

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

MAR 15 1994

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Artz Building

other names/site number _____

2. Location

street & number 150-158 West Main Street

☐ not for publication

city or town Tustin

☐ vicinity

state California

code CA

county Orange

code 059

zip code 92680

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination:
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property:
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Charles Z. Stoll
Signature of certifying official/Title

3/9/94
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register.
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain): _____

Signature of the Keeper

Date of Action

Paul R. Furguson

4/13/94

Artz Building
Name of Property

Orange County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade: Department Store

Current Functions
(Enter categories from instructions)

Commerce/Trade: Restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation brick

walls stucco

roof not visible

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Artz Building

Name of Property

Orange County, CA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1914

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Builder: Tustin, Samuel

Architect: Unknown

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Artz Building
Name of Property

Orange County, CA
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1	11	42	32	50	37	33	61	10
Zone	Easting		Northing					
2								

3								
Zone	Easting		Northing					
4								

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Diann Marsh

organization _____ date September 10, 1993

street & number 321 East Eighth Street telephone (714) 541-2441

city or town Santa Ana state CA zip code 92701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determining eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Section 7

The Artz Building, constructed in 1914, is a single-story, flat roofed Neo-Classical building on a corner lot in the old commercial section of Tustin. It is clad in stucco and is notable for the row of eight columns, topped with Ionic capitals, that support a portico that provides shelter for the sidewalk and entrances. The building retains a high degree of integrity.

North (Main) Elevation:

Topped by a flat roof, the Artz Building features an unbroken parapet with a narrow border across the top. Inset panels of stucco, outlined in wood, occupy the space between the border and wide cornice below. A plain frieze, trimmed with molding, accents the bottom of the cornice. Eight round columns, sitting on square bases and topped with Ionic capitals, form a row along the front of the portico. The twin storefronts feature six foot high luxor glass transoms, plate glass store windows, and doors with large rectangular windows and the original brass hardware. The only alterations occur at the east end of the easternmost storefront. A door, which matches the two in the center, was added in that bay and new glass was added to the side and in the transom area above. The floor of the portico is made of scored concrete.

East Elevation:

The east elevation is a brick common wall with the single-storied commercial building to the east.

West Elevation:

The west elevation is topped with the same style unbroken parapet, top border, panels, cornice and frieze as the north elevation. Square pilasters, added in 1934, after the 1933 Long Beach earthquake, provide additional support. The arched windows were said to have been added at that time. However, a close examination of a photo taken between 1914 and 1920 indicates that at least some of the windows could have been in existence at that

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time. Stained glass was installed in the first four windows which grace the west side. The two southernmost windows retain their original plain glass. Stucco is the material used to fill in the spaces between the pilasters.

South elevation:

The rear elevation, which faces the alley, features five original arched radiating brick openings and a new opening with a flat lintel. The new opening, installed in the late 1970s, contains three wooden doors with a large glass window centered in each. The arched windows contain the original double-hung windows with the exception of the westernmost window, which contains cooling equipment and a pipe which leads to the ducting on the roof.

Interior:

The interior of the Artz Building, designed as twin bays, has changed little since it was in use as a general store by Charles Artz. Most of the original woodwork remains. Tin ceilings and bowl-style light fixtures are still in place. In the westernmost room, the front two-thirds is fitted as a restaurant. The stained glass windows high in the walls and the exposed brick insets were added in the late 1970s when the Rutabacour restaurant was installed. The rear third, in use as the kitchen, is screened off from the front with sections of wooden panels. The easternmost half of the building is an open dining room, connected to the western half by a pair of double doors. A row of wooden screens approximately eight feet from the rear wall and the restrooms are all that have been altered in the eastern half.

The Artz Building exhibits its original integrity of location, setting, design, workmanship, materials, feeling and associations. The single-story buildings to the east were constructed in 1914 and 1920. They have been altered through the years.

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Section 8

The Neo-Classical Artz Building is the best example of that style of architecture in the city of Tustin. The most impressive design feature is the row of eight columns, topped with Ionic capitals, that supports the front of the building and the recessed corridor that runs behind it. The building is also one of only a handful of intact historic commercial buildings to survive in Tustin. Built in 1914 by Samuel Tustin, son of Columbus Tustin who founded the town, the building served as the general store of prominent Tustin pioneer, Charles O. Artz from 1914 to 1931.

The Artz Building is on the end of a row of buildings that are part of a small commercial district that served the large area of orange, walnut and apricot ranches which surrounded the town of Tustin. The ranchers and local residents often came to this block to transact business, buy groceries and other supplies, visit the bank and use the post office. The building served as the general store of Charles Artz from 1914 to 1931 and was a natural social center for the town.

The intersection of West Main and D Street (now called El Camino Real) was the commercial intersection of Tustin and contained approximately fourteen commercial and a few industrial buildings.

On the north side of Main existed the ornate Victorian bank building, which has since become a parking lot, and the 1909 Tustin Hardware Store.

The single brick building and three-bayed building to the east of the Artz Building are commercial buildings, but have been altered to the extent that they have lost integrity altogether.

A brick store building on the southeast corner of Main and D has also been altered. A small 1880s wooden western storefront

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building facing East Main is a sheet metal shop. Across the street, on the north side, are two buildings that comprise the former home of a juice company.

Facing D Street are the Knights of Pythias Building and three single-storied buildings that have been altered. The K of P Building is not similar in architecture. There is no other commercial building in the city that compares in design and beauty to the Artz Building.

Sam Tustin built this building in 1914 to house the general store of Charles O. Artz. Mr. Artz remained in business here until 1931. During his seventeen year tenancy, the store served as a type of social center for the town and surrounding ranches. Dry goods were sold in the eastern half, and groceries in the western half. An often-heard story relates that one night, after Mr. Artz had fumigated the building with cyanide, a burglar climbed in a back window. He was found dead of cyanide poisoning the next morning.

Samuel Tustin, who owned this block of buildings, carried on the legacy started by his father, Columbus, and was a prominent person in the area. In addition to the construction and ownership of the stores, he also was in the orange and walnut ranching business.

The Artz Building has served a variety of commercial uses during the 1930s through the 1970s. The Rutagecorz Restaurant was installed in the late 1970s and still occupies both halves of the building. The Tustin Elementary School District brought the children here for classes while repairs were being made in the grammar school after the 1933 earthquake.

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Section 9

Armor, Samuel, ORANGE COUNTY, CALIFORNIA, n.d., n.p.
Historical Resources Survey Sheet, Tustin,
Information researched by Carol Jordan, Tustin historian
Interview with Louise Artz Archibald
Interview with Claude Martin
Orange County Directories

Section 10

Verbal Boundary Description: The legal boundaries of the property
coincide with Assessor's Parcel 401-62, Orange County.

Boundary Justification: The boundaries consist of the lot
historically associated with the property.

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Artz Building
Tustin, Orange County, CA

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Continuation Sheet**

Section number Photos Page 1

1. Historic Photo of the south side of the 100 block of West Main St.: Taken from the west, this photo shows the Artz Building on the right side. Photo taken between 1914 and 1920.
Non-historic photos:
Photographer: Diann Marsh
Date taken: May 1993
Negatives: Bob Lindquist, 140 West Main Street, Tustin, CA 92680
2. Front Facade: Taken from the northwest, this photo shows the front and part of the west facade. The Artz Building is marked as Bldg. No. 3. Note the Ionic capitals which run across the front and the plain pilasters that run along the west side.
3. Front Facade: Taken from the west, this photo shows the northeast corner of the building. The Ionic columns can be seen on the left. The storefront, seen on the right, contains one panel of clear glass which replaces the luxor glass that was broken. The remaining luxor glass panels are still in place. The door to the right of center and the glass to its right were added in the late 1970's.
4. Front Facade: Taken from the east, this photo shows the west half of the storefront. All of one luxor glass, the door, and the bulkhead are original. The floor is scored concrete.
5. West and south facades: Taken from the southwest, this photo shows the rear facade on the right and the west facade on the left. The south facade is constructed of red brick. The west facade is stucco. The pilasters were added in 1934, after the 1933 Long Beach earthquake.
6. Interior: West half. Taken from the northeast. The tin ceiling is original. There is a debate whether the arched windows are original or were added in 1933, at the same time as the pilasters on the exterior. The brick was exposed in the late 1970's when the restaurant was installed.
7. Interior: north side, taken from the south. An interior view of the tin ceiling, luxor glass transoms, original light fixtures, and ceiling of the bay.