

Appendix E-3. Tustin Historic Resources Survey Update - Newly Identified Individual Properties

Address	Dir	Street	Suffix	Alt Location	Prop Type/Name - Original	Prop Type - Current	Date	Date Source	2021 Eval	Description
17852		17th	St		Commercial - Meredith Financial Center	Commercial - Tustin Financial Plaza	1974	Tustin News	7R	This property is a five-building commercial complex set amid surface parking lots. The property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar commercial development, and as an intact and representative example of Late Modern/New Formalist architecture. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
150	E	1st	St		Commercial	Institutional - Learning Tree Preschool/Tustin War Memorial	1957	Assessor via First American Title	7R	A one-story building constructed in 1957, this property is extensively altered but is notable for exterior memorial plaques and a flagpole comprising the Tustin War Memorial at the east end of the building. This property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar institutional development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
1146-1212	E	1st	St		MFR - "The Georgian"	MFR - "The Georgian"	1965	Assessor via First American Title Co./ Historic Aerials	7R	A 48-unit low-scale multi-family residential complex designed and constructed as apartments in 1965, this property was converted to condominiums in 1973. The additional construction of carports in the parking lot was completed the same year. This property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
1157-1239	E	1st	St		MFR - "Broadmoor Park Homes"	MFR - "Broadmoor Park Homes"	1963	Assessor via First American Title Co.	7R	This property is a 70-unit low-scale ranch-style condominium complex constructed by developers Richard B. Smith and Costa Building Corporation. Described as a "garden-apartment townhouse development." Amenities include U-shaped pool, hot swirl pool, shuffleboard, and common green. This property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
14272		Acacia	Dr		SFR - Hollywood Regency	SFR - Hollywood Regency	1963	Assessor via First American Title Co.	7R	Located in the Enderle Gardens planned community, this property was identified in reconnaissance survey as a potential resource as an intact and representative example of Hollywood Regency style architecture. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
17692		Amaganset	Wy		SFR - Polynesian Ranch	SFR - Polynesian Ranch	1962	Assessor via First	7R	This single-family residence with a designed landscape (including a Japanese garden with a miniature Mt. Fuji) was

Code	Description
15	Individual property listed in the National Register (NR) by the Keeper. Listed in the California Register (CR).
252	Individual property determined eligible for the NR by a consensus through Section 106 process. Listed in the CR.
35	Appears eligible for the NR as an individual property through survey evaluation.
3CS	Appears eligible for the CR as an individual property through survey evaluation.
551	Individual property that is listed or designated locally.
553	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 NR, CR, or Local designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not evaluated.

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15601	S	B	St		SFR - older house within Montesilla Mobile Home Park	SFR - older house within Montesilla Mobile Home Park	1927 ca.	Historic aerials, visual estimate	7R	<p>This single-family residence constructed circa 1927 is located within the Montesilla Mobile Home Park. The property was identified in reconnaissance survey as a potential resource for its association with 1914-1945 residential development and its incorporation into a postwar mobile home park. Owner and citrus farmer, Donald Griset was responsible for the subsequent construction of the Montesilla Mobilehome Club in 1966 - Donald and wife, Wyoma, moved into the property in 1953 (Tustin News).</p> <p>According to longtime resident Sharon Teter - "the home at 15601 S. B St. was owned, at one time, by Phil and Sylvia Griset and was in the middle of an orange grove... Phil worked for Standard Oil and Sylvia worked in the Superintendent's Office in the Tustin School District. The brothers were a part of a much larger Griset family with many branches. Their cousin, Loren Griset, was prominent in Santa Ana, serving at one time as mayor." (10.16.20)</p> <p>Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.</p>
1132-1220		Bryan	Ave		MFR - "Palm Gardens"	MFR - "Palm Gardens"	1963	Realtor website	7R	<p>This property is a 92-unit low-scale multi-family residential complex. The property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.</p>
14111	S	C	St		SFR - Craftsman	SFR - Craftsman	1925	Realtor website	7R	<p>This property is the most intact house in one-block, 12-building grouping of Craftsman cottages, the rest of which have been substantially altered. The property was identified in reconnaissance survey as a potential resource for its association with 1914-1945 residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.</p>
13661		Fairmont	Way		SFR - Contemporary Ranch	SFR - Contemporary Ranch	1965	Realtor website	7R	<p>This property was identified in reconnaissance survey as a potential resource as an intact and representative example of Contemporary Ranch architecture. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.</p>
14772		Holt	Ave		SFR - early	SFR - early	1900	Realtor website	7R	<p>This property is a single-family residence with a barn at the rear of the parcel that contributes to the significance of the house. The property was identified in reconnaissance survey as a potential resource for its association with patterns of early residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.</p>
1062		Irvine	Blvd		Commercial - Thrifty Dairy	Commercial - Kimer's Alta Dena Dairy	1960	Tustin News	7R	<p>extant example of an important automobile-oriented property type. This property was identified in reconnaissance survey as a potential resource for its association with postwar residential development and its distinctive Googie architectural style.</p>

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1201		Irvine	Blvd		Inst - church	Institutional - Aldersgate United Methodist Church	1962	Realtor website	7R	This property was identified in reconnaissance survey as a potential resource for its association with postwar institutional development and its distinctive Mid-century Modern architectural style. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national
17592		Irvine	Blvd		Commercial - office	Commercial - office	1972	Realtor website	7R	An office building with multiple suites, the original occupants included Jackson & Jones Law Co. and adjacent medical offices (Tustin News). This property was identified in reconnaissance survey as a potential resource for its association with postwar residential development and its distinctive Mid-century Modern architectural style. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
18356		Irvine	Blvd		Commercial -mosaic on Home Savings Bank	Commercial - mosaic on Wells Fargo Bank	1991	City GIS	7R	resource is a mosaic of Victorian scene by Peter LaDochy on a former Home Savings of America bank. LaDochy worked under master artist Millard Sheets; this was the last Home Savings mosaic, and more generally one of the last mosaics completed by a member of Sheets' workshop. This property was identified by the City of Tustin as a potential resource for its artistic merit. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national
650	W	Main	St		MFR - Tustin Acres	MFR - Tustin Acres	1963	Tustin News	7R	A 180-unit garden apartment complex advertised in the Tustin News as "considerate and modest rentals," the Tustin Acres Apartments were converted to condominiums in 1980. Original lead designers included: Kenneth K. Hiyashi & Group (Landscape Architects) and Deardroff Heath Design (Model home designers), conversion driven by property owners/developers- Citcom Corp, with Lewis Hutchins as acting president. (Tustin News). This property was identified in reconnaissance survey as a potential resource for its association with postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
17121		McFadden	Ave	15712 Pasadena Ave	MFR - "The Bahamas"	MFR - "The Bahamas"	1964	Realtor website	7R	This property was re-zoned for residential use in 1962, as part of the city's 66-acre uninhabited (the land was primarily used for citrus groves) Newport-McFadden Annexation of March 17, 1962. "The Bahamas" complex was constructed as "32 single-story apartment units" by the Frederick's Development Corporation (Tustin News). A single-story building containing 4 condo units at 15712 Pasadena Ave was destroyed by a fire in 1989. This property was identified in reconnaissance survey as a potential resource for its association with postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
1722		Mitchell	Ave		MFR - "Saddleback Villa"	MFR - "Tustin Place"	1965	Realtor website	7R	This 1960s apartment complex has an unusual "honeycomb" site plan and an architecturally distinctive community building. In 1976 the complex's name was changed from Saddleback Villa to Tustin Place. This property was identified in reconnaissance survey as a potential resource for its association with postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.

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12881		Newport	Ave		Inst - Tustin First Baptist Church	Institutional - Grace Harbor Church	1959	Tustin News	7R	This property was identified in reconnaissance survey as a potential resource for its association with postwar institutional development and its distinctive Mid-Century Modern architectural style - the building is notable for its dramatic paraboloid roof. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
13781		Orange	St		SFR - Craftsman	SFR - Craftsman	1920	Assessor via City GIS	7R	This property was identified in reconnaissance survey as a potential resource for its association with patterns of 1914-1945 residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
15501		Pasadena	Ave		MFR - "The Trinidad"	MFR - "The Trinidad"	1963	Realtor website	7R	This 54-unit apartment building was constructed by Southland Apartment Corp. The property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar commercial development, and as an intact and representative example of Mid-Century Modern/Polynesian Ranch architecture. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
13162		Red Hill	Ave		SFR - Traditional Ranch	SFR - Traditional Ranch	1955	Assessor via First American Title	7R	This property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
14441		Red Hill	Ave		MFR - "Waterstone Garden"	MFR - "Waterstone Garden"	1963	Realtor website	7R	This 1960s apartment complex has an architecturally distinctive community building. This property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
1241		Sycamore	Ave		SFR - Craftsman	SFR - Craftsman	1915	Realtor website	7R	This property was identified in reconnaissance survey as a potential resource for its association with patterns of 1914-1945 residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.

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1421-1431		Warner	Ave		Commercial - Warner Corporate Park	Commercial - Warner Corporate Park	1982-87	Realtor website, Tustin News, Orange County Public Works Aerial Photos	7R	This property represents a cohesively designed office park in industrial area, developed by Paragon Group Inc. on 5 acres of the county's Irvine Industrial Complex (Tustin News) At the time of completion the complex consisted of "three two-story structures, each with loading docks." Additional structures were added in the following decade for a total of 11 one-to-two story structures by 1987 (OCPW Aerials). Original occupants included: offices for Paragon Group, Davcon Inc., The Greater Irvine Credit Union, Glassrock Home Health Care, Inc. NBI, and R.B. Allen Group. (Tustin News). Despite its later construction date, this property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar commercial development, and as an intact and representative example of Late Modern architecture. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.
15502		Williams	St		MFR - "The Williamshire"	MFR - "The Williamshire"	1967	Realtor website	7R	This 14-building garden apartment complex includes neo-Tudor buildings with extensive open space and recreational facilities. It was converted in 1974 from the 119-unit Williamshire Apartments to the 98-unit Williamshire Condominiums by developer Morris Pynoos (Tustin News). The property was identified in reconnaissance survey as a potential resource for its association with patterns of postwar residential development. Additional research and analysis is required to determine whether the property is eligible under local, state, and/or national criteria.