

**CITY OF TUSTIN**  
**HISTORICAL RESOURCES**  
**SURVEY REPORT**

**JULY 1990**

**Prepared in Coordination with the  
Tustin Community Development Department  
by**

**thirtieth street architects, inc.**



# City of Tustin

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Community Development Department

July 20, 1990

Honorable Mayor and Members of the City Council  
City of Tustin  
300 Centennial Way  
Tustin, California 92680

Honorable Council Members:

We are pleased to have been involved in reviewing and participating in the Tustin Historical Resources Survey. More than two years in the making, the document presents a permanent record of Tustin's current historical resources in words and pictures.

Authorized by the City Council in September 1988 after the City Council adopted the Cultural Resources Overlay District and Cultural Resources Advisory Committee (CRAC), completion of the Tustin Historical survey is the last criteria necessary for the City to submit a request to the State Office of Historical Preservation for a Local Certified Government Designation. Although the CRAC is only required by provisions of the Cultural Resources Overlay District to meet a minimum of four times per calendar year, the CRAC has met more than thirteen times and spent numerous hours since September of 1988 in reviewing and discussing the Cultural Resources Survey. The CRAC has even walked the entire Cultural Resource District to check addressing for structures identified in the survey. Consequently, we feel confident that information included in the survey is the most accurate and comprehensive information available and will serve as a resource for not only property owners in the District but those who are interested in the City of Tustin's vibrant history.

The survey employs a rating system consistent with the evaluation criteria used by the State Office of Historic Preservation and the National Register based on the biographical historical and architectural significance of a structure, its relative importance in terms of other resources in the City and the potential for national or local designation. However, we as a Committee feel strongly that the rich nature of the downtown neighborhood is made up of a variety of homes and styles. A rating of "C" applied to

buildings which maintain their original style but are not architecturally or historically distinctive or a rating of an "A" is no less important. The contribution of a "C" rated structure is just as vital as a "A" rated structure. Variety, style and character all contribute to the outstanding historical resources that we have in the City.

The unique combination of architectural styles give the City and the Cultural Resource District its character and charm. The Committee would also like to note that there are other structures not included in the survey since these structures were built post 1940. Many of these structures add a very unique quality to the Cultural Resources District and certainly add to the character of the area.

With our participation on the Historical Survey completed, the Cultural Resources Advisory committee have set a number of future goals and objectives that we would recommend to the City for it's continuing involvement in issues related to Cultural Resources in Tustin including the following:

1. Determination and recommendation to the City Council on which structures within the Historical Survey should be officially "locally designated Cultural Resources".
2. Review and recommend to the City Council an award program for significant achievement by a property owner in preserving and enhancing the City's Cultural Resource District.
3. Completion of a vacant lot survey within the Cultural Resources District.
4. Act as a resource in reviewing informational guidelines prepared for property owners interested in renovation of their homes.
5. Act as a resource to assist in preparing a Guide to Financial Resources for preservation or Renovation of Historical Resources.
6. Explore the feasibility of creating a non-profit organization as a financial resource for preserving historical structures that are eminently threatened.
7. Act as a resource in reviewing and as liaison with downtown residents in preparation of a Downtown Revitalization Plan and architectural guidelines prepared for renovation of historical commercial buildings in Old Town.

Honorable Council Members

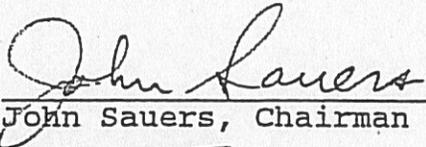
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8. Examine and recommend guidelines for facilitating the relocation and movement of structures into the Cultural Resources District.
9. Study the possible recommendations to the City Council to create an additional Cultural Resources District north of First Street.

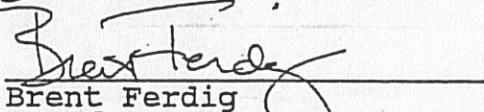
We hope you find the Tustin Historical Survey as interesting and exciting as we have. Tustin's rich and colorful past can only serve to give us a very strong background and faith in the future. Thank you for your support in preserving the City's heritage.

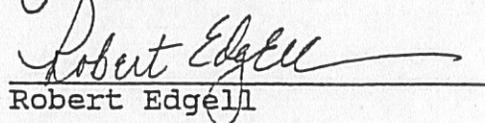
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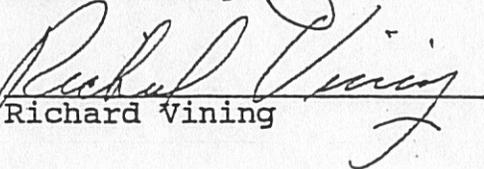
The Cultural Resources Advisory Committee

  
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John Sauers, Chairman

  
\_\_\_\_\_  
Jeff Thompson

  
\_\_\_\_\_  
Brent Ferdig

  
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Robert Edgell

  
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Richard Vining

CAS:kf

**CITY OF TUSTIN**  
**HISTORIC RESOURCES SURVEY REPORT**

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**July 1990**

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## **I. INTRODUCTION AND OVERVIEW**

### **A. Introduction**

In June 1988, the Community Development Department of the City of Tustin hired Thirtieth Street Architects, Inc. to prepare an inventory of historical buildings. The goal of the survey is to identify the historic and cultural resources of the City of Tustin in order to provide a basis of information for future planning and redevelopment activities.

This report describes the survey methodology used for the study and presents the results of the effort. This report also includes:

1. A summary history of the City to provide a context for the evaluation of the significance of historic resources;
2. A description of architectural styles characteristically found in Tustin;
3. Identification of historic resources which are significant and worthy of protection;
4. Recommendations describing possible options for City actions to support preservation of significant resources; and
5. Appendices including listings of all pre-1940 structures found and a listing of those resources considered to be significant.

The study also included the preparation of individual inventory forms describing the appearance, history and significance of each property within the Old Town Cultural Resources District and additional individual properties of significance. These forms are included under a separate cover.

### **B. Preservation in Tustin**

The Tustin Historical Society has been studying the City's historic buildings since the early 1970's. Formed in 1976 as an outgrowth of the nation's bicentennial, the Tustin Area Historical Society now has nearly 400 members. Historical Society members are committed to preserving the history of the local area by collecting memorabilia and photos, and serving as a resource to the City, schools and local residents on the City's history. The primary ongoing project of the Society is the Tustin Museum, located on El Camino Real at Main Street. The Society is also involved in "Tustin Tiller Days". This 3-day fair and parade, sponsored by the

Junior Chamber of Commerce and the City of Tustin, is an annual celebration of Tustin's agricultural history.

Five buildings in Tustin have previously received recognition of their historic qualities. Three are on the National Register of Historic Places: the Steven's House (228 W. Main Street) and the two Lighter-Than-Air Hangars on the U.S. Marine Corps Air Station. Two buildings have been recognized by the Orange County Historical Commission: The Hewes' House (302 S. A Street) and the First Advent Christian Church (555 W. Main Street).

Over the last several years significant public concern has been expressed regarding specific development proposals in "Old Town Tustin". Major issues identified by residents in this area who had organized into a group called TRUST (Tustin Residents United to Save Tustin) included their desire to see the character of Old Town and the existing single family zoning within the area maintained, and historic resources preserved.

In response to these concerns the Tustin City Council in the Spring of 1987 imposed a moratorium on the issuance of permits for any subdivision of land, zone change or land use change in the residential area of Old Town.

With adoption of the moratorium, community workshops were held with property owners in Old Town. As the City began evaluating major community issues which surfaced at workshops as well as information compiled from agencies and cities throughout the state, it became apparent that the most effective tool to maintain and enhance the character of Old Town would be the creation of a Cultural Resources Overlay District. The City Council appropriately approved ordinance 1001 on June 20, 1988 adopting a Cultural Resources District.

The purpose of the Cultural Resources District is to provide a framework for recognizing, preserving, and protecting culturally significant structures, natural features, sites and neighborhoods within the City of Tustin.

An overlay zoning district is one which is overlaid on an existing zoning designation for the purpose of recognizing the special character of an area such as Old Town and providing for a special review or permit process. The underlying zoning remains in place but the addition of a Cultural Resources District designation would add to existing zoning requirements.

The District is generally bound by First Street Specific Plan boundaries on the north, Sixth Street on the south, the 55 Freeway on the west and Prospect Avenue on the east.

Current Cultural Resource District boundaries also reflect the following:

- a. Inclusion of a major portion of area within the original City of Tustin jurisdictional boundaries;
- b. Inclusion of R-1 and multi-family zoned properties which exhibit unique architectural character and historical/cultural resources in the Old Town area;
- c. Inclusion of historic sites as identified by the Tustin Historical Society which are included on the Tustin Historical Walk;
- d. Inclusion of the El Camino Real Commercial District between Sixth Street and First Street.

The ordinance establishes criteria for use in designating cultural resources and Cultural Resource Districts and the procedures to be followed in making said designations. Final action of any designation must be approved by the City Council. A Certificate of Appropriateness is also required prior to demolition or removal of improvements or prior to making exterior modifications to a building or site within a Cultural Resource District or to a Designated Cultural Resource when such improvements require a City building permit. A five-member Cultural Resources Advisory Committee has been chosen by the City Council to provide recommendations on local designation of cultural resources within the community.

This study to identify historic resources in the City is an outgrowth of the adoption of the Old Town Cultural Resources District. Its purpose is to document the contributing buildings within Old Town and other significant buildings city-wide.

### C. Summary History of the City\*

The City of Tustin was established as a real estate venture by a Petaluma carriage maker, Columbus Tustin. In 1868, Tustin and his partner, Nelson O. Stafford, purchased 1,359 acres of the Rancho Santiago de Santa Ana when the Spanish land grant was being partitioned. Tustin took the eastern 839 acres of the total and moved to his property in 1870 to build his dream: Tustin City. He divided 100 acres into 300 square blocks, laid out the streets, and provided 50'x100' lots for sale - later giving lots to anyone who would build on them.

One of the City's earliest - and later prominent - citizens was C.E. Utt, who came to the City as a child with his parents in 1874. By his account, the "city" then consisted of "a small store and a blacksmith shop with a few settlers' shacks hidden around in

the thickets of wild mustard". Tustin City's slow growth in the 1870's was further hampered by Santa Ana's successful bid for the terminus of the Southern Pacific Railroad, which enticed several Tustin businesses and residents to move there. Columbus Tustin died in 1883, bitterly disappointed at the minimal success of his dream city.

The land boom of the 1880's brought a second life to Tustin. The Tustin Improvement Association established a bank and a large hotel. From 1886 to 1895, horse-drawn streetcars ("horse car") ran between the Hotel Tustin and Santa Ana. By 1888, the Southern Pacific Railroad had established a station in Tustin and started running two trains daily to Los Angeles.

Several prominent pioneers, David Hewes and Sherman Stevens among them, came to town in this period, building Victorian houses which are still showpieces in town. Sherman Stevens, together with C.E. Utt and James Irvine, developed the first agricultural acreage on the Irvine Ranch and established the San Joaquin Fruit Company. Utt established one of the City's earliest industries, the Utt Juice Company, and was one of Tustin's major developers. Hewes, who made his fortune in San Francisco before settling in Tustin, is renowned as the man who conceived the ceremony and donated the golden spike used to complete the first transcontinental railroad.

The successes of the 1880's were reversed by the Panic of 1893 which led to the demise of several businesses in town and closure of the bank (1902). With the new century came a gradual rebuilding of the economy and the successful additions of the First National Bank of Tustin (1911), the Tustin Lumber Company, Tustin Garage, Tustin Hardware, Piepers Feed Store, the Utt Juice Company, and three large citrus association packing houses.

By 1927, the City was thriving, with a population of 900 persons who voted to incorporate, electing Byron Crawford as the first mayor. "Big John" Stanton was the police force, then and for many years (until 1942). Volunteer fire protection was led by Charles Logan, Fire Marshall, using Sam Tustin's converted 1912 Buick as a fire truck. At the incorporation, the City's original boundaries included about 196 acres, shown in Figure 1, and was slightly larger than the area of the Old Town Cultural Resources District.

In 1942, World War II came home to Tustin when the U.S. Navy built its Lighter-Than-Air Base on nearby bean fields. Two huge hangars, each longer than three football fields and as tall as an 18-story building, were built to house blimps used for patrolling the coast for submarines. Still used today for helicopter storage and repair, the Lighter-Than-Air hangars were listed on the National Register of Historic Places in 1978.

By the 1960's, Tustin's days as a small agricultural community ended. Rising land values and falling grove production induced orchardists to sell their land to developers. As a result of new development and annexations, the City's population jumped from 2,000 in 1960 to 21,000 in 1970 and reached over 43,000 in 1987. The recent annexation of 2,000 acres of Irvine Company land, called Tustin Ranch, is projected to add another 20,000 to 25,000 persons to the City's population in the next decade and brings the City's area to 7,100 acres.

\* Source: derived from "Tustin", by Carol H. Jordan, in A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and Their Communities, edited by Esther Cramer, et. al., published by the Orange County Centennial, Inc., Santa Ana, CA, 1988.

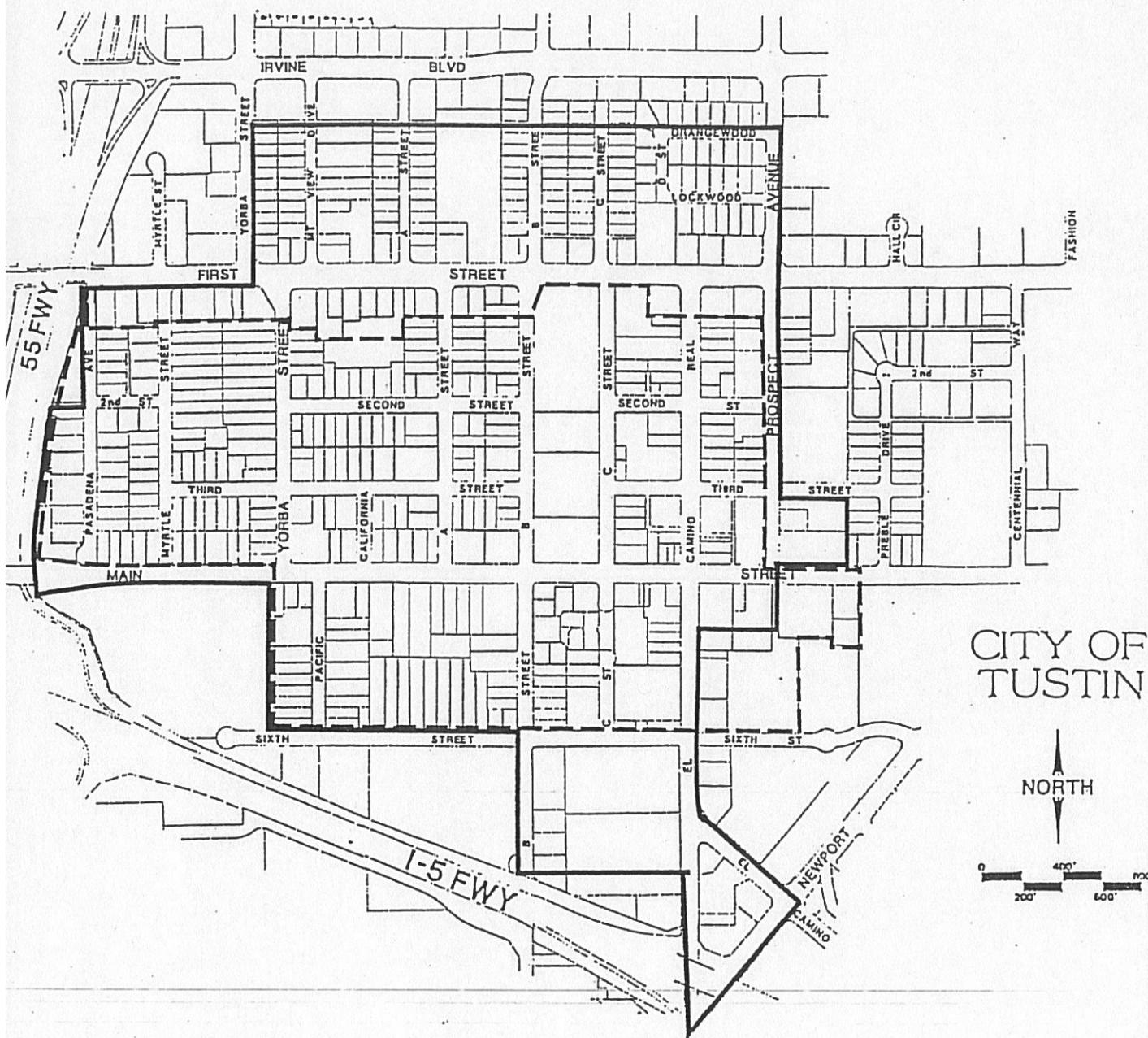


FIGURE 1

BOUNDARIES OF ORIGINAL CITY  
AND ADOPTED CULTURAL RESOURCES DISTRICT

- Original City Limits (1927)
- - - - - Boundary of Old Town Cultural Resources District

NOTE: Boundary of adopted Cultural Resources District adjacent to I-5 and SR-55 Freeways denote ultimate right-of-way line. District does not include areas for freeway expansion.

## II. SURVEY METHODOLOGY

### A. Overview of Survey Approach

The methodology developed for the survey of historic resources has the following objectives: 1) to provide a comprehensive data base on all resources; 2) to maximize the research effort on those structures or sites found to be of historic importance; and 3) to provide a basis for evaluating the historic structures and recommending programs for preservation.

In order to accomplish the objectives, the survey effort was carefully organized prior to the initiation of any survey work. The four primary aspects of the survey methodology are summarized below:

#### 1. Building Survey

A complete survey of resources was conducted to identify potential resources and to categorize these in terms of possible significance. The consultants drove the entire City and examined each building to record the location and architectural styles of buildings constructed prior to 1940. Photographs were taken of those buildings which were considered to be potentially significant.

#### 2. Architectural Rating

Based on the review of architectural style in the initial building survey, each building was given a preliminary rating based on its possible architectural/historical importance. This rating system is described in Section IIB.

#### 3. Field Survey and Research

Survey procedures were established to identify methods of recording information during the field survey and methods to tailor records research efforts. A further description of these procedures is provided in Section IIC.

#### 4. Evaluation

Following the building survey and research, the potentially significant structures were evaluated and given a final rating. The categories used in the final rating are described in Section IID.

## B. Description of the Preliminary Rating System

In conducting the building survey the consultant staff drove through the entire city on a street-by-street basis and examined each structure. Specific notes were made on the architectural styles, extent of alteration and estimated date of construction for each building which appeared to be constructed prior to 1940. Based on this initial review, each structure (or group of related structures) was assigned to one of four categories (A through D), as described below:

•"A" Buildings - This category includes buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as an early church) and would be included even if the architectural design was not significant. Many of these buildings are already listed (the Steven's House) or are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important persons or events.

•"B" Buildings - This category includes buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well-designed buildings which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.

•"C" Buildings - This category includes pre-1940 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district.

•"D" Buildings - This category includes pre-1940 buildings which are clearly not significant in terms of architectural style or have been substantially altered from the original style. While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category which can be restored may contribute to an historic district. Buildings which have been very severely altered and are unlikely to be restorable are not included in the listing.

A copy of the complete field survey list, which is attached as Appendix A, indicates all buildings evaluated through this process listed by street address. The initial rating has been replaced by a final rating, as described in Section III.D. The buildings which are individually significant, or are included in the Old Town District are listed in Appendix A.

### C. Field Survey and Research Procedures

The survey work for Tustin is based on the guidelines set forth by the State Historic Resources Inventory, "Survey Workbook" (revised March 1984). The two primary elements of the survey work performed are field work and research. For both elements, the initial windshield survey served as a guide to focusing the work, as described below.

#### 1. Field Work

The field work effort involved preparing architectural descriptions, historical descriptions, and statements of significance as required for completing sections #7 and #19 of the State Historic Resources Inventory Form (DPR 523, Rev. 4-79). The text items were prepared for all "A" and "B" rated structures and those "C" rated structures which are located within the Old Town Cultural Resources District. Photographs were taken of those buildings for which descriptions were prepared.

The architectural description was based on a review of local styles and the Architectural Supplement contained in the State's "Survey Workbook". Should the City or private individuals wish to submit an Historic Resource Inventory Form to the State for any given building, the remaining items of information can be completed utilizing a records review as further detailed in section III.C. The information required includes parcel number, present owner, owner's address, property size and a locational sketch map. A copy of the State form (DPR 523) is included as Appendix C.

#### 2. Research

In order to maximize the research results, efforts were focused on structures or sites of historic importance, particularly the "A" and "B" rated buildings. Research was also conducted on the "C" rated structures located within the Old Town Cultural Resources District.

City permit records were reviewed for many of these buildings. Permit records typically can provide: 1) original construction date; 2) original owner and use; 3) subsequent alterations; and 4) subsequent owners or usages which may have been long term or otherwise notable. However, because the City was not incorporated until 1927 and did not keep its own permit records until much later, these records were of minimal value.

Because of the limited value of City permit records, the consultant effort focused on other sources. The resources found to be most useful for Tustin included original title records, various City and County directories and an extensive series of personal interviews with long-time residents. These and additional sources are listed in Appendix D. For additional research, the consultants were fortunate to have the able assistance of two historians: 1) Ms. Carol Jordan, a member of the Tustin Area Historical Society and Historian for the Tustin Area Museum; and 2) Ms. Diann Marsh, local historical consultant.

#### D. Evaluation

Following the site reviews, historical research and preparation of architectural descriptions, each building was again evaluated for architectural and historical significance. The criteria used in this study for evaluating the significance of historic resources is the same as that used by the State Office of Historic Preservation which is, in turn, based on National Register criteria. These are reprinted below:

National Register Criteria for Evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

(a) That are associated with events that have made a significant contribution to the broad patterns of our history [*historical significance*]; or

(b) That are associated with the lives of persons significant in our past [*biographical significance*]; or

(c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction [*architectural significance*]; or

(d) That have yielded, or may be likely to yield, information important in prehistory or history [*archaeological significance*].

**Integrity** is a key concept in eligibility for the National Register, or any other recognition for historic significance. As used in the criteria, "integrity" means that the building must remain substantially as it was at the time it gained significance. Thus, each of the following five elements must reflect that earlier period:

1. Location - generally a building must be on its original site.

2. Design - the property should have undergone only alterations that are easily reversible or have alterations only in less visible areas than the main facade. If changes are evident, these should be representative of the evolution of the building.

3. Setting - the surrounding environment should remain intact.

4. Materials and Workmanship - repairs or any alterations which have been made should have used materials compatible with the original design.

5. Feeling and Association - An historic district must maintain an internal coherence which conveys the sense of time and place of the era in which it gained significance.

The degree of alterations of each building in the survey is noted as follows:

"F" = Few modifications

"M" = Moderate modifications

"S" = Substantial modifications.

The final evaluation used in this study was based on these criteria, as discussed above (see the "Survey Workbook" prepared by the State Office of Historic Preservation for an additional discussion). The results are interpreted into a final A,B,C,D rating system, generally as described previously. However, the final rating considers biographical and historical significance as well as architectural significance. Further, the final rating also evaluates the relative importance of the building in terms of other resources in the City and the potential for national or local listing, either individually or as an historic district. The ratings used are:

•"A" Buildings - This category includes buildings which are potential candidates for listing on the National Register of Historic Places.

•"B" Buildings - This category includes buildings which are not architecturally distinctive or historically significant enough to be considered for the National Register, but which maintain a local importance.

•"C" Buildings - This category includes buildings which maintain their original style, but are not distinctive architecturally or historically. These can be important if grouped in districts (see Historical Districts, below).

•"D" Buildings - This category includes pre-1940 buildings which have been altered and do not maintain sufficient integrity to be considered for a higher category, but may possibly be restorable. (Buildings unlikely to be restorable are not listed)

### Historical Districts

Buildings on the survey which are located in a potential historic district are noted "Yes" under the heading "Historical District" on the survey sheets. Thus, a building noted "C" and "Yes" is a contributor to an historic district while an "A - Yes" or "B - Yes" building is both a contributor to a district and important in its own right (nationally or locally).

### III. SURVEY FINDINGS

#### A. Identification of Architectural Styles

As described above, one purpose of the building survey was to identify the general architectural styles common to Tustin prior to initiating detailed research on individual structures. Six residential styles and four of the most common commercial styles were identified and are described below. Some styles occur only rarely in Tustin and are described only in terms of the specific building on the inventory form itself. The most common residential styles are illustrated in Figures 2 through 7.

##### 1. Residential Styles

###### •Victorian - approximately 1870 to 1905

Tustin has one of the most impressive collections of Victorian homes in Orange County. They range in size from cottages to mansions. Victorian is a general category used for all buildings built during the reign of Queen Victoria (1837 to 1901). Because there are important examples of four of the Victorian sub-styles existing in Tustin, they are further defined below:

Stick: The Stick style, rare in Southern California, is defined primarily by decorative detailing. Multi-textured wall surfaces, gable trusses which mimic the structural members of Medieval houses, and varied patterns of siding installed in the square or triangular spaces created by the stickwork are all examples of such detailing. The Vance House, located at 420 West Main Street, is a fine example of Victorian Stick and features the gable trusses, variety of wood shingles in the gables, and bands of decorative work representative of this style (See Figure 2).

Queen Anne: Some of the architectural elements of the Queen Anne style are the steeply-pitched roof with decorated gables, asymmetrical shape, patterned shingles, slanted bay windows, elaborate porches, and towers. Queen Anne buildings possess varied rooflines and facades and are informal in nature. One of Tustin's best examples of this style is the Stevens House at 228 West Main Street. An example of a simpler Queen Anne is the McCharles House at 335 South C Street. (See Figure 2 for Victorian styles.)

Greek Revival: Greek Revival buildings in other parts of the United States usually pre-date the Victorian era. However, in Southern California this style of home was in vogue during the early years of the Victorian period. Some of Tustin's early Greek Revival cottages still exist. Parts of the house at 265 Pacific feature elements of the style. The 6-over-6 windows with boxed frames, enclosed eaves, basic

volume and shape, and corner boards are all Greek Revival elements. This house is also significant because it appears to be the oldest in the city. There are a few board-and-batten houses in Tustin which also fit into this category.

**Italianate:** Tustin has Orange County's most significant stock of Italianate residences. They were built by prosperous early pioneers between 1875 and 1889. Elegant and formal in style, Italianate house featured wide shiplap siding, tall narrow windows placed in vertical courses, and square bays centered with paired windows. Attention was brought to the roofline through the use of enclosed eaves, ornamental brackets, elaborate cornices, and molding-trimmed panels. The window trim and cornices are often trimmed with decorative molding. There are a handful of these houses in Tustin which feature the arched window cornices introduced during the Italianate period. They are very rare in Southern California.

•Colonial Revival - about 1900 to 1910

The Colonial Revival style arrived in California soon after the turn of the century. In a rebellion against the excesses of the Queen Anne era, the well-ordered classical form seen in the homes of our New England forefathers, colonial architecture once again became popular. There was the patriotic belief that this was America's own style of architecture. Porticos, slender columns, restrained capitals and classical Greek moldings began to appear. Narrow clapboard siding was almost always used to cover the exteriors. However, the slanted bay window, decorative shingles, and wrap-around porches from the Queen Anne era continued to be used, creating a union of the two styles. Tustin has relatively few Colonial Revival houses in comparison to Santa Ana and Anaheim. This probably indicates that Tustin did not have a significant growth period between 1900 and 1910. A rare gambrel-roofed version, called a Dutch Colonial Revival, is located at 345 West Main Street.

\* Colonial Revival- 1920's

Several homes built in Tustin during the 1920's are Colonial Revival in style. Usually identified by the use of full-length round wooden porch columns with no railing and Tudor-like hipped roofs at the tops of the gables, these houses are basically Craftsman in nature. While areas containing rows of homes of this particular styles were built in Orange County cities, those in Tustin are not numerous and sprinkled throughout the City.

There are approximately 30 Colonial Revival structures remaining in the City. representing about 12% of the pre-1940 residential buildings.

• Craftsman Bungalows - approximately 1910-1925

Tustin has many fine Craftsman Bungalows, located along Main Street and throughout the remainder of the Historic District. A new appreciation for the Craftsman Bungalow has become evident during the last few years and is led by

persons interested in quality and fine craftsmanship. The Craftsman Bungalow represented a philosophy of life which featured honesty, integrity, and a return to nature. Natural woods, earth colors, brick, stones, river rocks, clinker brick, and heavy structural beams signified a oneness with nature. The rocks and bricks were often used on foundations, chimneys, foundations and railings to set a unifying theme for the home. Oriental, Tudor, and Swiss-influenced bungalows lent a variety of architectural elements to the Craftsman Bungalow. Tustin has a good supply of Craftsman Bungalows built between 1910 and 1925. There are 40 buildings, representing 16%, in the Craftsman Bungalow category.

•California Bungalows - approximately 1910 to 1930

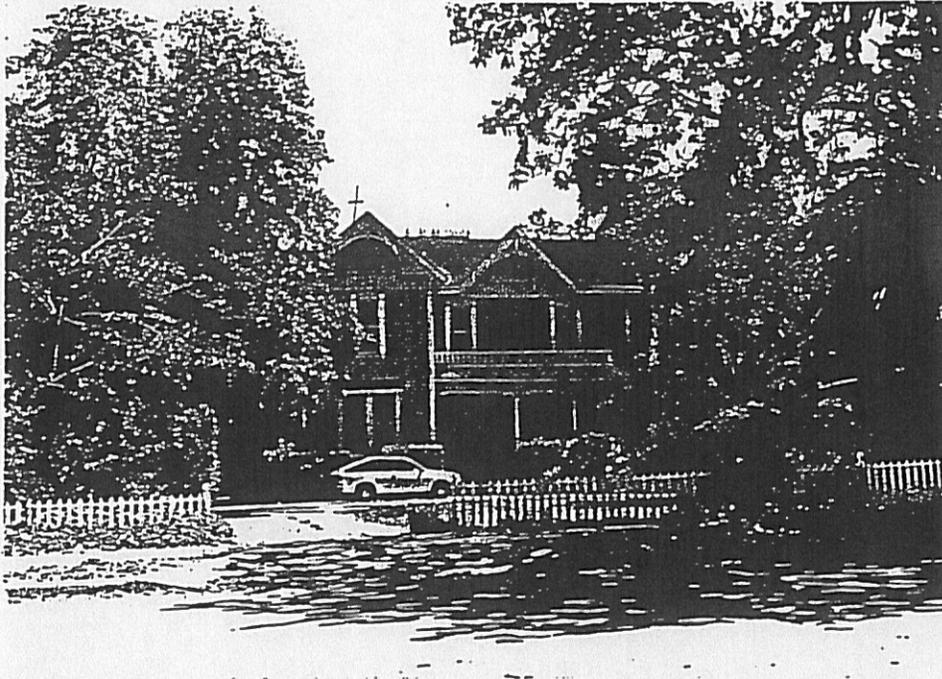
This category includes small, fairly unadorned houses and cottages, as well as California bungalows. Exterior wall surfaces are covered with board-and-batten, clapboard, or stucco. Most styles have large porches and utilize wood frame windows either double-hung or casement. While a large number of modest cottages and small bungalows remain in the City (approximately 86), only 1 of these was rated B and none were rated A. (See Figure 4).

•Spanish Colonial Revival - about 1910 to 1925

The earlier examples of these homes feature rectangular shapes, often with flat roofs and no overhangs. Wood frame windows, often casement style, are used and are set in stucco walls. Roofing materials are generally red clay tile, but may be visible only in a small fringe along the front facade. In the 1920's, the Spanish Colonial styles were larger, more articulated and often had gabled roofs. The stucco walls and tile roof features remained. This style often has a large distinctive (sometimes arched) windows on the front facade. Other than the small bungalows, this style is the most common of all residential architectural styles found in the City, with approximately 47 residential Spanish Colonial Revival buildings remaining. Of the many homes in this style, approximately 10 are rated A or B and 13 are found in the Old Town Cultural Resources Districts. (See Figure 6.)

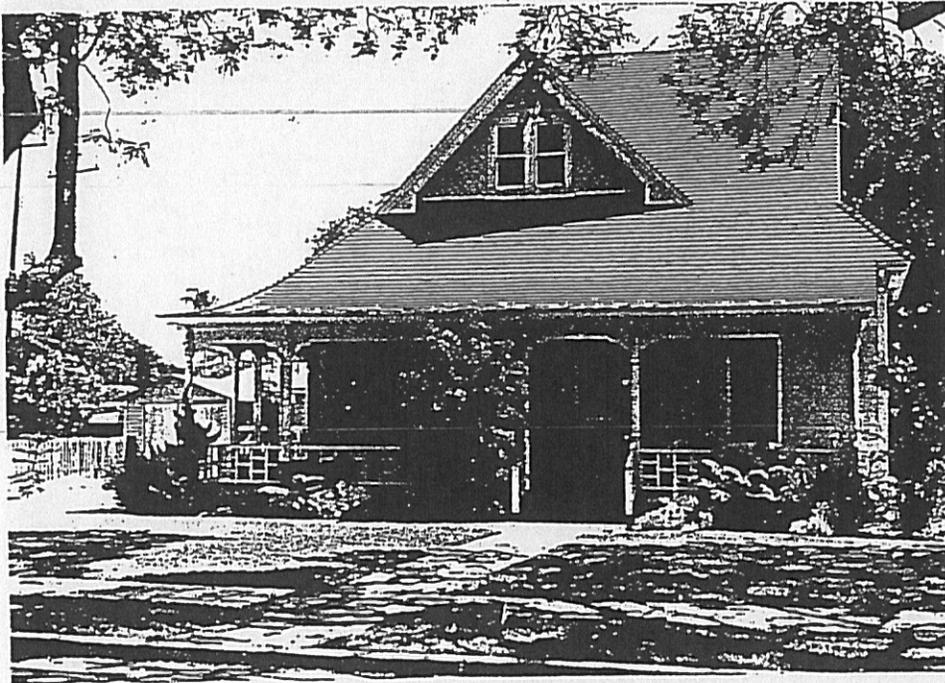
•Period Revival - about 1920 to 1940

These homes borrowed images from Mediterranean, English Tudor, Federal, Georgian, French Norman, Mission Revival, Byzantine and other styles. For many of these, the roof lines are steeply pitched with a style emphasis. Tudor Revival homes featured wood shake roofs and stucco walls with exposed beams. Window forms are generally casement or double-hung and the front door is often heavy wood in design. Most homes of this period do not have front porches. Approximately 15 Period Revival homes remain in the City and 3 are included in the "A" and "B" rated list. (See Figure 7).



Example of Victorian Stick Style

420 West Main Street

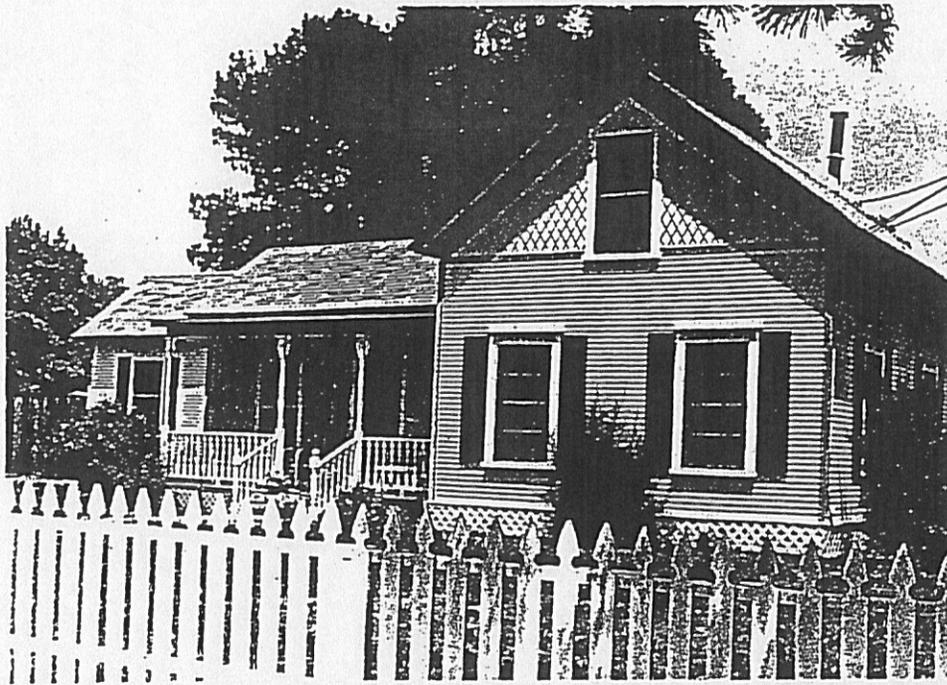


Example of Queen Anne

540 West Third Street

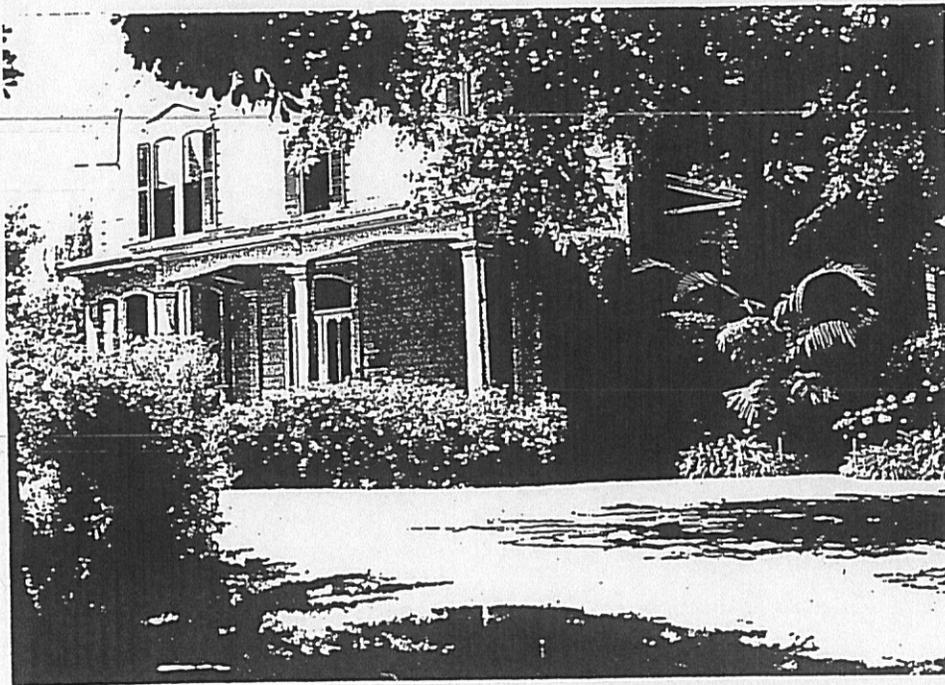
FIGURE 2

Examples of Victorian Styles



Example of Early Victorian Cottage

265 East Pacific Street

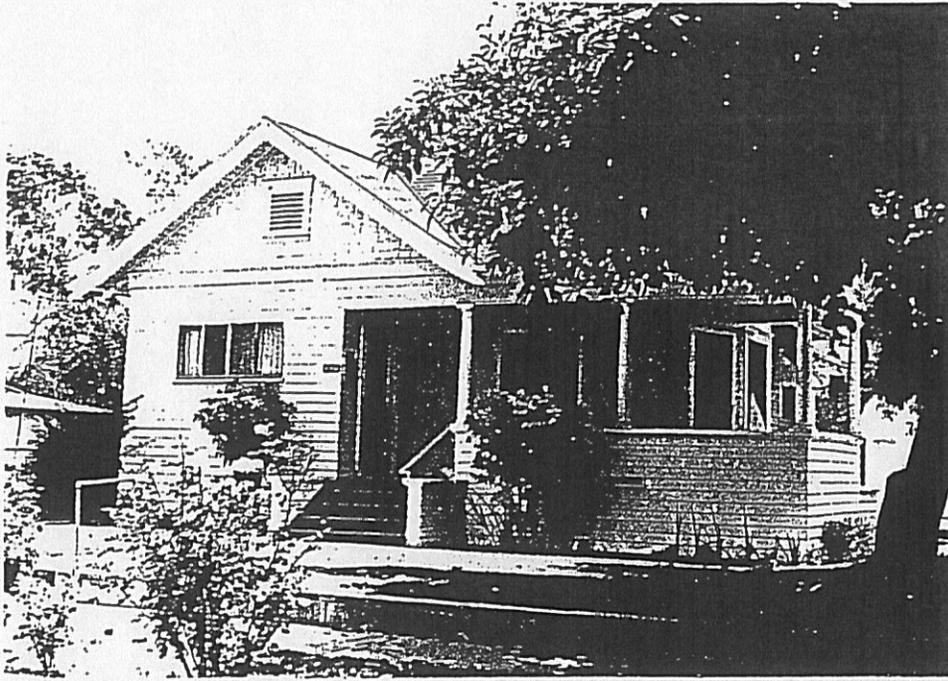


Example of Italianate Residence

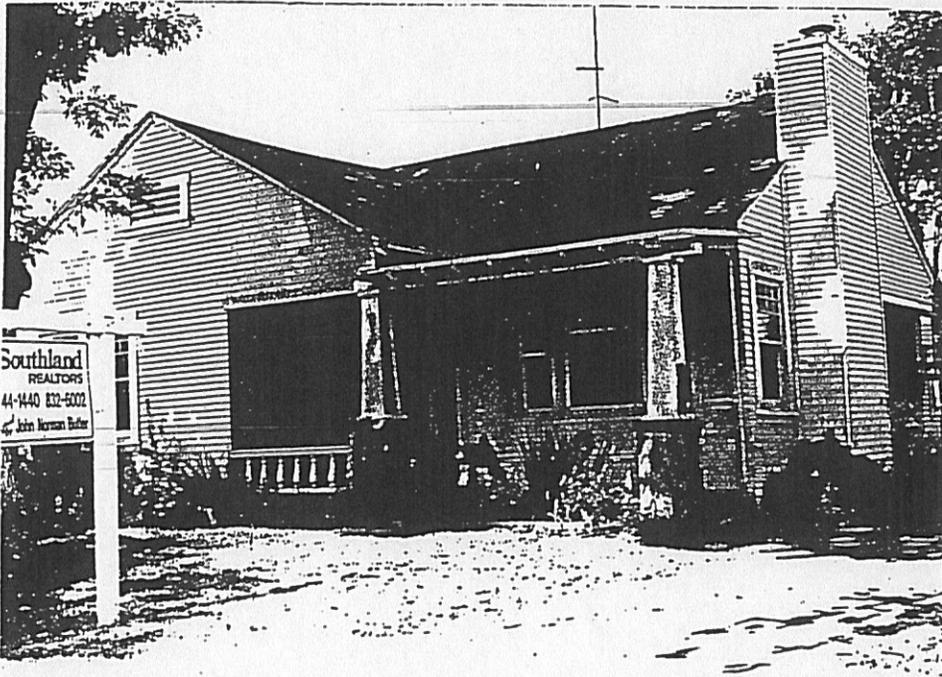
665 West Main Street

FIGURE 2

Examples of Victorian Styles



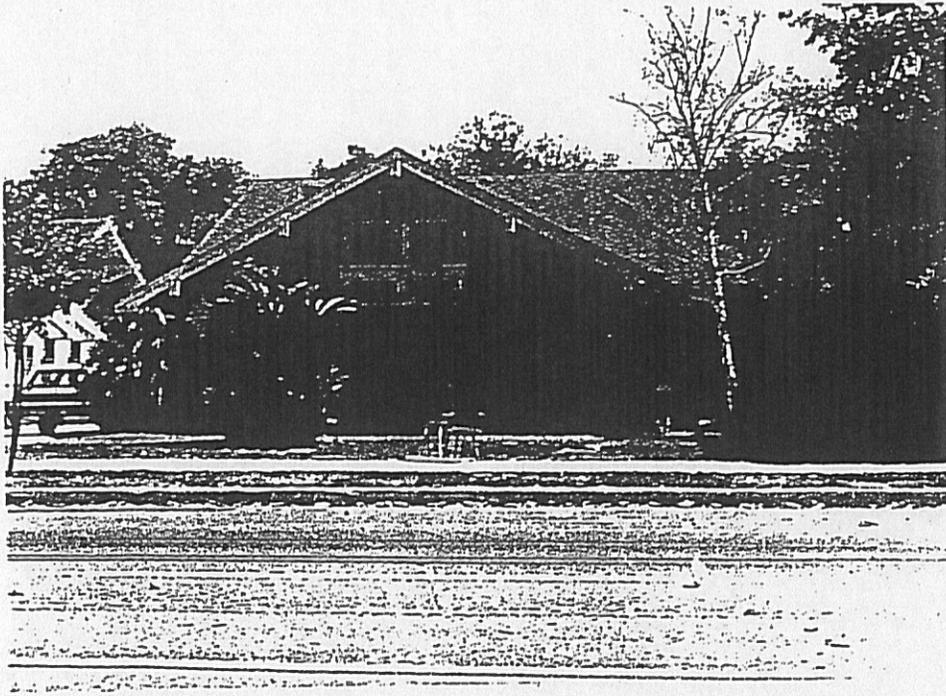
Example of Colonial Revival - 1900-1910 690 West Third Street



Example of Colonial Revival - 1920's 300-302 South B Street

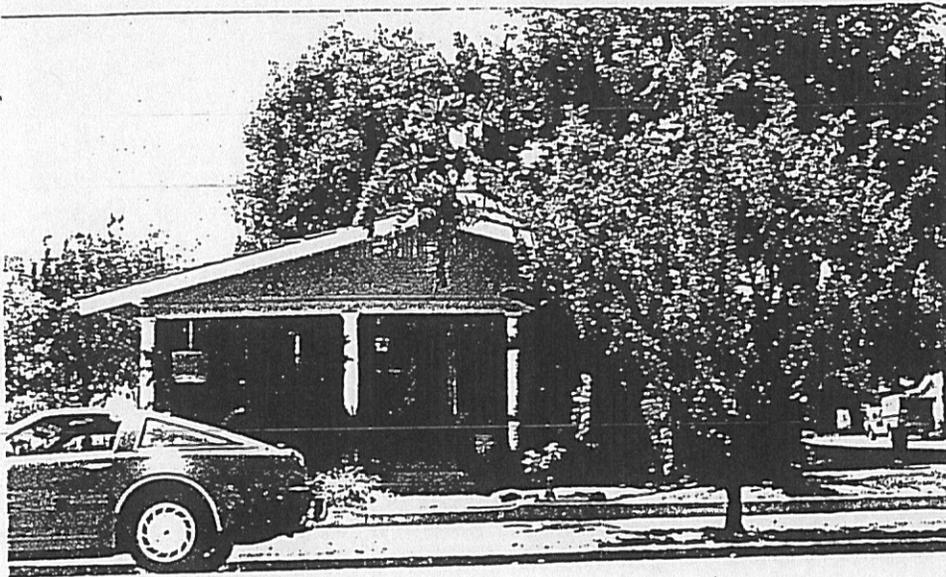
FIGURE 3

Examples of Colonial Revival Style



Example of Craftsman Bungalow

400 West Main Street



Example of Craftsman Bungalow

183 North C Street

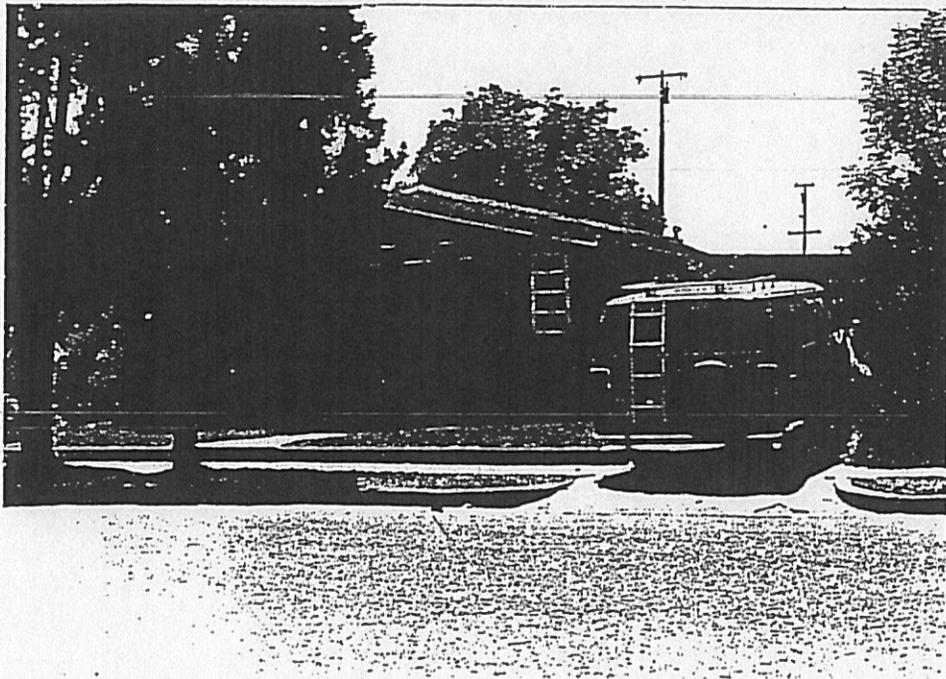
FIGURE 4

Examples of Craftsman Styles



Example of California Bungalow

235 South A Street

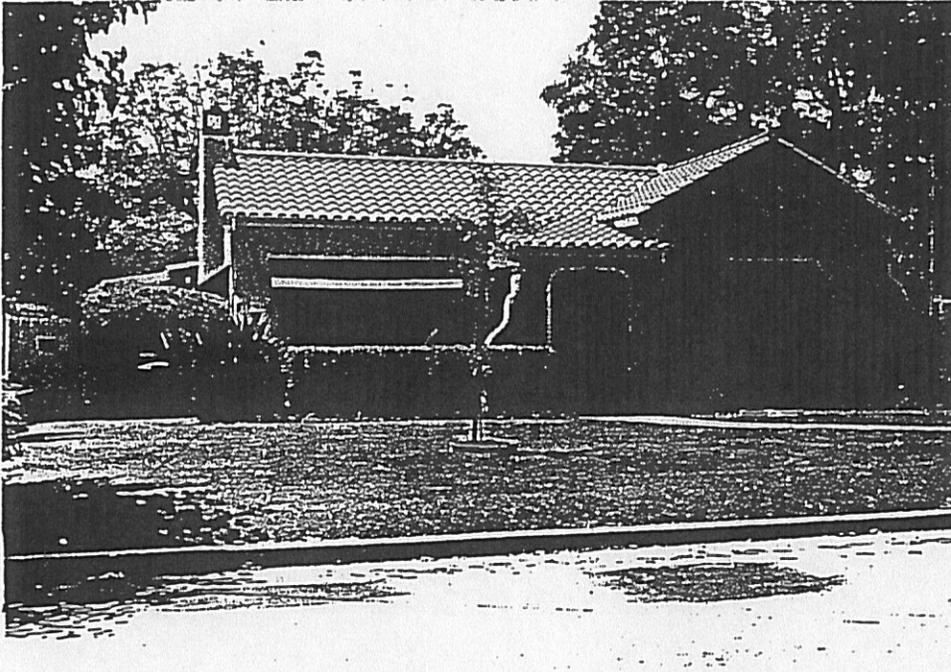


Example of California Bungalow

310 South B Street

FIGURE 5

Examples of California Bungalow Styles

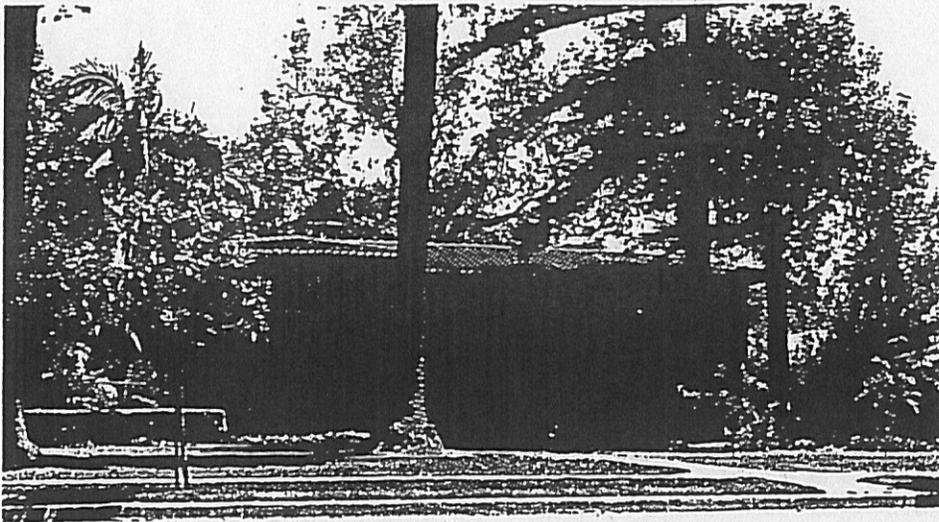


Example of Single-Story Spanish  
Colonial Architecture

250 South Pacific Street

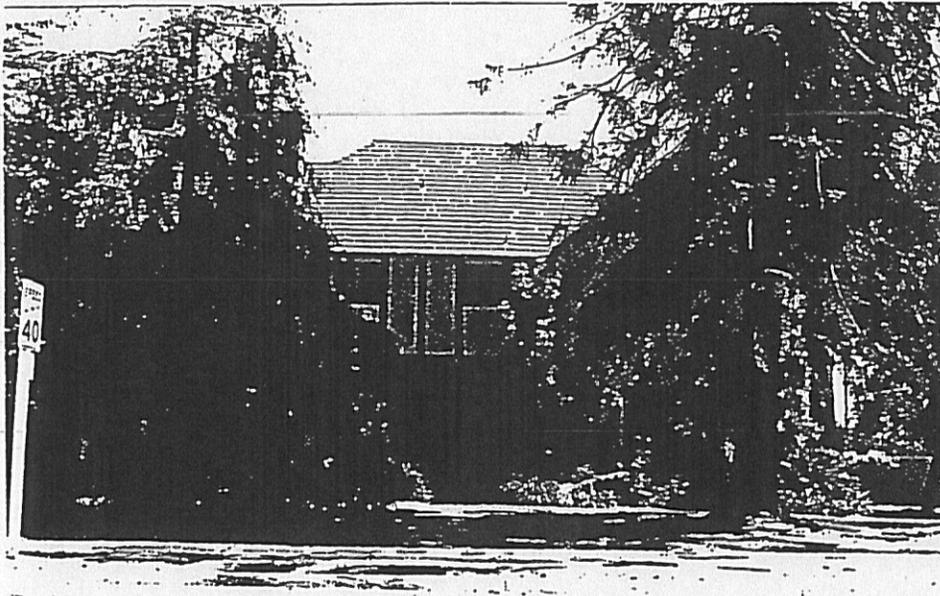
FIGURE 6

Example of Spanish Colonial Revival Style



Example of the Monterey Revival Style

320 West Main Street



Example of Period Revival - Tudor Style

520 West Main Street

FIGURE 7

Examples of Period Revival Styles

## 2. Commercial Styles

Tustin has a wealth of commercial buildings in a variety of styles. Four of the most common styles are described below and illustrated in Figures 8 to 11.

### •Western Falsefront - about 1870 to 1900

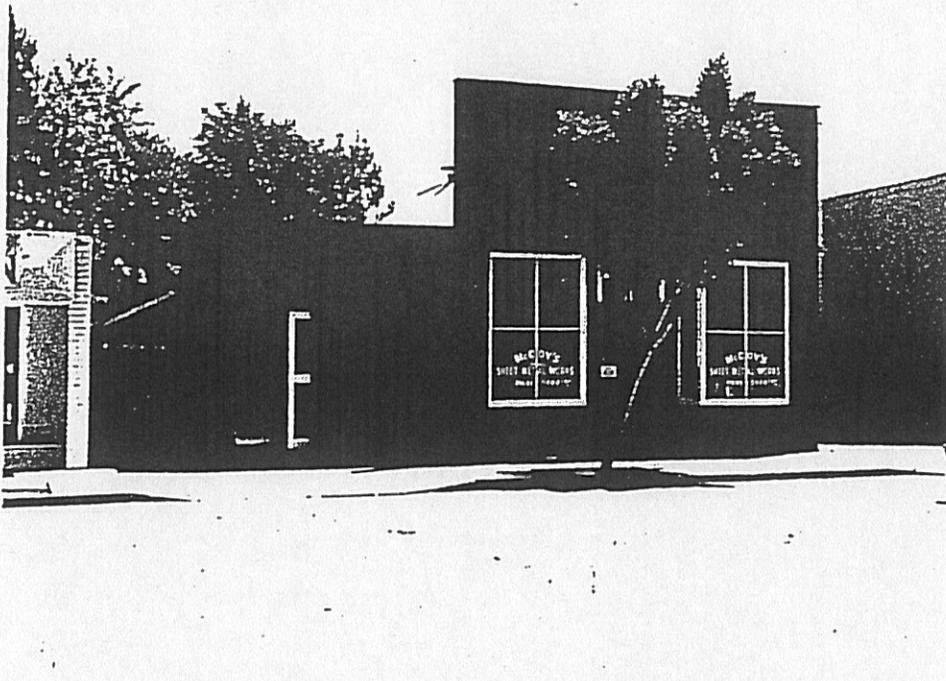
This style is the earliest commercial style found in the City. These one and two story structures were often constructed of wood with an extended front facade or "falsefront" which creates the illusion of another story. Prominent examples of this style in Tustin are the blacksmith (245 S. C Street) and McCoy Sheet Metal (160 E. Main Street). (See Figure 8)

### •Victorian Commercial - approximately 1880 to 1930

The style includes some of the earliest and most elaborate non-residential buildings in the city. Specifically included are the Italianate styled Utt Juice Company building (193 E. Main Street) and the store building at 434 El Camino Real. (See Figure 9.)

### •Neo-Classical Commercial - approximately 1900 to 1925

The Neo-Classical period emphasized the simplicity and purity of Greek and Roman Classical Architecture. The style enjoyed great popularity for banks, libraries, and civic buildings throughout California. The facades are generally very formal, incorporating full height columns with decorative capitals. Often classical porticos are used which add balance to the very formal symmetry of the style. The exterior materials included the use of concrete, plaster, stone, light cream colored brick, and sometimes decorative terra cotta. Many of Tustin's most distinctive early buildings are of this style; notably the Knights of Pythias building at 397-399 El Camino Real. Ten of the City's 24 significant non-residential buildings are of this style. (see Figure 10.)



Example of Early Western Falsefront  
(1880)

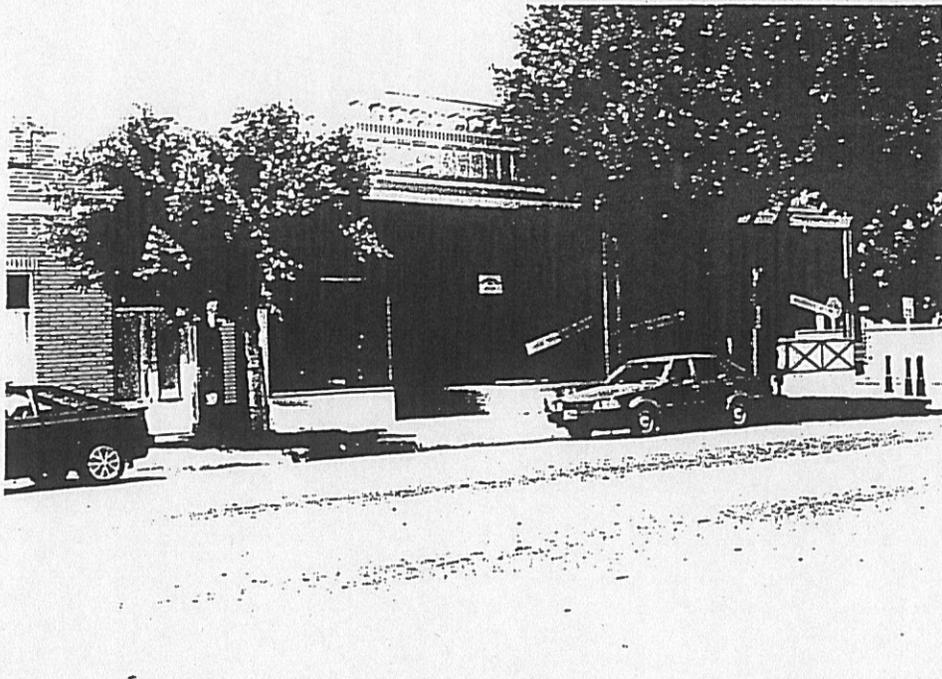
160 East Main Street



Example of Later Western Falsefront 245 South C Street  
(1912)

FIGURE 8

Examples of Western Falsefront



Example of an Italianate Commercial 193 East Main Street Building



Example of a Victorian store building 434 El Camino Real

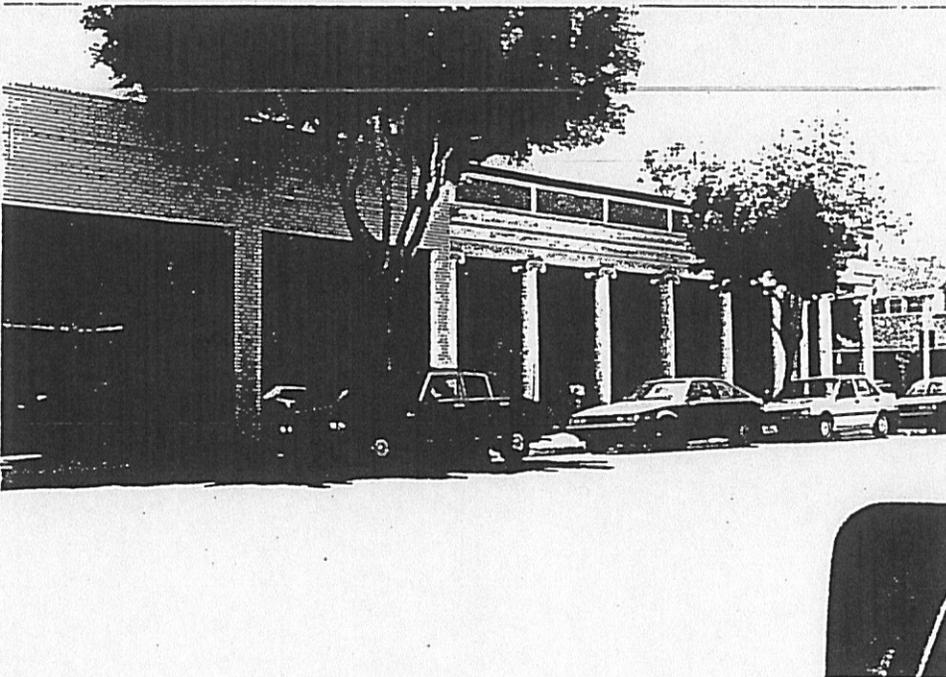
FIGURE 9

Examples of Victorian Commercial Styles



Example of a Neo-Classical Commercial Building

South side of 397-399 El Camino Real



Example of the Neo-Classical Commercial Style

158 West Main Street

FIGURE 10

Examples of Neo-Classical Commercial Styles

## B. Windshield Survey Findings

The windshield survey evaluated 271 pre-1940 buildings.\* Based on the final ABCD evaluation rating system, described previously, the survey found 32 A-rated and 62 B-rated structures in this group. Thus 94 structures (about 35% of the total) are considered architecturally important buildings. Sixty-five (65) of these are already protected by their inclusion in the Old Town District.

An additional 137 buildings (50% of the total) were considered C-rated. These buildings retain much of their original style, but are modest in design. Generally, these buildings are most important when they occur in districts. (Districts are clusters or groupings of buildings that can, collectively, convey a sense of history or which retain the image of the original neighborhood.) A total of 67 C-rated buildings were found in the Old Town Cultural Resources District.

The number of D-rated structures was 40 buildings or approximately 15% of the total. These buildings are relatively unimportant from an historic resources standpoint except for those which occur within historic districts and may be restorable to contribute to the district. The complete windshield survey results for the study are attached as Appendix A.

\*Two of the 271 buildings was constructed after 1940, but are particularly noteworthy and are considered potential future landmarks.

**Table 1**  
**SUMMARY OF SURVEY FINDINGS**  
**BY RATING**

**Historic Resources Survey**  
**City of Tustin**

	<u>Contributors to the Old Town District</u>		<u>Remainder of City</u>		<u>Combined Total</u>	
	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>
A	24	18.2	8	5.8	32	11.8
B	41	31.0	21	15.0	62	22.9
C	67	50.8	70	50.4	137	50.5
D	**	---	<u>40**</u>	<u>28.7</u>	<u>40</u>	<u>14.7</u>
Total	132	100.0	139	99.9*	271	99.9*

\*Rounding error of 0.1%

\*\* Many of the 40 D-rated buildings are located in the Old Town District, but since they are not considered contributing structures, they are not included in this list for the district.

Source: Thirtieth Street Architects, Inc., July 1990.

Table 2

DISTRIBUTION OF SURVEY FINDINGS  
BY ARCHITECTURAL STYLES

Historic Resources Survey  
City of Tustin

<u>Residential Styles</u>	<u>Approximate Age</u>	<u>#</u>	<u>% of Total</u>
Victorian	1870-1905	31	12.4
Colonial Revival	1900-1915	18	7.2
Colonial Revival - 1920's	1920-1929	9	3.6
California Bungalow	1910-1930	87	34.7
Craftsman	1905-1920	41	16.4
Spanish Colonial Revival	1910-1925	48	19.1
Period Revival	1920-1940	16	6.4
Fifties (Rock House)	1950-1960	<u>1</u>	<u>0.1</u>
		251	99.9*
<u>Non-Residential Styles</u>			
Western Falsefront	1870-1900	2	10.0
Victorian Commercial	1880-1930	2	10.0
Neo-Classical Commercial	1900-1925	10	50.0
Commercial Vernacular	1915-1935	1	5.0
Industrial Vernacular	1915-1940	3	15.0
Moderne	1925-1935	<u>2</u>	<u>10.0</u>
		20	100.0

\*Rounding error of 0.1%

Source: Thirtieth Street Architects, Inc., July 1990.

### C. Inventory and Evaluation Findings

The inventory work consisted of preparing architectural descriptions, researching historical information and determining the historical significance of each property determined to be of potential significance. Inventory forms were prepared for each of the total of 94 A and B rated structures and the 67 C rated structures which are located in the Old Town District. Copies of the inventory forms for all significant structures are included in a separate document. (Original forms and photographs are on file with the Tustin Community Development Department).

The inventory forms prepared for this study are based on the "Historic Resources Inventory" form (DPR523) used by the State Office of Historic Preservation. A copy of the State form is included as Appendix C. The form created for Tustin includes those items needed to identify the property and those for which professional experience and judgment are most needed. The State form could be completed, if desired, by transferring the Tustin Survey information as shown below and using clerical help to complete the remaining items. The following chart shows how to transfer information provided:

<u>Tustin Form</u>	<u>State Form</u>
Street Address	Item #3
Style	Item #7a
Date & Source	Item #8
Alterations	Item #14
Photo	Box for photo
Description	Item #7b
Significance	Item #19

It is important to note that the Tustin Form heading of "Significance" includes both historical data and an evaluation of significance (which may be based on biographical, historical or architectural factors). This is consistent with the organization of the State form, item #19, which requests the preparer to "Briefly state historical and/or architectural importance (includes dates, events, and persons associated with the site)."

The inventory research and evaluation suggest that the historic resources in Tustin are unusual in comparison with other Southern California communities of this size because of the extent of early resources remaining and the concentration of resources.

### 1. Extent of Early Resources

Tustin's historic resources are unusual because so many of the very earliest buildings in the City still remain. Tustin has 31 Victorian buildings - 12% of all the pre-1940 buildings surveyed and 27 of these are significant "A" or "B" rated buildings. Cities which incorporated far earlier than Tustin have far fewer of these important pioneer buildings. By way of comparison, Redondo Beach, which incorporated in 1892, has nearly 1,400 pre-1940 buildings in the older portions of the City but only 14 A or B rated Victorians, or about 1% of their resources. As another example, Huntington Beach which incorporated in 1909 has 556 pre-1940 buildings in the older sections of the City, but only 9 "A" or "B" rated Victorian buildings, or 1.6%.

Not only does the City have a rich resource of its oldest pioneer buildings, but also it has an extensive resource of pre-1920 buildings. Approximately 150 of the 273 buildings surveyed are estimated to have been built prior to 1920 - over 59% of all resources surveyed.

Based on the history and development pattern of the City, the consultants surmise that the slow growth pattern of Tustin through much of its early years allowed the distinctive houses to remain undisturbed. Additionally, many of the oldest sections of the City were originally held in large land ownerships. This ownership pattern allowed owners to sell off portions of their land when the need for cash arose, while retaining ownership of the house and immediate grounds.

### 2. Concentration of Early Resources

Tustin's historic resources are also unusual because of their concentration. Of the 231 "A", "B" and "C" rated buildings, 132 (57%) are located in the Old Town District. Of the 94 "A" and "B" rated buildings, 65 (69%) are located in the Old Town District. Clearly, the Old Town District was well chosen and is crucial to the preservation of historic resources in the City.

The City's early ownership pattern probably contributed to this concentration of resources. Instead of the typical tightly-developed community which grow outward from its center, Tustin's pattern of large ownerships provided various opportunities for infill over the years as individual parcels were sold off from larger holdings. Since the City grew initially by infill rather than outward from its center, older

buildings were not razed to make way for new buildings, nor did they deteriorate as newer areas became fashionable.

## **V. RECOMMENDATIONS**

### **A. Introduction**

Tustin has an excellent resource in its historic buildings and has taken a strong step to provide protection of these resources by the adoption of the Cultural Resources Ordinance. The survey has identified additional properties which are potential Cultural Resources and potential Cultural Resource Districts for the City to evaluate. Cultural Resources are those individual buildings which are significant either architecturally, biographically or historically. Potential Cultural Resource Districts are those collections of buildings which retain the feelings and associations of the past, without major alterations or intrusions of newer development. In this section, recommendations are made regarding which resources are most worthy of protection.

### **B. Potential Cultural Resources**

The premier historic resources in the City are those 94 structures which have been given an A or a B rating. These structures represent the very best that remains of the past, and they are a vital link to that sense of continuity with the past that distinguish "just a place to live" from a "hometown". Of these 94 buildings, 65 are already protected by their inclusion in the Old Town District. At a minimum, the consultants recommend preservation of the 32 A-rated buildings considered eligible for the National Register. These buildings should be preserved on their original sites since that is an important criteria for National Register eligibility. Additionally, other individual structures which are not eligible for the National Register may have a local importance and be worthy of local protection. A total of 21 B-rated structures which are not in the Old Town District are considered locally significant.

### **C. Potential Historic Districts**

In addition to individual structures, collections of buildings are important from a historic preservation standpoint where these collections:

"represent a significant and distinguishable entity whose components may lack individual distinction" (National Register Criteria, U.S. Government Printing Office 1983-418-331)

Such collections of buildings should maintain the feeling and association of the past. In order to be eligible as a district, the State Office of Historic Preservation requires that an area must have an internal coherence and be relatively free of new developments or altered structures which change the appearance of the area in its historic period.

Tustin has already recognized the importance of the original town site by designating most of it as the Old Town Cultural Resources District under the Cultural Resources ordinance. This large area contains 132 "A", "B" and "C" rated buildings and is clearly the largest and best remaining collection of pre-1940 buildings in the City.

Two small areas north of First Street are suitable to be considered as Cultural Resources Districts. These areas, shown on Figure 11, were originally considered for possible inclusion in the Old Town Historic District. Due to the geographical separation of First Street and the nature of the resources in the area, they might be more properly considered as separate districts. These areas provide excellent concentrations of small bungalows, primarily from the 1920's. Of the 99 "A", "B" and "C" rated buildings which are not included in the Old Town District approximately 52 (6 "B's" and 46 "C's") are in this area.

#### **D. Types of District Designations**

The present Old Town District and any future districts designated under the City's ordinance are **local districts** and are subject to the restrictions of that ordinance and any local benefits that the City may wish to provide. These same districts may also be eligible to be National Register Historic Districts or Local Certified Historic Districts.

To become a National Register District, the collection of buildings must meet National criteria and be approved by the Secretary of the Interior. Once approved, this district has the highest prestige and provides the best tax benefits under the Tax Reform Act. To become a Local Certified Historic District the City must have its Cultural Resources ordinance certified by the State Office of Historic Preservation and must have completed an Historical Survey. Subsequent designations of properties that are locally certified can be listed on the National Register and would then be eligible for the same benefits as a National Register District.

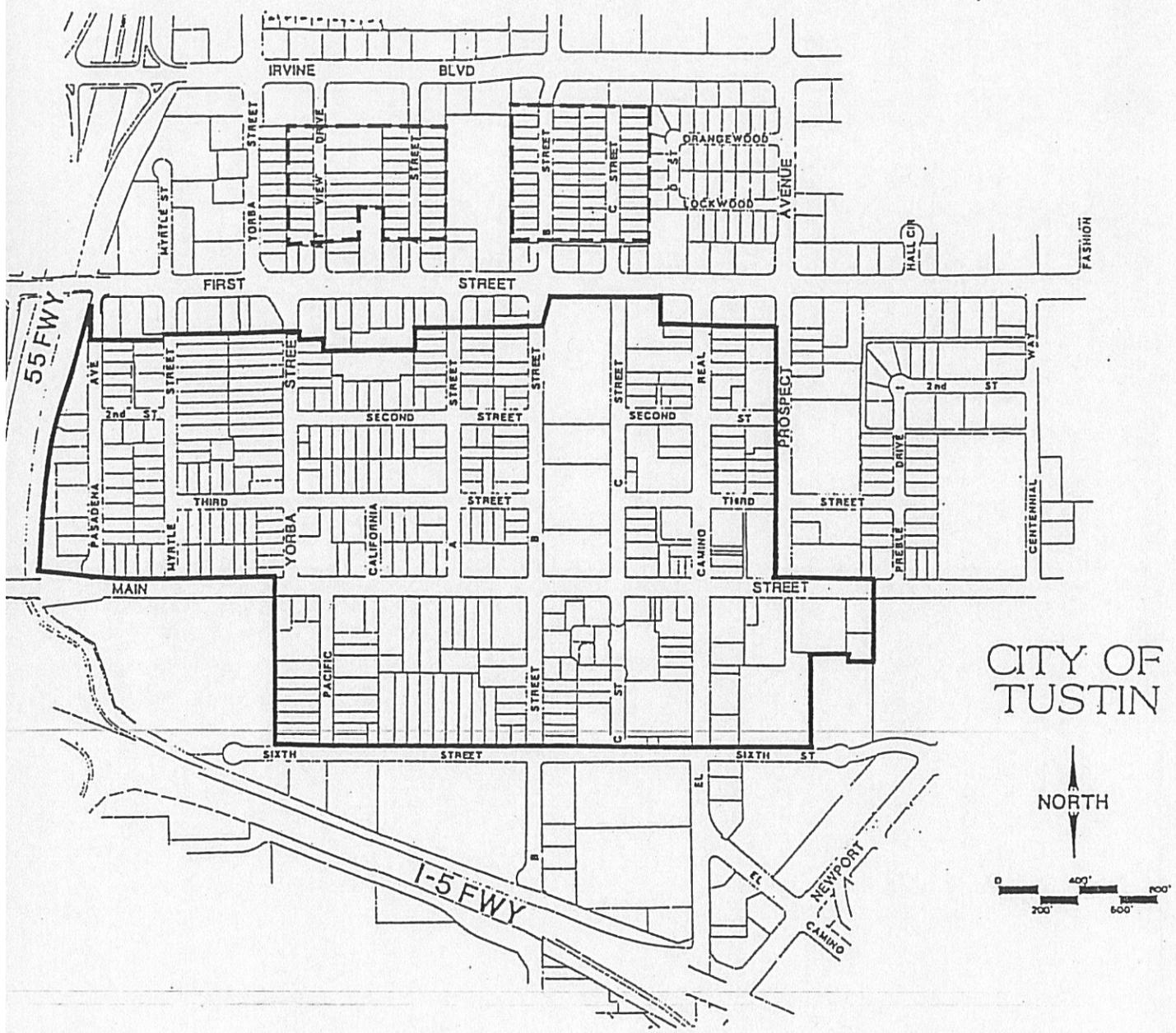


FIGURE 11

ADOPTED AND POTENTIAL CULTURAL RESOURCES DISTRICTS

- Boundary of Adopted Old Town Cultural Resources District
- - - - - Recommended Potential Cultural Resources District

NOTE: Boundary lines adjacent to I-5 and SR-55 Freeways denote ultimate right-of-way line. District does not include areas for freeway expansion.

## V. SUMMARY AND CONCLUSIONS

The historic resources inventory for Tustin has located 271 pre-1940 structures. Of these, 94 premier structures were determined to be worthy of documentation and 67 additional ("C" rated) structures were documented as contributing to the Old Town District. This comprehensive process of reviewing all resources, prioritizing their importance, and selecting potential districts is the primary value of the study. Utilizing a comprehensive building-by-building survey at the outset assures City officials that any resultant policy decisions are based on a knowledge of all of the resources remaining within the City. Therefore the likely consequences of preservation policies or programs can be considered in advance.

Given the level of new development occurring in the city, officials may want to consider the place of historic resources in its future. Depending on the action to be taken, other studies or planning documents may be needed to establish a complete preservation program. These may include:

- A Public Information Document - possibly describing the historic resources in the City, the benefits of National Register listing, and the process for preparing an application;
- A General Plan Element or Amendment - defining policies for preserving historic resources and naming these resources or the criteria by which resources will be considered significant;
- Design Guidelines - establishing principles for rehabilitation of historic structures and compatible new infill within historic districts for use by the staff or Cultural Resources Advisory Committee or other review body created by ordinance.

APPENDIX A  
SURVEY LISTING OF HISTORIC RESOURCES

CITY OF TUSTIN  
HISTORIC RESOURCES INVENTORY

## LEGEND FOR FINAL FIELD SURVEY

### 1. Address

Address numbers are listed sequentially by street. Street names are listed alphabetically.

### 2. Date

This item indicates the original construction date of the building.

### 3. Style

This item provides a brief description of the architectural style of the building. The basic characteristic of major styles identified throughout Tustin are described in the Survey Report.

### 4. Source

This item indicates whether permit records or a visual evaluation of the building was used to determine the date. The code used is: P = permit, E = estimated, T = title.

### 5. Rating

The buildings are rated into four groups (A, B, C, D). Initially this rating was based on a visual review of architectural style. When research was completed on the the historical significance of these buildings and when the full extent of historic resources in the City was known, the ratings modified, as needed, to reflect architectural style, the uniqueness of that style in the City, and historical significance. The meaning of each rating is listed below:

- "A" Buildings - This category includes buildings which are potential candidates for listing on the National Register of Historic Places.

- "B" Buildings - This category includes buildings which are not architecturally distinctive or historically significant enough to be considered for the National Register, but which maintain a local importance.

- "C" Buildings - This category includes buildings which maintain their original style, but are not individually distinctive architecturally or historically. These buildings may be important when grouped in a district.

- "D" Buildings - This category includes pre-1940 buildings which have been altered and do not maintain sufficient integrity to be considered for a higher category, but may possibly be restorable. (Buildings unlikely to be restorable are not listed.)

- Historical District- This item indicates "Yes" or "No" if a structure is located in a potential historic district. Thus a "C - Yes" building is a contributor to an historic district while an "A - Yes" or "B - Yes" building is both a contributor to a district and important in its own right (nationally or locally).

## 6. Alterations

This item indicates the degree of alterations. The letter identifies the degree of alterations in terms of severe (S), moderate (M), or few (F).

## 7. Notes/Comments

This item is an open category to include notes or comments as needed. Buildings which house a particular use or have a common name, may be identified by that use or name in this item, e.g. Tustin Hardware.

**APPENDIX B**  
**SURVEY LIST OF POTENTIAL LANDMARKS**  
**AND DISTRICTS**

**LIST 1: ORGANIZED BY RATING**

CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
705 MAIN ST (W.)	*	*	*	*	*	SEE 350 MYRTLI	NO
135-55 MAIN ST (E.)	*	*	*	*	*	SEE 397 EL CAM	NO
397-399 EL CAMINO REAL	COMMERCIAL-NEO-CLASSICAL	1925	E	F	A	K OF PITYHIAS	YES
434 EL CAMINO REAL	VICT.-ITALIANATE	1885	E	F	A		YES
630 MAIN ST (W.)	VICT.-ITALIANATE	1888	E	F	A		YES
555 MAIN ST (W.)	VICTORIAN GOTHIC CHURCH	1881	E	M	A	FIRST ADVENT C	YES
520 MAIN ST (W.)	PERIOD REVIVAL-TUDOR	1930	T	F	A		YES
420 MAIN ST (W.)	VICT.-STICK	1887	T	M	A		YES
400 MAIN ST (W.)	CRAFTSMAN	1914	T	F	A		YES
320 MAIN ST (W.)	PERIOD REVIVAL-MONTEREY	1928	T	F	A		YES
201 MAIN ST (W.)	SPANISH COLONIAL/GOTHIC	1929	E	F	A	PRESBYTERIAN	YES
228 MAIN ST (W.)	VICT.-QUEEN ANNE	1887	E	F	A	STEVENS HOUSE	YES
150 & 158 MAIN ST (W.)	COMMERCIAL-NEO-CLASSICAL	1914	E	F	A		YES
115 MAIN ST (W.)	NEO-CLASSICAL	1912	T	F	A	TUSTIN HARDW/	YES
160 MAIN ST (E.)	WESTERN FALSEFRONT	1880	E	F	A	MC COY SHEET I	YES
193 MAIN ST (E.)	VICT.-ITALIANATE	1912	E	M	A	UTT JUICE CO.	YES
350 B ST (S.)	VICT.-GREEK REVIVAL	1881	E	M	A	HEWES HOUSE	YES
302 A ST (S.)	VICT.-GREEK REVIVAL	1876	E	F	A		YES
200 A ST (S.)	COLONIAL REVIVAL	1907	E	F	A		NO
180 A ST (S.)	VICT.-GREEK REVIVAL	1885	E	F	A		YES
265 PACIFIC ST	VICT.-GREEK REVIVAL	1875	E	M	A		YES
310-A PASADENA AVE (S.)	CRAFTSMAN	1880	E	F	A		YES
540 3RD ST (W.)	VICT.-QUEEN ANNE	1885	E	F	A		YES
660 3RD ST (W.)	CRAFTSMAN	1910	T	F	A		YES
245 C ST (S.)	WESTERN FALSEFRONT	1912	E	F	A	BLACKSMITH SE	YES
305 C ST (S.)	VICT.-BOARD AND BATTEN	1886	E	F	A		YES
14841 YORBA ST	COLONIAL REVIVAL	ca. 1922	T	M	A		NO
150 YORBA ST	CRAFTSMAN	1921	T	F	A		NO
14611 PROSPECT AVE	SPANISH COLONIAL REVIVAL	1928	E	F	A		NO
15500 REDHILL AVE	INDUSTRIAL	1942	T	M	A	LTR THAN AIR H	NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
220 TUSTIN AVE	SPANISH COLONIAL REVIVAL	1929	T	F	A		NO
14891 YORBA ST	SPANISH COLONIAL REVIVAL	1930	T	F	A		NO
500 C ST (S.)	VICT. - GREEK REVIVAL	1885	E	M	A		NO
335 C ST (S.)	VICT. - QUEEN ANNE	1885	E	M	A	MC CHARLES HC	NO
202 B ST (S.)	CRAFTSMAN BUNGALOW	1920	E	M	B		YES
350 MAIN ST (W.)	CRAFTSMAN	1910	E	F	B		YES
445 2ND ST (W.)	VICT. - QUEEN ANNE	ca. 1895	E	M	B		YES
1062 SAN JUAN ST	VICT. - GREEK REVIVAL	1875	T	M	B		YES
175 A ST (S.)	VICT. - GREEK REVIVAL	1885	E	F	B		YES
255 A ST (S.)	CALIFORNIA BUNGALOW	1916	T	F	B		YES
205 EL CAMINO REAL	SPANISH COLONIAL REVIVAL	1925	T	M	B		YES
355-365 EL CAMINO REAL	COMMERCIAL - NEO-CLASSICAL	1922	T	M	B		YES
440 EL CAMINO REAL	CRAFTSMAN	1906	E	M	B		YES
401 EL CAMINO REAL	COMMERCIAL - NEO-CLASSICAL	1920	E	M	B		YES
665 MAIN ST (W.)	VICT. - ITALIANATE	1883	T	F	B		YES
430 MAIN ST (W.)	MODIFIED QUEEN ANNE	1887	T	M	B		YES
405 MAIN ST (W.)	CRAFTSMAN	1919	T	F	B		YES
350 MYRTLE ST (W.)	CRAFTSMAN	1910	E	F	B		YES
340 MAIN ST (W.)	CRAFTSMAN	1914	E	F	B		YES
330 MAIN ST (W.)	CRAFTSMAN	1914	E	F	B		YES
185-191 MAIN ST (E.)	NEO-CLASSICAL BRICK	1922	E	F	B		YES
530 B ST (S.)	CRAFTSMAN	1923	T	F	B		YES
450 B ST (S.)	CRAFTSMAN	1924	T	F	B		YES
365 6TH ST (W.)	TUDOR REVIVAL	1924	T	F	B		YES
355 6TH ST (W.)	TUDOR REVIVAL	1922	T	F	B		YES
355 2ND ST (W.)	VICT. - ITALIANATE	1889	T	F	B		YES
250 B ST (S.)	CRAFTSMAN BUNGALOW	1912	E	M	B		YES
230 A ST (S.)	VICT. - ITALIANATE	1895	E	M	B		YES
245 A ST (S.)	CRAFTSMAN	1908	E	F	B		YES
225 A ST (S.)	CALIFORNIA BUNGALOW	1916	T	M	B		YES

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
155 A ST (S.)	VICT. - ITALIANATE	1880	E	M	B		YES
145 A ST (S.)	VICTORIAN-EASTLAKE	1890	E	M	B		YES
145 PACIFIC ST	CALIFORNIA BUNGALOW	1924	T	F	B		YES
250 PACIFIC ST	SPANISH COLONIAL REVIVAL	1928	E	M	B		YES
260 PACIFIC ST	COLONIAL REVIVAL	1910	T	F	B		YES
310-B PASADENA AVE (S.)	VICT. - ITALIANATE	1880	E	S	B	CARRIAGE HOU	YES
335 3RD ST (W.)	VICT. - FARMHOUSE	ca. 1895	E	S	B		YES
344 3RD ST (W.)	COLONIAL REVIVAL	1898	E	F	B		YES
455 3RD ST (W.)	CRAFTSMAN	ca. 1924	E	F	B		YES
450 3RD ST (W.)	COLONIAL REVIVAL - 20S	1924	T	F	B		YES
465 3RD ST (W.)	SPANISH COLONIAL REVIVAL	1930	T	F	B		YES
520 3RD ST (W.)	CRAFTSMAN	1916	T	F	B		YES
535 3RD ST (W.)	CALIFORNIA BUNGALOW	1884	E	S	B		YES
690 3RD ST (W.)	COLONIAL REVIVAL	1908	T	M	B		YES
300 C ST (S.)	MODERNE	1951	E	M	B	SCHOOL & BELL	YES
14462 REDHILL AVE	CRAFTSMAN	1915	T	M	B	HOUSE & BARN	NO
1501 NISSON RD	SPANISH COLONIAL REVIVAL	1946	T	M	B		NO
1331 BRYAN AVE	COLONIAL REVIVAL - 20S	ca. 1928	E	M	B		NO
1042 SAN JUAN ST	COLONIAL REVIVAL	1907	T	F	B		NO
1252 IRVINE BLVD	SPANISH COLONIAL REVIVAL	1929	T	M	B		NO
640 1ST ST (W.)	VICT. - ITALIANATE	ca. 1874	E	F	B		NO
14772 HOLT AVE	VICTORIAN-EASTLAKE	1890	E	F	B		NO
14402 PROSPECT AVE	VICT. - QUEEN ANNE	1892	T	F	B	SPHERE OF INFL	NO
14302 YORBA ST	SPANISH COLONIAL REVIVAL	ca. 1932	E	F	B		NO
14332 YORBA ST	SPANISH COLONIAL REVIVAL	1928	T	M	B		NO
1681 MITCHELL AVE	CRAFTSMAN	1919	E	M	B		NO
450 1ST ST (W.)	CRAFTSMAN	1922	T	F	B		NO
520 1ST ST (W.)	CRAFTSMAN	1916	T	M	B		NO
125 MOUNTAIN VIEW DR	CRAFTSMAN	1924	T	F	B		NO
13711 YORBA ST	COLONIAL REVIVAL	1898	E	F	B		NO

CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
183 C ST (N.)	CRAFTSMAN	1925	T	F	B		NO
153 C ST (N.)	VICT.-ITALIANATE/CRAFTSMAN	1890	T	M	B		NO
14192 YORBA ST	CRAFTSMAN	1904	T	F	B		NO
14372 YORBA ST	SPANISH COLONIAL-REVIVAL	ca. 1928	E	M	B		NO
175 A ST (N.)	VICT.-ITALIANATE	1885	E	M	B		NO
275 C ST (S.)	PERIOD REVIVAL - MISSION	1913	T	M	B		NO
210 PACIFIC ST	COLONIAL REVIVAL	1910	E	M	C		YES
150 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	F	C		YES
330 CALIFORNIA ST	PERIOD REVIVAL	1944	T	S	C		YES
520 C ST. (S.)	CALIFORNIA BUNGALOW	ca. 1924	E	F	C		YES
345 6TH ST (W.)	SPANISH COLONIAL-REVIVAL	1925	E	F	C		YES
150 A ST (S.)	COLONIAL REVIVAL - 20S	1920	T	M	C		YES
135 EL CAMINO REAL	CALIFORNIA BUNGALOW	1922	T	F	C		YES
180 EL CAMINO REAL	CRAFTSMAN	1913	T	M	C		YES
333 -339 EL CAMINO REAL	SPANISH COLONIAL REVIVAL	1928	T	M	C		YES
148 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	M	C		YES
560 EL CAMINO REAL	INDUSTRIAL	1915	E	M	C	TUSTIN GARAGE	YES
525 MAIN ST (W.)	CALIFORNIA BUNGALOW	1915	E	F	C		YES
455 MAIN ST (W.)	COLONIAL REVIVAL	1905	E	F	C		YES
415 MAIN ST (W.)	FIFTIES	1950	T	F	C	ROCK HOUSE	YES
345 MAIN ST (W.)	COLONIAL REVIVAL	1905	E	S	C		YES
140 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	S	C		YES
138 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	M	C		YES
130 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	S	C		YES
165 MAIN ST (E.)	MODERNE	1935/36	E	F	C		YES
140 -B B ST (S.)	CALIFORNIA BUNGALOW	ca. 1925	E	F	C		YES
510 B ST (S.)	CALIFORNIA BUNGALOW	1922	T	F	C		YES
410 PACIFIC ST	SPANISH COLONIAL-REVIVAL	1925	E	F	C		YES
510 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	S	C		YES
520 PACIFIC ST	CALIFORNIA BUNGALOW	1929	T	F	C		YES

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
535 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	S	C		YES
560 PACIFIC ST	SPANISH COLONIAL REVIVAL	1930	T	F	C		YES
405 6TH ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
345 6TH ST (W.)	SPANISH COLONIAL REVIVAL	1925	E	F	C		YES
305 6TH ST (W.)	CALIFORNIA BUNGALOW	1928	T	F	C		YES
115 2ND ST (E.)	COLONIAL REVIVAL	1905	T	F	C		YES
540 2ND ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
530 2ND ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
520 2ND ST (W.)	VICT. - ITALIANATE	1889	T	S	C		YES
510 2ND ST (W.)	CRAFTSMAN	1913	T	F	C		YES
460 2ND ST (W.)	SPANISH COLONIAL REVIVAL	1930	T	S	C		YES
465 2ND ST (W.)	COLONIAL REVIVAL	ca. 1895	E	S	C		YES
435 2ND ST (W.)	CRAFTSMAN	ca. 1910	E	S	C		YES
140-A B ST (S.)	CALIFORNIA BUNGALOW	ca. 1925	E	M	C		YES
160 B ST (S.)	COLONIAL REVIVAL	1909	T	S	C		YES
200 B ST (S.)	CALIFORNIA BUNGALOW	1923	T	M	C		YES
230 B ST (S.)	VICTORIAN	1885	E	M	C		YES
300-302 B ST (S.)	COLONIAL REVIVAL - 20S	1926	T	F	C		YES
310 B ST (S.)	CALIFORNIA BUNGALOW	1920	T	M	C		YES
320 B ST (S.)	CALIFORNIA BUNGALOW	1920	T	M	C		YES
235 A ST (S.)	CALIFORNIA BUNGALOW	1922	T	F	C		YES
165 A ST (S.)	CALIFORNIA BUNGALOW	1915	E	F	C		YES
140 A ST (S.)	CALIFORNIA BUNGALOW	1910	E	M	C		YES
135 A ST (S.)	VICT. - ITALIANATE	ca. 1885	E	S	C		YES
140 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	M	C		YES
155 PACIFIC ST	CRAFTSMAN	1915	T	M	C		YES
160 PACIFIC ST	SPANISH COLONIAL REVIVAL	1927	T	F	C		YES
190 PACIFIC ST	CALIFORNIA BUNGALOW	1915	E	M	C		YES
200 PACIFIC ST	SPANISH COLONIAL REVIVAL	1924	T	M	C		YES
245 PACIFIC ST	CALIFORNIA BUNGALOW	1933	T	F	C		YES

CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
350 MYRTLE AVE	CALIFORNIA BUNGALOW	1926	T	F	C	DUPLEX	YES
215 MYRTLE AVE	CALIFORNIA BUNGALOW	1926	T	S	C		YES
175 MYRTLE AVE	CALIFORNIA BUNGALOW	1924	T	M	C		YES
140 MYRTLE AVE	SPANISH COLONIAL REVIVAL	1928	T	F	C		YES
320 3RD ST (W.)	PERIOD REVIVAL - TUDOR	1922	T	M	C		YES
328 3RD ST (W.)	SPANISH COLONIAL REVIVAL	1922	T	F	C		YES
500 3RD ST (W.)	CALIFORNIA BUNGALOW	1920	E	S	C		YES
515 3RD ST (W.)	CRAFTSMAN	ca. 1910	E	M	C		YES
530 3RD ST (W.)	CRAFTSMAN	1918	T	M	C		YES
655 3RD ST (W.)	CALIFORNIA BUNGALOW	1927	T	F	C		YES
240 -B PROSPECT AVE	CALIFORNIA BUNGALOW	ca. 1935	E	S	C		YES
240 -A PROSPECT AVE	CRAFTSMAN	1933	T	S	C		YES
315 C ST (S.)	CALIFORNIA BUNGALOW	ca. 1910	E	F	C		YES
1852 SAN JUAN ST	CALIFORNIA BUNGALOW	1920	E	M	C		NO
13152 REDHILL AVE	CRAFTSMAN	1915	E	S	C		NO
13641 REDHILL AVE	CRAFTSMAN	1922	E	M	C		NO
1782 NISSON RD	CALIFORNIA BUNGALOW	1938	E	M	C		NO
13642 - A GREEN VALLEY AVE	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1022 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1061 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1082 WALNUT AVE	CALIFORNIA BUNGALOW	1920	E	F	C		NO
13781 ORANGE AVE	PERIOD REVIVAL - TUDOR	1920	E	F	C		NO
1281 SAN JUAN ST	CALIFORNIA BUNGALOW	1920	E	M	C		NO
1401 SAN JUAN ST	CRAFTSMAN	1915	E	F	C		NO
1421 SAN JUAN ST	COLONIAL REVIVAL	1935	E	F	C		NO
1431 SAN JUAN ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
133 1ST ST (W.)	COMMERCIAL	1930	E	S	C	LUMBER CO.	NO
400 1ST ST (W.)	CRAFTSMAN	1915	E	F	C		NO
579 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
589 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
690 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1925	E	M	C		NO
750 1ST ST (W.)	CRAFTSMAN	1915	E	F	C		NO
175 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
163 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
135 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
133 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
125 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
173 MOUNTAIN VIEW DR	PERIOD REVIVAL - TUDOR	1922	E	S	C		NO
150 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
148 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
138 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
130 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
128 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
178 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
170 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
173 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
168 A ST (N.)	CRAFTSMAN	1915	E	F	C		NO
163 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
160 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
158 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
145 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
178 B ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
175 B ST (N.)	COLONIAL REVIVAL - 20S	1920	E	F	C		NO
170 B ST (N.)	PERIOD REVIVAL	1928	E	F	C		NO
165 B ST (N.)	PERIOD REVIVAL - TUDOR	1922	E	F	C		NO
168 B ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
163 B ST (N.)	COLONIAL REVIVAL - 20S	1922	E	F	C		NO
160 B ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
158 B ST (N.)	CRAFTSMAN	1924	E	F	C		NO
153 B ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO

CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
148 B ST (N.)	COLONIAL REVIVAL - 20S	1924	E	F	C		NO
140 B ST (N.)	PERIOD REVIVAL	1948	E	F	C		NO
143 B ST (N.)	SPANISH COLONIAL REVIVAL	1923	E	F	C		NO
138 B ST (N.)	COLONIAL REVIVAL - 20S	1922	E	F	C		NO
125 B ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
170 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
178 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
173 C ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
168 C ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
158 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
150 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
135 C ST (N.)	VICT. - ITALIANATE	1885	E	M	C		NO
130 C ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
125 C ST (N.)	COLONIAL REVIVAL - 20S	1920	E	M	C		NO
14394 PROSPECT AVE	CRAFTSMAN	1910	E	F	C		NO
1621 BRYAN AVE	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
195 -255 MAIN ST (E.)	INDUSTRIAL	1940	E	M	C		NO
150 A ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	C		NO
14122 REDHILL AVE	PERIOD REVIVAL-MONTEREY	1940	E	M	C		NO
1081 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
420 1ST ST (W.)	CALIFORNIA BUNGALOW	1912	E	F	C		NO
155 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1915	E	M	C		NO
149 MOUNTAIN VIEW DR	COLONIAL REVIVAL - 40S	1940	E	F	C		NO
460 EL CAMINO REAL	COLONIAL REVIVAL	1905	T	M	D		YES
165 PACIFIC ST	CALIFORNIA BUNGALOW	1923	T	M	D		YES
1055 BONITA ST	CALIFORNIA BUNGALOW	1915	E	S	D		NO
1085 BONITA ST	CALIFORNIA BUNGALOW	1915	E	M	D		NO
13871 ORANGE AVE	CALIFORNIA BUNGALOW	1915	E	M	D		NO
13811 ORANGE AVE	PERIOD REVIVAL - TUDOR	1922	E	M	D		NO
1072 WALNUT AVE	CALIFORNIA BUNGALOW	1920	E	F	D		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
1041 SAN JUAN ST	CALIFORNIA BUNGALOW	1915	E	M	D		NO
1381 SAN JUAN ST	CALIFORNIA BUNGALOW	1925	E	M	D		NO
173 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
143 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
158 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1920	E	M	D		NO
145 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1920	E	M	D		NO
143 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	D		NO
130 A ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
183 B ST (N.)	CALIFORNIA BUNGALOW	1922	E	S	D		NO
150 B ST (N.)	CALIFORNIA BUNGALOW	1924	E	S	D		NO
180 C ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
175 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	D		NO
148 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
145 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
136 C ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	S	D		NO
133 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	D		NO
215 -217 EL CAMINO REAL	CRAFTSMAN	1920	E	S	D		NO
190 EL CAMINO REAL	CALIFORNIA BUNGALOW	1912	E	S	D		NO
735 MAIN ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
520 B ST (S.)	CALIFORNIA BUNGALOW	1925	E	S	D		NO
435 PACIFIC ST	PERIOD REVIVAL	1925	E	S	D		NO
445 PACIFIC ST	SPANISH COLONIAL REVIVAL	1925	E	M	D		NO
548 PACIFIC ST	CRAFTSMAN	1915	E	S	D		NO
465 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
455 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
445 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
435 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
425 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
415 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
140 B ST (S.)	SPANISH COLONIAL REVIVAL	1928	E	S	D		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Rating

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
220 B ST (S.)	COLONIAL REVIVAL	1900	E	S	D		NO
155 PROSPECT AVE	COLONIAL REVIVAL	1910	E	S	D		NO
230 PROSPECT AVE	CALIFORNIA BUNGALOW	1915	E	S	D		NO

**LIST 2: ORGANIZED BY ADDRESS**

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
133 1ST ST (W.)	COMMERCIAL	1930	E	S	C	LUMBER CO.	NO
400 1ST ST (W.)	CRAFTSMAN	1915	E	F	C		NO
420 1ST ST (W.)	CALIFORNIA BUNGALOW	1912	E	F	C		NO
450 1ST ST (W.)	CRAFTSMAN	1922	T	F	B		NO
520 1ST ST (W.)	CRAFTSMAN	1916	T	M	B		NO
579 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
589 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
640 1ST ST (W.)	VICT. - ITALIANATE	ca. 1874	E	F	B		NO
690 1ST ST (W.)	SPANISH COLONIAL REVIVAL	1925	E	M	C		NO
750 1ST ST (W.)	CRAFTSMAN	1915	E	F	C		NO
115 2ND ST (E.)	COLONIAL REVIVAL	1905	T	F	C		YES
355 2ND ST (W.)	VICT. - ITALIANATE	1889	T	F	B		YES
435 2ND ST (W.)	CRAFTSMAN	ca. 1910	E	S	C		YES
445 2ND ST (W.)	VICT. - QUEEN ANNE	ca. 1895	E	M	B		YES
460 2ND ST (W.)	SPANISH COLONIAL REVIVAL	1930	T	S	C		YES
465 2ND ST (W.)	COLONIAL REVIVAL	ca. 1895	E	S	C		YES
510 2ND ST (W.)	CRAFTSMAN	1913	T	F	C		YES
520 2ND ST (W.)	VICT. - ITALIANATE	1889	T	S	C		YES
530 2ND ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
540 2ND ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
320 3RD ST (W.)	PERIOD REVIVAL - TUDOR	1922	T	M	C		YES
328 3RD ST (W.)	SPANISH COLONIAL REVIVAL	1922	T	F	C		YES
335 3RD ST (W.)	VICT. - FARMHOUSE	ca. 1895	E	S	B		YES
344 3RD ST (W.)	COLONIAL REVIVAL	1898	E	F	B		YES
450 3RD ST (W.)	COLONIAL REVIVAL - 20S	1924	T	F	B		YES
455 3RD ST (W.)	CRAFTSMAN	ca. 1924	E	F	B		YES
465 3RD ST (W.)	SPANISH COLONIAL REVIVAL	1930	T	F	B		YES
500 3RD ST (W.)	CALIFORNIA BUNGALOW	1920	E	S	C		YES
515 3RD ST (W.)	CRAFTSMAN	ca. 1910	E	M	C		YES
520 3RD ST (W.)	CRAFTSMAN	1916	T	F	B		YES

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
530 3RD ST (W.)	CRAFTSMAN	1918	T	M	C		YES
535 3RD ST (W.)	CALIFORNIA BUNGALOW	1884	E	S	B		YES
540 3RD ST (W.)	VICT. - QUEEN ANNE	1885	E	F	A		YES
655 3RD ST (W.)	CALIFORNIA BUNGALOW	1927	T	F	C		YES
660 3RD ST (W.)	CRAFTSMAN	1910	T	F	A		YES
690 3RD ST (W.)	COLONIAL REVIVAL	1908	T	M	B		YES
305 6TH ST (W.)	CALIFORNIA BUNGALOW	1928	T	F	C		YES
345 6TH ST (W.)	SPANISH COLONIAL REVIVAL	1925	E	F	C		YES
355 6TH ST (W.)	TUDOR REVIVAL	1922	T	F	B		YES
365 6TH ST (W.)	TUDOR REVIVAL	1924	T	F	B		YES
405 6TH ST (W.)	CALIFORNIA BUNGALOW	1923	T	F	C		YES
415 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
425 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
435 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
445 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
455 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
465 6TH ST (W.)	CALIFORNIA BUNGALOW	1915	E	S	D		NO
345 6TH ST (W.)	SPANISH COLONIAL REVIVAL	1925	E	F	C		YES
130 A ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
143 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	D		NO
145 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
150 A ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	C		NO
158 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
160 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
163 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	M	C		NO
168 A ST (N.)	CRAFTSMAN	1915	E	F	C		NO
170 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
173 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
175 A ST (N.)	VICT. - ITALIANATE	1885	E	M	B		NO
178 A ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
135	A ST (S.)	ca. 1885	E	S	C		YES
140	A ST (S.)	1910	E	M	C		YES
145	A ST (S.)	1890	E	M	B		YES
150	A ST (S.)	1920	T	M	C		YES
155	A ST (S.)	1880	E	M	B		YES
165	A ST (S.)	1915	E	F	C		YES
175	A ST (S.)	1885	E	F	B		YES
180	A ST (S.)	1885	E	F	A		YES
200	A ST (S.)	1907	E	F	A		NO
225	A ST (S.)	1916	T	M	B		YES
230	A ST (S.)	1895	E	M	B		YES
235	A ST (S.)	1922	T	F	C		YES
245	A ST (S.)	1908	E	F	B		YES
255	A ST (S.)	1916	T	F	B		YES
302	A ST (S.)	1876	E	F	A		YES
125	B ST (N.)	1928	E	F	C		NO
138	B ST (N.)	1922	E	F	C		NO
140	B ST (N.)	1948	E	F	C		NO
143	B ST (N.)	1923	E	F	C		NO
148	B ST (N.)	1924	E	F	C		NO
150	B ST (N.)	1924	E	S	D		NO
153	B ST (N.)	1915	E	F	C		NO
158	B ST (N.)	1924	E	F	C		NO
160	B ST (N.)	1915	E	F	C		NO
163	B ST (N.)	1922	E	F	C		NO
165	B ST (N.)	1922	E	F	C		NO
168	B ST (N.)	1920	E	F	C		NO
170	B ST (N.)	1928	E	F	C		NO
175	B ST (N.)	1920	E	F	C		NO
178	B ST (N.)	1928	E	F	C		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
183 B ST (N.)	CALIFORNIA BUNGALOW	1922	E	S	D		NO
140 B ST (S.)	SPANISH COLONIAL REVIVAL	1928	E	S	D		NO
140-A R ST (S.)	CALIFORNIA BUNGALOW	ca. 1925	E	M	C		YES
140-B B ST (S.)	CALIFORNIA BUNGALOW	ca. 1925	E	F	C		YES
160 B ST (S.)	COLONIAL REVIVAL	1909	T	S	C		YES
200 B ST (S.)	CALIFORNIA BUNGALOW	1923	T	M	C		YES
202 B ST (S.)	CRAFTSMAN BUNGALOW	1920	E	M	B		YES
220 B ST (S.)	COLONIAL REVIVAL	1900	E	S	D		NO
230 B ST (S.)	VICTORIAN	1885	E	M	C		YES
250 B ST (S.)	CRAFTSMAN BUNGALOW	1912	E	M	B		YES
300-302 B ST (S.)	COLONIAL REVIVAL - 20S	1926	T	F	C		YES
310 B ST (S.)	CALIFORNIA BUNGALOW	1920	T	M	C		YES
320 B ST (S.)	CALIFORNIA BUNGALOW	1920	T	M	C		YES
350 B ST (S.)	VICT. - GREEK REVIVAL	1881	E	M	A	HEWES HOUSE	YES
450 B ST (S.)	CRAFTSMAN	1924	T	F.	B		YES
510 B ST (S.)	CALIFORNIA BUNGALOW	1922	T	F	C		YES
520 B ST (S.)	CALIFORNIA BUNGALOW	1925	E	S	D		NO
530 B ST (S.)	CRAFTSMAN	1923	T	F	B		YES
1022 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1055 BONITA ST	CALIFORNIA BUNGALOW	1915	E	S	D		NO
1061 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1081 BONITA ST	CALIFORNIA BUNGALOW	1915	E	F	C		NO
1085 BONITA ST	CALIFORNIA BUNGALOW	1915	E	M	D		NO
1331 BRYAN AVE	COLONIAL REVIVAL - 20S	ca. 1928	E	M	B		NO
1621 BRYAN AVE	SPANISH COLONIAL REVIVAL.	1928	E	F	C		NO
125 C ST (N.)	COLONIAL REVIVAL - 20S	1920	E	M	C		NO
130 C ST (N.)	SPANISH COLONIAL REVIVAL.	1928	E	M	C		NO
133 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	D		NO
135 C ST (N.)	VICT. - ITALIANATE	1885	E	M	C		NO
136 C ST (N.)	SPANISH COLONIAL REVIVAL	1928	E	S	D		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
145 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
148 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	S	D		NO
150 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
153 C ST (N.)	VICT.-ITALIANATE/CRAFTSMAN	1890	T	M	B		NO
158 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
168 C ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
170 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
173 C ST (N.)	CALIFORNIA BUNGALOW	1915	E	F	C		NO
175 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	M	D		NO
178 C ST (N.)	CALIFORNIA BUNGALOW	1920	E	F	C		NO
180 C ST (N.)	SPANISH COLONIAL-REVIVAL	1928	E	M	D		NO
183 C ST (N.)	CRAFTSMAN	1925	T	F	B		NO
245 C ST (S.)	WESTERN FALSEFRONT	1912	E	F	A	BLACKSMITH SE	YES
275 C ST (S.)	PERIOD REVIVAL - MISSION	1913	T	M	B		NO
300 C ST (S.)	MODERNE	1951	E	M	B	SCHOOL & BELL	YES
305 C ST (S.)	VICT.-BOARD AND BATTEN	1886	E	F	A		YES
315 C ST (S.)	CALIFORNIA BUNGALOW	ca. 1910	E	F	C		YES
335 C ST (S.)	VICT. - QUEEN ANNE	1885	E	M	A	MC CHARLES HC	NO
500 C ST (S.)	VICT. - GREEK REVIVAL	1885	E	M	A		NO
520 C ST (S.)	CALIFORNIA BUNGALOW	ca. 1924	E	F	C		YES
330 CALIFORNIA ST	PERIOD REVIVAL	1944	T	S	C		YES
135 EL CAMINO REAL	CALIFORNIA BUNGALOW	1922	T	F	C		YES
180 EL CAMINO REAL	CRAFTSMAN	1913	T	M	C		YES
190 EL CAMINO REAL	CALIFORNIA BUNGALOW	1912	E	S	D		NO
205 EL CAMINO REAL	SPANISH COLONIAL-REVIVAL	1925	T	M	B		YES
215 -217 EL CAMINO REAL	CRAFTSMAN	1920	E	S	D		NO
333 -339 EL CAMINO REAL	SPANISH COLONIAL-REVIVAL	1928	T	M	C		YES
355 -365 EL CAMINO REAL	COMMERCIAL - NEO-CLASSICAL	1922	T	M	B		YES
397 -399 EL CAMINO REAL	COMMERCIAL - NEO-CLASSICAL	1925	E	F	A	K OF PYYTHIAS	YES
401 EL CAMINO REAL	COMMERCIAL - NEO-CLASSICAL	1920	E	M	B		YES

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
434 EL CAMINO REAL	VICT. - ITALIANATE	1885	E	F	A		YES
440 EL CAMINO REAL	CRAFTSMAN	1906	E	M	B		YES
460 EL CAMINO REAL	COLONIAL REVIVAL	1905	T	M	D		YES
560 EL CAMINO REAL	INDUSTRIAL	1915	E	M	C	TUSTIN GARAGE	YES
13642 - A GREEN VALLEY AVE	CALIFORNIA BUNGALOW	1915	E	F	C		NO
14772 HOLT AVE	VICTORIAN-EASTLAKE	1890	E	F	B		NO
1252 IRVINE BLVD	SPANISH COLONIAL REVIVAL	1929	T	M	B		NO
160 MAIN ST (E.)	WESTERN FAIRFRONT	1880	E	F	A	MC COY SHEET I	YES
165 MAIN ST (E.)	MODERNE	1935/36	E	F	C		YES
185 -191 MAIN ST (E.)	NEO-CLASSICAL BRICK	1922	E	F	B		YES
193 MAIN ST (E.)	VICT. - ITALIANATE	1912	E	M	A	UTT JUICE CO.	YES
195 -255 MAIN ST (E.)	INDUSTRIAL	1940	E	M	C		NO
135 -55 MAIN ST (E.)	*	*	*	*	*	SEE 397 EL CAM	NO
115 MAIN ST (W.)	NEO-CLASSICAL	1912	T	F	A	TUSTIN HARDW/	YES
130 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	S	C		YES
138 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	M	C		YES
140 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	S	C		YES
148 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	M	C		YES
150 & 158 MAIN ST (W.)	COMMERCIAL - NEO-CLASSICAL	1914	E	F	A		YES
201 MAIN ST (W.)	SPANISH COLONIAL/GOTHIC	1929	E	F	A	PRESBYTERIAN I	YES
228 MAIN ST (W.)	VICT. - QUBEN ANNE	1887	E	F	A	STEVENS HOUSE	YES
320 MAIN ST (W.)	PERIOD REVIVAL-MONTEREY	1928	T	F	A		YES
330 MAIN ST (W.)	CRAFTSMAN	1914	E	F	B		YES
340 MAIN ST (W.)	CRAFTSMAN	1914	E	F	B		YES
345 MAIN ST (W.)	COLONIAL REVIVAL	1905	E	S	C		YES
350 MAIN ST (W.)	CRAFTSMAN	1910	E	F	B		YES
400 MAIN ST (W.)	CRAFTSMAN	1914	T	F	A		YES
405 MAIN ST (W.)	CRAFTSMAN	1919	T	F	B		YES
415 MAIN ST (W.)	FIFTIES	1950	T	F	C	ROCK HOUSE	YES
420 MAIN ST (W.)	VICT. - STICK	1887	T	M	A		YES

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
430 MAIN ST (W.)	MODIFIED QUEEN ANNE	1887	T	M	B		YES
455 MAIN ST (W.)	COLONIAL REVIVAL	1905	E	F	C		YES
520 MAIN ST (W.)	PERIOD REVIVAL - TUDOR	1930	T	F	A		YES
525 MAIN ST (W.)	CALIFORNIA BUNGALOW	1915	E	F	C		YES
555 MAIN ST (W.)	VICTORIAN GOTHIC CHURCH	1881	E	M	A	FIRST ADVENT C	YES
630 MAIN ST (W.)	VICT. - ITALIANATE	1888	E	F	A		YES
665 MAIN ST (W.)	VICT. - ITALIANATE	1883	T	F	B		YES
705 MAIN ST (W.)	*	*	*	*	*	SEE 350 MYRTLE	NO
735 MAIN ST (W.)	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
1681 MITCHELL AVE	CRAFTSMAN	1919	E	M	B		NO
125 MOUNTAIN VIEW DR	CRAFTSMAN	1924	T	F	B		NO
128 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
130 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
138 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
145 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1920	E	M	D		NO
148 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
149 MOUNTAIN VIEW DR	COLONIAL REVIVAL - 40S	1940	E	F	C		NO
150 MOUNTAIN VIEW DR	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
155 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1915	E	M	C		NO
158 MOUNTAIN VIEW DR	CALIFORNIA BUNGALOW	1920	E	M	D		NO
173 MOUNTAIN VIEW DR	PERIOD REVIVAL - TUDOR	1922	E	S	C		NO
140 MYRTLE AVE	SPANISH COLONIAL REVIVAL	1928	T	F	C		YES
175 MYRTLE AVE	CALIFORNIA BUNGALOW	1924	T	M	C		YES
215 MYRTLE AVE	CALIFORNIA BUNGALOW	1926	T	S	C		YES
350 MYRTLE AVE	CALIFORNIA BUNGALOW	1926	T	F	C	DUPLEX	YES
350 MYRTLE ST (W.)	CRAFTSMAN	1910	E	F	B		YES
1501 NISSON RD	SPANISH COLONIAL REVIVAL	1946	T	M	B		NO
1782 NISSON RD	CALIFORNIA BUNGALOW	1938	E	M	C		NO
13781 ORANGE AVE	PERIOD REVIVAL - TUDOR	1920	E	F	C		NO
13811 ORANGE AVE	PERIOD REVIVAL - TUDOR	1922	E	M	D		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
13871 ORANGE AVE	CALIFORNIA BUNGALOW	1915	E	M	D		NO
140 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	M	C		YES
145 PACIFIC ST	CALIFORNIA BUNGALOW	1924	T	F	B		YES
155 PACIFIC ST	CRAFTSMAN	1915	T	M	C		YES
160 PACIFIC ST	SPANISH COLONIAL REVIVAL	1927	T	F	C		YES
165 PACIFIC ST	CALIFORNIA BUNGALOW	1923	T	M	D		YES
190 PACIFIC ST	CALIFORNIA BUNGALOW	1915	E	M	C		YES
200 PACIFIC ST	SPANISH COLONIAL REVIVAL	1924	T	M	C		YES
245 PACIFIC ST	CALIFORNIA BUNGALOW	1933	T	F	C		YES
250 PACIFIC ST	SPANISH COLONIAL REVIVAL	1928	E	M	B		YES
260 PACIFIC ST	COLONIAL REVIVAL	1910	T	F	B		YES
265 PACIFIC ST	VICT. - GREEK REVIVAL	1875	E	M	A		YES
150 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	F	C		YES
210 PACIFIC ST	COLONIAL REVIVAL	1910	E	M	C		YES
410 PACIFIC ST	SPANISH COLONIAL REVIVAL	1925	E	F	C		YES
435 PACIFIC ST	PERIOD REVIVAL	1925	E	S	D		NO
445 PACIFIC ST	SPANISH COLONIAL REVIVAL	1925	E	M	D		NO
510 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	S	C		YES
520 PACIFIC ST	CALIFORNIA BUNGALOW	1929	T	F	C		YES
535 PACIFIC ST	CALIFORNIA BUNGALOW	1925	T	S	C		YES
548 PACIFIC ST	CRAFTSMAN	1915	E	S	D		NO
560 PACIFIC ST	SPANISH COLONIAL REVIVAL	1930	T	F	C		YES
310-A PASADENA AVE (S.)	CRAFTSMAN	1880	E	F	A		YES
310-B PASADENA AVE (S.)	VICT. - ITALIANATE	1880	E	S	B	CARRIAGE HOU	YES
155 PROSPECT AVE	COLONIAL REVIVAL	1910	E	S	D		NO
230 PROSPECT AVE	CALIFORNIA BUNGALOW	1915	E	S	D		NO
240-A PROSPECT AVE	CRAFTSMAN	1933	T	S	C		YES
240-B PROSPECT AVE	CALIFORNIA BUNGALOW	ca. 1935	E	S	C		YES
14394 PROSPECT AVE	CRAFTSMAN	1910	E	F	C		NO
14402 PROSPECT AVE	VICT. - QUEEN ANNE	1892	T	F	B	SPHERE OF INFL	NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
14611 PROSPECT AVE	SPANISH COLONIAL REVIVAL	1928	E	F	A		NO
13152 REDHILL AVE	CRAFTSMAN	1915	E	S	C		NO
13641 REDHILL AVE	CRAFTSMAN	1922	E	M	C		NO
14122 REDHILL AVE	PERIOD REVIVAL-MONTEREY	1940	E	M	C		NO
14462 REDHILL AVE	CRAFTSMAN	1915	T	M	B	HOUSE & BARN	NO
15500 REDHILL AVE	INDUSTRIAL	1942	T	M	A	LTR THAN AIR H	NO
1041 SAN JUAN ST	CALIFORNIA BUNGALOW	1915	E	M	D		NO
1042 SAN JUAN ST	COLONIAL REVIVAL	1907	T	F	B		NO
1062 SAN JUAN ST	VICT. - GREEK REVIVAL	1875	T	M	B		YES
1281 SAN JUAN ST	CALIFORNIA BUNGALOW	1920	E	M	C		NO
1381 SAN JUAN ST	CALIFORNIA BUNGALOW	1925	E	M	D		NO
1401 SAN JUAN ST	CRAFTSMAN	1915	E	F	C		NO
1421 SAN JUAN ST	COLONIAL REVIVAL	1935	E	F	C		NO
1431 SAN JUAN ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
1852 SAN JUAN ST	CALIFORNIA BUNGALOW	1920	E	M	C		NO
220 TUSTIN AVE	SPANISH COLONIAL REVIVAL	1929	T	F	A		NO
1072 WALNUT AVE	CALIFORNIA BUNGALOW	1920	E	F	D		NO
1082 WALNUT AVE	CALIFORNIA BUNGALOW	1920	E	F	C		NO
125 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
133 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
135 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
143 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
150 YORBA ST	CRAFTSMAN	1921	T	F	A		NO
163 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	C		NO
173 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	M	D		NO
175 YORBA ST	SPANISH COLONIAL REVIVAL	1928	E	F	C		NO
13711 YORBA ST	COLONIAL REVIVAL	1898	E	F	B		NO
14192 YORBA ST	CRAFTSMAN	1904	T	F	B		NO
14302 YORBA ST	SPANISH COLONIAL REVIVAL	ca. 1932	E	F	B		NO
14332 YORBA ST	SPANISH COLONIAL REVIVAL	1928	T	M	B		NO

# CITY OF TUSTIN • HISTORICAL SURVEY—Listing by Address

ADDRESS	STYLE	DATE	SOURCE	ALTS	RATING	NOTES	HIST. DIST.
14372 YORBA ST	SPANISH COLONIAL REVIVAL	ca. 1928	E	M	B		NO
14841 YORBA ST	COLONIAL REVIVAL	ca. 1922	T	M	A		NO
14891 YORBA ST	SPANISH COLONIAL REVIVAL	1930	T	F	A		NO

APPENDIX C

SAMPLE HISTORIC RESOURCES INVENTORY FORM  
(DRP 523)

# HISTORIC RESOURCES INVENTORY

HABS: _____	HAER: _____	Ser. No. _____	
UTM: A _____	NR _____	SHL _____	Loc _____
C _____	B _____		
	D _____		

## IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ County \_\_\_\_\_
4. Parcel number: \_\_\_\_\_
5. Present Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
6. Present Use: \_\_\_\_\_ Original use: \_\_\_\_\_

## DESCRIPTION

- 7a. Architectural style: \_\_\_\_\_
- 7b. Briefly describe the present *physical* description of the site or structure and describe any major alterations from its original condition: \_\_\_\_\_

Attach Photo(s) Here

8. Construction date: Estimated \_\_\_\_\_ Factual \_\_\_\_\_
9. Architect \_\_\_\_\_
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
\_\_\_\_\_

Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

Alterations: \_\_\_\_\_

Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_

Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_

Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? \_\_\_

Related features: \_\_\_\_\_

**SIGNIFICANCE**

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Main theme of the historic resource: (If more than one is checked, number in order of importance.)

- Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_
- Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_
- Government \_\_\_\_\_ Military \_\_\_\_\_
- Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

Sources (List books, documents, surveys, personal interviews and their dates).

Date form prepared \_\_\_\_\_

By (name) \_\_\_\_\_

Organization \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

APPENDIX D  
RESEARCH SOURCES

## HISTORICAL RESOURCES SURVEY: TUSTIN

### SOURCES

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### **Personal Interviews/Phone Calls:**

Edna Ritchey Adams

Drenan Ahern

Louis Artz Archibald

Jo Alexander

Agnes Bacon

Margaret Byrd

Carolyn Campbell

Ray Carney

Irene Catland

Dorothy Wilson Chittenden

Charles Cleary

Marjorie Crawford Coffman  
Perry Cook  
Hazelbelle Covert  
Phillip K. Cox  
Ruth Cox  
John "Clyde" Deardorf  
Dorothy Deering  
Patricia Schellhous Edwards  
Mrs. Dale Elliot  
Al Enderle  
Harriet Enderle  
Ted and Janet (Crawford) Farrell  
Jo Martin Farnsworth  
Eva Ferdig  
Ed Gablehouse  
Margaret Greinke  
Phillip Grisct  
Christine Guerra  
Mrs. Elmer Hale  
H. Louis Hanson  
Lorna Harding  
Frances Bowman Hardy  
John Hardy  
Dwight Kenyon  
Mrs. Oscar Leihy  
Louise Lindsay  
Charles and Frances Logan  
Bob Mauer  
Clara Macomber  
Claude Martin  
Curtis McCoy  
Frank Mitchell  
Ralph Mitchell  
Elizabeth Wiley Monroy  
William Moses  
Oakes Newcom Jr.  
Barbara O'Donnell  
Evelyn Ojeda  
Ed and Libby Pankey  
Jess Parks  
Austin Pierson  
Frances Plumb  
Margaret Pottenger

Ruby Swartz Prather  
John Prescott  
Richard Rengal  
Maureen Rischard  
Struan Robertson  
Josephine Roy  
John Sauers  
Charles and Yvonne Shoemaker  
Norman Smeltzer  
Martha Snow  
Kathryn Stanton  
Mrs. Horace Stevens  
Virginia Stevens  
Jeane Thorman  
Marvin Tobin  
Lillian Williams