. 1st Street (as well as W. 1st Street itself) in the area of the Tustin Cultural Resources district, to assess the appropriateness of expanding the district boundary and designation to encompass this area. As in the existing district, previous surveys identified contributing and individually eligible properties here, but not non-contributing properties. The intensive survey found that the majority of the properties on Yorba have experienced substantial alterations and no longer convey this block's historic character or association with the rest of Old Town (the block retains several individually eligible properties as well as two designated cultural resources, all of which were documented). The rest of the blocks surveyed were found to retain their historic character and are consistent with the properties within the district. As a result, all properties in the 100 blocks of Mountain View, N. A, N. B, and N. C Streets were documented as potential district properties.

This potential district expansion area contains 114 properties, of which 64 are contributing elements and 53 are non-contributing elements, a contributor rate of 56%. Of the contributors, 28 were also found to be individually eligible. As in the designated district, the majority of the properties in this area are associated with Tustin's transitional period of development (1914-1945) with lesser numbers of properties dating to the earlier development period between 1870 and 1913 or to postwar development between 1946 and 1976. The contributors on N. A Street, N. B Street, N. C Street, and Mountain View Avenue consist exclusively of single-family residential properties, and predominantly illustrate residential development dating to the 1920s. W. 1st Street is dominated by commercial properties (some of which are conversions of earlier residential houses) representing a wide range of construction dates, but also contains some residential properties.

Previously Identified Potential Historic Districts

In several cases, the 2003 survey generally noted an entire residential block or neighborhood as potentially eligible – these include the 1000 block of Bonita Avenue, the 14000 block of S. C Street, the 1400 block of San Juan Street, and properties within the Lockwood Terrace area (historically Lockwood Park Place). Contributing and non-contributing properties were not identified. In the case of Lockwood Park Place, status codes were assigned to all properties, but in the case of the other potential districts, they were not – a DPR Primary form merely noted the block as being of interest. ARG revisited all of these areas in the intensive survey and found that none were cohesive or intact enough to qualify as potential historic districts, and therefore did not merit assignment of contributing or non-contributing status to individual properties. On Bonita, S. C, and San Juan, ARG documented properties that appeared to be individually eligible but did not document those that appeared ineligible. Properties primarily were found individually eligible for their embodiment of early (1870-1913) and transitional (1914-1945) development patterns.

Lockwood Park Place and the 14000 block of S. C Street were found to be potential “planning districts” – areas lacking the physical integrity to be eligible for listing as a historic district, but nevertheless retaining a sense of place and character and meriting special consideration in the local planning process.

5.3 Newly Identified Properties

As discussed in **Section 2** (Methodology) of this report, field surveyors performed a reconnaissance survey to identify individual properties, districts, and non-building resources not identified in the previous surveys. During the survey, ARG identified 38 properties as potentially eligible individuals, districts, and non-parcel resources. In contrast with properties identified in previous surveys, many of these resources date to Tustin’s period of intensive postwar development between 1946 and 1976, and they are predominantly multi-family residential resources rather than single-family. Some of the multi-family properties are single, standalone buildings, but they are more commonly large complexes comprising multiple buildings with cohesive architectural designs, often with integral designed landscapes. These types of properties were usually noted as individual properties. Also common in the newly identified property types are postwar mobile home parks, which were noted as potential historic districts. Pending more extensive research to enable full evaluation, all newly identified properties, whether individual or district, were preliminarily assigned a 7R status code (“Identified in Reconnaissance Level Survey: Not evaluated.”).

Individually Eligible Properties

ARG identified 26 potentially individually eligible properties that either had not been identified in previous surveys, or had been only broadly noted as being in a potentially eligible block (e.g., 14111 S. C Street, the most intact Craftsman house in the block noted by the 2003 survey).²⁶⁵ As noted above, the newly identified properties are predominantly multi-family residences and residential complexes dating to the postwar period, and specifically to the 1960s. Only four pre-World War II properties were newly identified, a testament to the wide and accurate survey area coverage by the previous surveys. These include 14772 Holt Avenue (a 1900 single-family residence); 1241 Sycamore Avenue (a 1915 single-family residence); 13781 Orange Street (a 1920 single-family residence); and 15601 S. B Street (a ca. 1927 single-family residence around which the Montesilla Mobile Home Park was developed).

In addition to multi-family residential properties dating from 1963 to 1967, newly identified postwar resources include a handful of 1960s single-family residences notable for their Ranch architecture. These include 13162 Red Hill Avenue (Traditional Ranch, 1955), 17692 Amaganset Way (Polynesian Ranch with Japanese garden, 1962), and 13661 Fairmont Way (Contemporary Ranch, 1965). The rest of the postwar resources are institutional (churches) or commercial (like

²⁶⁵ As noted above, all properties evaluated as individually eligible within the Tustin Cultural Resource District are addressed with previously recorded properties due to their location within a designated district, regardless of whether this evaluation was new or not.

the 1960 Alta Dena Dairy at 1062 Irvine Boulevard and multiple office buildings). The relative dearth of significant postwar commercial properties appears to be a result of post-1976 alterations and new development along auto-oriented commercial corridors like Newport Avenue. Some of the properties are most notable for their architectural styles, including 12881 Newport Avenue (originally the First Baptist Church, Mid-Century Modern, 1959), 17592 Irvine Boulevard (Mid-Century Modern, 1972), and 17852 17th Street (Tustin Financial Plaza complex, Late Modern/New Formalist, 1974).

Potential Historic Districts

ARG identified 10 potential historic districts that had not been identified in previous surveys due to their post-1945 age; six of them are mobile home parks dating to the 1950s and 60s, reflecting accelerated residential development during that time. Other potential districts include a small portion of the Santa Clara Estates single-family residential development on Laurinda Way (1956), characterized by Traditional Ranch architecture, and several master-planned communities dating to the 1960s and early 1970s. Reflecting the influence of master planning principles, these properties (including both single-family and multi-family residences) are characterized by cohesive architectural designs and integral landscapes with ample shared open space. Enderle Gardens (entered on Jacaranda Way from Yorba Street, 1963-1967) and Laurelwood (1973) are representative examples of this property type. As noted above, all newly identified potential districts were left unevaluated and assigned a 7R status code.

Planning District

The survey identified one potential planning district, the master planned community of Tustin Meadows. Established in 1968, this district contains a geographically and architecturally cohesive grouping of single-family residences which is historically significant but does not retain sufficient physical integrity to convey its original character or historical significance and therefore be eligible for listing as a historic district. Tustin Meadows retains notable shared planning features like street trees, shared open spaces, setbacks, and overall building scale, but its individual buildings have experienced alterations obscuring their original character.

Non-Building Resources

ARG identified one non-building resource (a site): Pine Tree Park at the corner of Red Hill and Bryan Avenues, established in 1973 as the City's second municipal park funded by a 1971 bond issue.

6. Recommendations

The following is a list of recommendations related to continued research on and evaluation of potential resources, and the implementation of Tustin's historic preservation ordinance. The recommendations listed herein are based upon standard guidelines and best practices as reflected in technical bulletins and advisory documents maintained by the National Park Service and the California Office of Historic Preservation:

Cultural Resources District Expansion

ARG recommends the City consider expanding the designated Cultural Resources District to include the 100 blocks of Mountain View Avenue, N. A Street, N. B Street, and N. C Street, along with W. 1st Street, roughly between El Camino Real and Pacific Street (see **Appendix D**). This potential district expansion area exhibits historic development patterns consistent with those in the designated district to the south, and retains a cohesive sense of its historic character. It was found to contain 120 properties, of which 67 are contributors (33 of which are also individually eligible) and 53 are non-contributors, for a contributor rate of 56%. This is a higher contributor rate than the existing district, and should the two areas be merged the resultant contributor rate would be approximately 52%. Although W. 1st Street is visually differentiated and its properties represent a wider date range (and concurrently, a higher proportion of non-contributors), ARG recommends that it be included in the district expansion so as to maintain one continuous geographical area for designation and zoning purposes.

City of Tustin Landmark Designation

Although Tustin's historic preservation ordinance explicitly allows for the designation of local landmarks through City Council resolution, only a handful of local landmarks have been designated. Instead, the City operates an optional honorary building plaque program for interested owners. This program does not carry official designation or regulation protections. ARG recommends the City consider official designation of eligible buildings so as to provide greater protection to historic resources; such designation can be owner-initiated, City-initiated, and/or public-initiated depending on City Council and community preference.

City of Tustin Historic Preservation Ordinance

The City's Cultural Resource District (historic preservation) ordinance currently identifies seven eligibility criteria for historic landmark designation of a property or group of properties. In keeping with state and federal guidelines and best professional practices, ARG recommends the City consider revising its ordinance to reduce the number of eligibility criteria and bring them more in line with the criteria for the California Register and National Register (1/A, 2/B, 3/C, 4/D).

Certified Local Government (CLG) Compliance

The Certified Local Government (CLG) program is a partnership between local governments, the California Office of Historic Preservation, and the National Park Service. It requires, among other things, that CLGs establish and maintain an “adequate and qualified historic preservation review commission.”²⁶⁶ The City of Tustin delegates the tasks of a historic preservation review commission to the Planning Commission. As the City may benefit from a commission whose members deal specifically with historic resources, ARG recommends it consider establishing such a commission.

²⁶⁶ Requirements, excerpted from Appendix G, Certified Local Government Application and Procedures, August 1999, p. 41.47, accessed April 2021, http://ohp.parks.ca.gov/?page_id=21239.

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