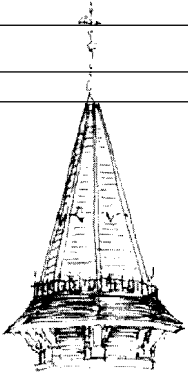


To Educate, Advocate, Facilitate



Tustin Preservation Conservancy

Working to make yesterday's resources

part of tomorrow's history.

The California Bungalow's History

Do you find the California Bungalow style appealing? Do you live nearby an outcropping of early 20th century California Bungalows? If you live anywhere in California, chances are you do. Do you ever wonder what the difference between a half blind dovetailed shoulder-miter and a butterfly keyed mitered frame joint is? Me neither. However, I did get curious as to why construction of the beloved California bungalow was so prolific in the early 20th century.

The first thing that strikes me as 'unique' about the California Bungalow is that it was, as the name suggests, developed in California. Most architectural styles in California, and the rest of the U.S. for that matter, are some sort of borrowed or 'revival' style from our European or Native precedents. The original bungalow didn't quite originate in California, however. *Continued pg. 2*

Newsflash! Jabberwocky owner, Margaret Pottenger, has signed a lease on her building to become a Tea Room as early as November!

GoFundMe Account for Jabberwocky Building Adding Up

Funds contributed by dozens of generous, caring donors are going to work, finishing the historic and much-beloved Jabberwocky Building in Old Town Tustin. The crowd-funding site has turned up dozens of people whose affection for owner Margaret Pottenger and memories of the Jabberwocky inspired them to donate. The GoFundMe.org account was set up by the Conservancy to help put the finishing touches on *Continued pg.2*



The Bowman House on Third Street in Old Town Tustin is a lovely example of the California Bungalow.

*Tustin Art Walk and Wine Tasting Coming Soon!
Mark Your Calendar for Saturday, October 17th*



Sidewalks filled with great art for sale, live music up and down the streets, competitions for area artists and local restaurants offering special prices—all available in downtown Old Town Tustin. The Art Walk begins at 10:00 am and closes at 4:00 pm.

The Annual Wine Tasting sponsored by the Tustin Preservation Conservancy will open at noon in the Jamestown Parking Lot on El Camino Real (across from Armstrong Nursery). Join the crowd for this very popular event!

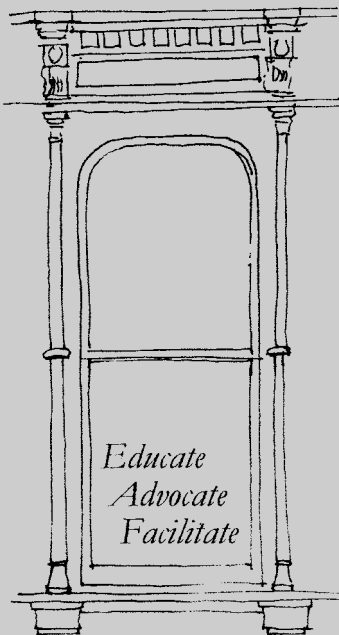
A delightful variety of both red and white wines will be offered for your tasting pleasure by Young's Market of Tustin. Tickets for the tasting are \$10 for 5 tastes and can be bought at the door of the tasting tent in the Jamestown parking lot. All proceeds from the event go to promote the Conservancy's goal of preserving and protecting Old Town Tustin.

Tustin Preservation Conservancy

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Bungalow, continued

The first 'bungalow' originated in the Bengal region of India. The region they developed in was Bengal, hence the early British names for these buildings 'bengali', 'bangla', 'bangales', 'banggolos', and eventually 'bungalow'. The native thatched roof huts were adapted into more permanent structures by the British as summer homes or housing for local administrators. The style first arrived in the U.S. in the 1880's, and California in the 1890's. It was in Southern California that the California Bungalow style was truly refined into the mass produced bungalow we are all familiar with.

So what was the reason for the sudden growth spurt of this new type of house 100 years ago? Around the turn of the century, average labor hours decreased, and families living in urban areas had more time for leisure around home. This led to the demand for something more than the urban apartment dwelling. Development of street cars and trains allowed people to commute into urban areas, allowing the lower-middle class citizens to move out of the austere urban setting and claim their own plot of land. Los Angeles had an exceptionally large amount of mass suburbanization sprawl at that time, leading to over 90% of the population living in single family homes by the 1930's.

The new trending bungalows generally had a simple gable roof, wood framing and finishes, and a modest size, making them cheap to build and easy to mass produce while providing sensible style to offer a sense of pride in ownership for the suburban family. While being a mass producible home, they also had



The Kuehnert House is an example of a craftsman bungalow with Japanese influences.

appealing features such as a 'bonus' space between the first floor and the middle portion of the gable, a porch covered by the extended roof in the front of the house, and visually appealing detailing that was a result of the arts and crafts movement of the time. These features made the bungalow the natural choice for the family starter home in the early 1900's.

With the help of architects like Charles and Henry Greene, the bungalow was blended with elements from the local adobe styles of the area, Japanese curved roofs, brackets & joinery, and elements from Italian architecture and the Shingle style of the Northeast into a well-developed style that California could call their own. The shape of the bungalow suited the region, staying low to the ground and inviting the outdoors to blend with the indoors.

By the end of WWII, an unprecedented amount of homes needed to be built. Old construction methods gave way to newer construction methods that allowed for much more reproducible construction. Whereas bungalows were typically built in smaller groups of around 3 at a time, the newer homes of the 40's and 50's were built hundreds or even thousands at a time. Microwaves, dishwashers, clothes washers, and air conditioning were the center of attention for the new wave of homes being built, marking the end of the bungalow era in the U.S. *written by Chuck Thrash, A.I.A.*

Jabberwocky, continued

the historic building. Almost completely demolished by fire in 2012, the new building with its historic façade in place reflects the design of the original structure thanks to the work of local architect Nathan Menard. Jim Shumar has handled the reconstruction despite knee replacement surgery! He credits friends and family in helping get the building ready for a new tenant.

Margaret and her family put on a lovely thank you party for all the donors and helpers. The Conservancy Board of Directors was proud to present Margaret with a check for \$4000. Margaret has expressed her surprise and delight for all the many friends who helped out. She was overwhelmed to find that so many people valued the building and the memory of her Jabberwocky shop as much as she did.

Meet Our New Board Members

Lisa Harding sought out the Conservancy hoping to continue her work with the preservation of historic places. She and her husband came to Tustin from Palm Springs where they had restored two Mid-century homes designed by architect Hugh Kaptur. Lisa is a realtor and lives in her newest Mid-century restoration in North Tustin. She is our digital guru and takes care of our Facebook page.



Chuck Thrash and his wife Erin are both architects and were excited to find a home in our historic district. They plan to remodel their current modern-day home to better fit into the bungalow neighborhood. The Thrash's are the parent of two young sons, one who just arrived on August 24th. We welcome young James Charles Thrash to the neighborhood!. Chuck wrote the article in this issue on bungalows.



Melissa Figge considers herself an old house aficionado, and her family's 1883 Italianate Victorian on Main Street is the fourth historic home she's owned. A former counselor at Woodbridge High School, Melissa currently serves both as a professor in a Professional School Counseling Master's Degree program, and as an Independent Educational Consultant. Melissa is running our Wine Tasting event this year at the Art Walk.



Ours is a working board, always looking for more people who are dedicated to preserving Tustin's historic resources.

If you are interested in becoming a member of our Board of Directors, send us an email at preservetustin@yahoo.com.

Shot Hole Beetle found in Old Town Tustin

A new beetle/disease has been discovered in several avocado and sycamore trees in Old Town Tustin in the past few weeks. The Shot Hole Beetle causes a Fusarium dieback on live oaks, avocados and sycamores-some of the oldest and most valued in our Old Town area. Recently UCI was forced to remove many trees on campus due to damage from this beetle.

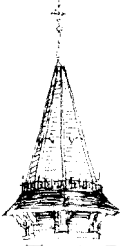
Quarter-sized circles of white Fusarium fungus on the tree bark show the location of the beetle and its point of entry into the tree. If you see this infestation on one of your trees, go to http://cisr.ucr.edu/polyphagous_shot_hole_borer.html for more information



This lovely creature is the polyphagous shot hole beetle that has been found recently in Old Town Tustin.

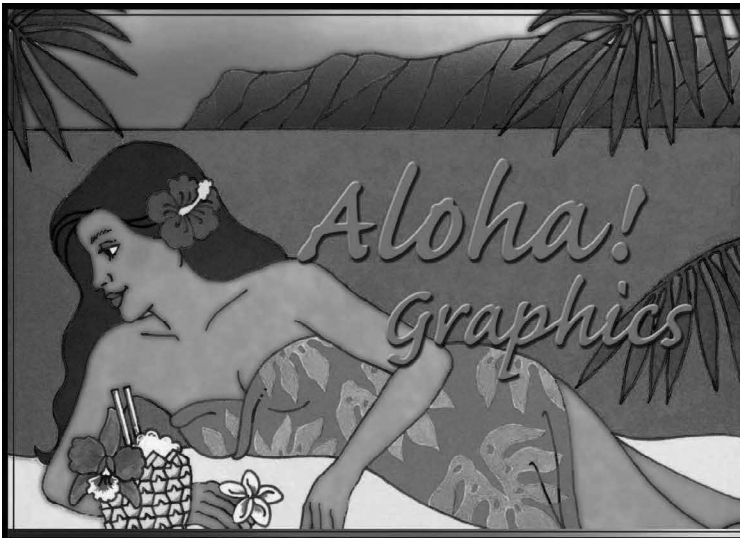
Did You Know...

The Tustin Preservation Conservancy was formed by a group of Old Town Tustin neighbors to preserve and protect our historic neighborhood. All of our projects are funded by donations from friends like you. Please consider making a tax-deductible donation to help keep Old Town Tustin the vibrant unique place that it is.



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