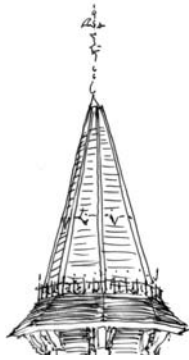


To Educate, Advocate, Facilitate



## Tustin Preservation Conservancy



*Working to make yesterday's resources  
part of tomorrow's history.*

### PRESERVATION BANQUET AWARDS

The First Annual Preservation Awards Dinner, held Monday, April 20, at Quinn's Old Town Grill, was a sold-out affair. Over 60 residents, business owners and Old Town supporters attended, including City Councilman Jim Palmer, and Planning Commissioners John Nielsen and Brett Floyd.

Awards were presented by the four judges: Jeff Frankel, Director of Preservation, Old Towne Preservation Association (Orange); Richard H. Dodd, Architect; Hillary Black, Editor, Cottages and Bungalows Magazine; Jacqueline deMontravel, Publisher, APG Lifestyle Group (Victorian Homes).

The **Adaptive Reuse Award** went to the Wilson House owned by the Law Offices of Talbot and Porter. This 1920 Spanish revival house on First Street was no longer appropriate as a residence. The least amount of alteration was needed to adapt the use of this little building from a house to an office. In the process, the restoration of the building was very well done. Added features like the arbor along Myrtle were sensitively done as well.



**Wilson House for Adaptive Reuse**

The **Historically Sensitive New Building Award** was received by Jennifer and Martin Rigby for their new building wherein they house their

business Acorn Naturalist. The materials used and the detailing of the elements were done very authentically for a craftsman building.



**Acorn Naturalist for New Building**

The **Neighborhood Beautification Award** recognizes efforts of those property owners who enhance the historical character of Old Town with work other than historic structures, like gardens, public gardens, lighting, signage, or other ways. The winner in this category was Elizabeth Pankey of the Pankey House, a 1928 Monterey revival home. The judges said that the striking thing is that the Pankey House always looks good and has for decades.



**Pankey House for Beautification**

See AWARDS on page 2.

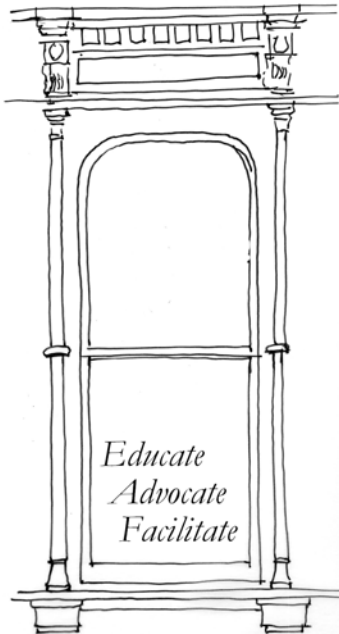
# Newsletter Page 2 Tustin Preservation Conservancy

## Tustin Preservation Conservancy

350 South B Street  
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(714) 731-2380

Web Site at  
[www.PreserveTustin.org](http://www.PreserveTustin.org)

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### Board of Directors

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April Pollock, Vice President  
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Markus Brown, Director  
Scot Lewis, Director  
April Pollock, Director  
Carol Tink-Fox, Director  
Ronda Ussery, Director

### AWARDS continued

**Preservation** went to Steve and Sharon Jones, for their 1930 Tudor revival home, the Browning House. Through the years, the various owners have been respectful stewards of this house. They take great care to make repairs on any deteriorated elements by matching exactly.

**Restoration** went to Jann and Jim Kuehnert for their 1922 Craftsman Bungalow. This house was meticulously restored inside and out after the owners did thorough investigation and research. The attention to detail was impressive.



**The Wilson House for Restoration**

The **Historically Sensitive Addition Award** went to Steve and Linda Jennings for their 1881 Italianate Victorian house. The existing materials were matched

meticulously in the addition. The Secretary of the Interiors Guidelines were followed well, in that details echoed those in the original house and did not completely imitate them. The overall scale of the addition, which was at the rear of the house, was modest and sympathetic to the structure.



**The Hewes House for Addition**

The **Spirit of Old Town Award** was presented to Old Town resident Lucy Burch for years serving on the Historical Resources Committee, particularly her work in expanding the Historical Registry and the Plaque Program. Each winner received stunning plaques. MC for the evening's events, architect Carol Tink-Fox, said the event was so much fun it will be repeated for certain. The best part, though, was the terrific educational content for the participants.

###

## Notes and Thank You s



- This newsletter is published for the Conservancy by Bill Moses, owner of Anchor Printing. Thank you, Bill.
- Mitch Benedette of Aloha Printing provided the lovely bookmarks given to all who attended the Awards Banquet. Thank you, Mitch.
- The Trolley to be used by the Conservancy for its tours this summer is being furnished by North Hills Realty, through the efforts of Ronda Ussery.

WWW

### CONSERVANCY WEB SITE

Check out the Conservancy's Web site [www.PreserveTustin.org](http://www.PreserveTustin.org)



### PRESERVATION RESOURCE LIBRARY

The Preservation Resource Library is housed at the Tustin Museum, 395 El Camino Real, Old Town Tustin, (714) 731-5701.

# Tustin Preservation Conservancy Newsletter Page 3

## COMMISSION KEEN ON NEW ROLE

*City of Tustin Planning Commission takes over responsibilities of the HRC.*

City of Tustin Planning Commission members expressed strong support for preservation at their first meeting since being handed responsibilities of the former Historical Resources Committee (TPC). Meeting on April 24<sup>th</sup>, they affirmed the need to preserve the overlay district, to support the Mills Act, to continue the Historic Registry, and to maintain the City's status as a State of California Certified Local Government (CLG).

CLG is a valued status conferred on city governments who maintain certain minimum standards in the governance of historic resources. Among these are a periodic survey of historic homes and providing educational opportunities on preservation to local decision makers.

The change in governance was originated by the City Council as part of their effort to streamline local government processes. On April 17<sup>th</sup>, the Tustin City Council had its third and final reading of the Ordinance dissolving the Historical Resources Committee and transferring those responsibilities to the Planning Commission. They requested the Commission to devise a work plan that would achieve the City's preservation goals.

About 75 members of the Old Town community attended this Council meeting and expressed their concerns.

"The Planning Commission has much more potential for being effective," says Conservancy president Linda Jennings. "The Conservancy will support this change and plans to collaborate with the Commission."

In an effort to come up to speed on preservation issues, four Commissioners took time from their jobs to attend a May 3<sup>rd</sup> training program through the California Preservation Foundation.

Commissioner Steve Kozak said he took the responsibility of stewardship to heart, noting that he was a member of the

National Trust for Historic Preservation. Kozak's remarks focused on deliberate planning, which included commercial guidelines for the Old Town Business area, revitalization of the business area, and inclusion of Old Town in the ULI Town Center project. He thought that it was time to update the Historic Survey.

Brett Floyd said he would like to see a workshop done with the Conservancy as part of their goals setting effort. He also supports evaluation of design guidelines and would like to see more properties using the Mills Act.

John Nielsen noted that he had grown up in a much loved Victorian home. He emphasized that the existing Residential Guidelines were overdue for review. Chuck Puckett was concerned that the Commission would carry forward the Historic Plaque Program.

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## Letter to the Conservancy

Thank you very much for the honor of accepting the Historically Sensitive New Building award last night. Marty and I sincerely appreciate the recognition and will display the stunning award in the store.

We also appreciate all you efforts in protecting the integrity of Old Town Tustin. We know from past experience that this is not an easy task, but one that is critically important. People really do appreciate place such as Old Town Tustin that have a genuine, "human-scale," historically rooted feeling about them. We are grateful for the leadership and guidance the Conservancy provides.

Best regards,

**Jennifer Rigby**  
Director, Acorn Naturalist

## The Tustin Railway In the 1800's

By Juanita Lovret



Back in the 1800's Tustin residents could travel to Santa Ana and Orange on the *Santa Ana, Orange and Tustin Street Railway*.

Incorporated by three Tustin residents, David Hewes, Noah Palmer, Nelson Vanderlip, and the Santa Ana postmaster, E. E. French, the company issued 5,000 shares of capital stock at \$10 each.

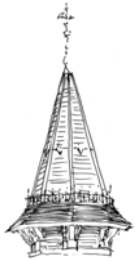
Three horse draw cars, two open and one closed, were specially built. Each open car cost \$1,350. The closed car cost a little more than \$700. Signs indicating the destination city were attached to the roof on both sides of each car. When not in use, horses and equipment were housed in a barn on West Fourth in Santa Ana. Service was inaugurated on Nov. 23, 1869.

The car bound for Tustin began its run at the corner of Fourth and Main in Santa Ana and traveled south on Main to First where it turned east. At Lyon, it jogged south and after a short distance turned east onto Tustin's Main Street. The journey ended at the Tustin Hotel, a 40-room Victorian Structure on Third Street between D (El Camino Real) and Prospect.

Before waiting passengers could board the car for the return trip to Santa Ana, the horse had to be switched from one end of the car to the other and the seat backs flipped.

The company went out of business when the economic boom of the 1880's ended.

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**Tustin Preservation Conservancy**  
 350 South B Street  
 Old Town Tustin,  
 California 92780

Vol. 4, No. 3, June 2007

# Calendar 2007

T u s t i n P r e s e r v a t i o n C o n s e r v a n c y

JULY

7	 <p><b>OLD TOWN TROLLEY RIDE. Join the fun! Saturdays, July 7 and July 21. Tours at 10 am, noon, 2 pm. Architectural and historical tour by trolley.</b> Tickets \$2 each. Reservations are a very good idea. Seats were sold out last year. Call the Tustin Area Museum at (714) 731-5701 for reservations and tickets, or email <a href="mailto:tustinmuseum@surfside.net">tustinmuseum@surfside.net</a>. Pick up tickets at the Tustin Museum, 395 El Camino Real, at least 30 minutes prior to boarding time, then meet at the Senior Center. This event is sponsored by the Tustin Preservation Conservancy and the Tustin Area Historical Society.</p>
12	<p><b>TUSTIN PRESERVATION CONSERVANCY BOARD OF DIRECTORS MEETING</b>          Thursday, July 12, 7 pm, at the home of Sharon and Steve Jones.          For more information, call (714) 731-2380.</p>
21	<p><b>OLD TOWN TROLLEY RIDE. Join the fun! Saturday, July 21. Tours at 10 am, noon, 2 pm.</b></p>
29	<p><b>OLD TOWN VINTAGE FLEA MARKET, Saturday, July 29, 9 am – 3 pm, 482 El Camino Real, Old Town Tustin.</b> This monthly flea market features antiques, collectibles, gifts and vintage items from the Tustin historical business area. The event is located in Jamestown Villages every fourth Sunday.</p>

AUGUST

4	<p><b>OLD TOWN TROLLEY RIDE. Join the fun! Saturday, August 4. Tours at 10 am, noon, 2 pm.</b></p>
9	<p><b>TUSTIN PRESERVATION CONSERVANCY BOARD OF DIRECTORS MEETING</b>          Thursday, August 9, 7 pm, at the home of Steve and Linda Jennings.          For more information, call (714) 731-2380</p>
18	<p><b>OLD TOWN TROLLEY RIDE. Last chance to join the fun this year! Saturday, August 18. Tours at 10 am, noon, 2 pm.</b></p>