NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received DEC - 9 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SHERMAN STEVENS HOUSE

and/or common STEVENS HOUSE

2. Location

street & number 228 ~~West~~ Main ~~Street~~ N/A not for publication

city, town Tustin N/A vicinity of

state California code 06 county Orange code 059

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	X N/A	___ no	___ military	___ other:

4. Owner of Property

name GFELLER DEVELOPMENT COMPANY, INC.

street & number 228 West Main Street

city, town Tustin N/A vicinity of state California 92680

5. Location of Legal Description

courthouse, registry of deeds, etc. ORANGE COUNTY HALL OF RECORDS

street & number 630 N. Broadway

city, town Santa Ana state California 92702

6. Representation in Existing Surveys

title NONE has this property been determined eligible? ___ yes X no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

This 4,300-square-foot residence is constructed in the Queen Anne/Stick style with elaborately ornamented square bay windows, gables, porches, and tower. The home of Sherman Stevens and his descendants for almost 100 years is distinctive and unique. It had been well maintained and remained in the Stevens family until it was sold to Gfeller Development Company, Inc. in 1981. The shiplap siding is now painted in three shades of gray trimmed in white, with small touches of blue. The hip roof, which is crowned by wrought iron cresting, is covered with gray shingles.

The front facade, which faces north, is dominated by a one-story corner tower on the west and features a square bay window capped with an enclosed gable on the east. The tower has five exterior sides, each with a tall vertical window. These windows are flanked by sets of carved and paneled pilasters topped by palm-leaf embellishments. Below the windows, slanted and carved window sills jut out above belts featuring rectangular molding and carved trim. Another wide slanted ledge below this leads to framed sections of diamond lattice work which conceals the brick foundation. Although the foundation cover is not original, it is typical of the period.

Above the window, carved surrounds frame horizontal recessed panels of incised decoration with centered drops. An intricate scroll pattern incised over each panel is picked out in blue. Above horizontal carved casing boards are rectangular sunken panels. Elaborately carved scrolled roof brackets appear to support the seven-sided tower roof. The frieze underneath features sawn-work circles. The original wrought iron roof cresting with elaborate finials at each corner encircles the roof at the point where the slanted roof skirt intersects the steep tower roof. Small wooden shingles are framed by ✓ ribs of molding and banded by decorative medallions, creating a very neat and concise effect. A finial tops the tower.

A portico which shades the double front doors is supported by turned posts with incised bands topped with a rosette set in a rectangular block. Brackets which match those on the tower and gable frame horizontal panels featuring a perforated pattern with a criss-cross design. The only altered features on the front facade are the foundation cover and the sign which contains the name of the development company and the street number. The original wooden steps remain; the railings are supported by heavy newel posts, each with rosettes in the top section and a turned ball. A row of horizontal panels with circular cutouts forms the top of the porch railing, while turned balusters with incised bands are used below. The railing pattern is repeated on each side of the front steps, fanning out to the two large newel posts topped with turned balls. The same cornice pattern which surrounds the house is used on the portico, forming not only the lower roof edge, but also the gable in front and the half-gable on each side. All are accented with molding in the center

and a sunburst painted blue. The original decorative wooden cresting tops the ridge of the gable ending in a finial.

The original front doors are recessed into a small offset, sheltered entryway and feature glowing orange-red etched glass panels with a pattern of cranes, water plants, reeds, birds and trees. The windows are exact copies of the originals which were accidentally broken. The doors feature molded scrolled caps, wide sills with raised work at the bottom of the windows, and carved panels trimmed with molding in the lower section. The brass hardware is original.

The large window to the east is flanked by smaller windows at right angles to form the square bay. These windows are framed with decorative casings and palm leaves and rosettes. Sunken panels edged with molding accent the belt below the windows. The water table tops the lattice work foundation covering. Above the windows two rows of sunken panels featuring encised decorative work are bordered with carved trusses. A circular drop emphasizes the center of each panel. A flashed-glass window the same width as the large window below opens into the former attic, now used as office space. Decorative brackets trimmed with quarter-round molding visually support each end of the gable. A row of small circles decorates the frieze, echoing the design of the frieze on the rest of the house. The deep gable, accented with molding and small decorative corners, is centered with a sunburst and topped with a finial. Original wooden roof cresting decorates the top of the gable.

The west side features a square bay window similar to the one in front. However, three tall slender windows take the place of the large window seen in the front. An aluminum casement window installed by the Stevens in the gable in 1951 has been replaced with a 12-light wood frame window more in keeping with the style of the house. A row of incised flowers is placed below the gable window. The other architectural elements such as carved pilasters, incised panels, rosettes, brackets, trusses, and ornamental mill work, are all consistent with those on the remainder of the house. The heavy cornice which frames the gable now has returns on each side instead of the original solid cornice line. In 1951 the open porch on the west side was enclosed, using shiplap siding to match the siding on the original house. Five matching windows, trimmed with carved pilasters with palm leaf details at the top match those in the rest of the house.

The east side is dominated by the side entrance and porch, but also contains an attractive set of windows topped by a gable similar to that on the west side. The set of four matching windows on the lower floor is located where the original conservatory was located, and features the same carved pilasters, surrounds and window caps as those on the rest of the house. The porch replaces a similar, smaller porch which was badly deteriorated. The new porch roof repeats the gable design used on the front portico.

On the second floor of the southeast corner is a small open porch added in 1923 when the maid's room was added in the south end of the attic. A shed roof faces the porch and contains three windows and a door in Craftsman style. From this porch one can get a close look at the fine craftsmanship and detailing illustrated by the original brackets, cornice and frieze.

The south (rear) elevation shows a small open porch, a shed roof dormer with second story windows, an original gable and the above mentioned porch in the southeast corner of the second floor. Although some of the back of the house has had to be rebuilt, the foundation perimeters of the house are the same as they were when the Stevens family resided there. In the southwest corner are both an open porch and an enclosed porch added by the Stevens in 1951 and rebuilt by the developer. The double windows in the middle of the lower floor and the window above were added in 1923 when the maid's room, the room in the southeast corner, and the porch above were added.

The interior has been tastefully restored with as many of the original features retained as possible and furnished in a decor suitable for the period of the house. The interior rooms have been altered only where necessary to adapt the house to office use. As much of the original woodwork and doors were retained as possible and the new woodwork matches the original. The doorway to the reception room (sitting room) was widened and the room to the conference room (parlour) was enclosed with a pair of French doors, sidelights and transom, for privacy. The original ornate fireplace still stands in the middle office (former dining room). This room has been changed only by the addition of a wall between it and the center hall. The original kitchen, remodeled in 1951, has been gutted and has become an office. On the east side, the bedroom behind the parlour, which had been converted to a den by the Stevens is now an office and the other bedroom to the rear has become a restroom and kitchenette. Offices occupy the rest of the space in the rear. The upstairs attic space had been converted to living space in 1923 and 1951 and is now office space.

This application includes the house, the yard immediately to the front and to the west side, the row of specimen trees planted by Sherman Stevens on the west and eight feet on the east and south sides of the house. Several new buildings, designed to be compatible in scale and feeling, have been built to the rear and east of the Stevens House.

The Stevens House is the finest Queen Anne style house in Tustin. Its unique exterior has been altered very little in this restoration project and all of the work done has enhanced the house and emphasized its architectural features.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	X agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1887 **Builder/Architect** COSTERIGAN & MERITHEW, L.A.

Statement of Significance (in one paragraph)

The residence of Sherman Stevens represents a high point of Victorian architecture in the Tustin community. The residence, constructed in 1887-88, was designed by prominent Los Angeles residential architects, Costerigan and Merithew. Sherman Stevens, along with partners Utt and Irvine, was chiefly responsible for turning a fledgling agricultural industry into a major commercial enterprise. He and his partners founded the San Joaquin Fruit Company and subdivided 900 acres of the land into what was to become Lemon Heights and Cowan Heights which grew to become the most fashionable area in inland Orange County.

The redwood lumber used in the house's construction was shipped from Eureka to McFadden's Landing (Newport Pier), then brought by wagon to the site. The bulk of the acreage was planted in walnuts and avocados; however, the grounds immediately adjacent to the house were landscaped with exotic flora and fauna by the Stevens over a period of twenty years. The Santa Ana Blade of June 11, 1906 notes recent improvements made by Mr. and Mrs. Stevens including a cactus garden, fossil garden collected by Mr. Stevens in the Redhill area, large outdoor aviary housing Mrs. Stevens' tropical birds, and a miniature forest of imported tropical trees. Much of the forest remains and includes a Coral Tree, Variegated Rubber Tree, Giant Bird of Paradise, Victorian Boxwood, Kentia Palm, Canary Island Date Palm, King Palm, and a Pacific Coast Redwood Tree.

Sherman Stevens was born in 1864 at Whitefield, New Hampshire. At age nine, he moved with his parents to the Santa Clara Valley, California (1873). The Stevens family moved to Tustin, California in 1882, where Sherman Stevens took a position in the general store. He purchased ten acres planted in oranges and raisin grapes near the intersection of Tustin Road and Prospect Avenue. Stevens entered into a partnership with Mr. Horace Snow to operate a lumber yard on First Street near Grand Avenue in Santa Ana. In 1887, he purchased the property at 228 West Main Street, Tustin, and erected a fashionable residence. The following year, he married Miss Martha Snow, his partner's daughter, in the Presbyterian Church across Main Street from his home. After the ceremony, a red carpet was rolled out from the church building to the residence where guests were entertained at a reception that was the social event of the year. Shortly thereafter, Mrs. Stevens gave birth to Clarence, who died in 1900, and Horace. Horace worked along

9. Major Bibliographical References

See attached Continuation Sheet, Item 9, Page 2.

10. Geographical Data

Acreage of nominated property .33

Quadrangle name Tustin

Quadrangle scale 1:24000

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	11	423590	3733640	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See attached.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county		code
state		code	county		code

11. Form Prepared By

name/title DIANN MARSH & ANDY DENEAU

organization N/A date December 27, 1982

street & number 321 N. Philadelphia Street telephone (714) 635-9249

city or town Anaheim state California 92805

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature K M Ellis

title State Historic Preservation Officer date 8/18/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Keeper of the National Register date 1/5/84

Attest: date

Chief of Registration

side his father and after graduating from Stanford University joined his father as partner in the citrus industry. In 1890, Sherman Stevens took a barrel of orange seeds and moved his family to Monte Morales, Mexico with the intention of starting new citrus acreage. As conditions were not favorable, he returned the following year and took a position with the J.E. Curry Company which operated a general store. He became acquainted with the pioneer Tustin Developer Mr. C.E. Utt and in 1906 joined with Utt and James Irvine in forming the San Joaquin Fruit and Investment Company. The partners leased and planted 1000 acres of Irvine's ranch, formerly part of the Rancho San Joaquin, in walnuts and citrus. The enterprise fared poorly due to the drought of 1911-12 and the freeze of 1913. The partners subdivided 900 acres of foothill land for home sites in the area now known as Lemon Heights and Cowan Heights. In 1921 they increased planted acreage by 210 acres and completed the first stage of the largest private irrigation system in the county. Newly invented wind machines using aircraft engines were installed to prevent another disasterous freeze. The irrigation system was expanded to serve the city of Tustin and became the Tustin Water Works. Utt later secured a rail spur line to the groves thus insuring their prosperity.

Stevens continued his association with Utt and Irvine in forming the Utt Development Company and owned extensive tracts of land in the San Fernando Valley, Pomona/Walnut Valley and the Oxnard/Ventura areas. Stevens and son Horace were instrumental in founding the San Joaquin Gun Club (1898-99) on nearby Irvine ranch land planted with maize. Stevens and his wife, Martha, were active in the community and were frequent contributors to the Presbyterian Church although they did not attend regularly. In 1936 they donated their extensive art collection to form the nucleus of the Charles W. Bowers Museum in Santa Ana. Sherman Stevens died at age 84 (1948) in Good Samaritan Hospital in Los Angeles, California.

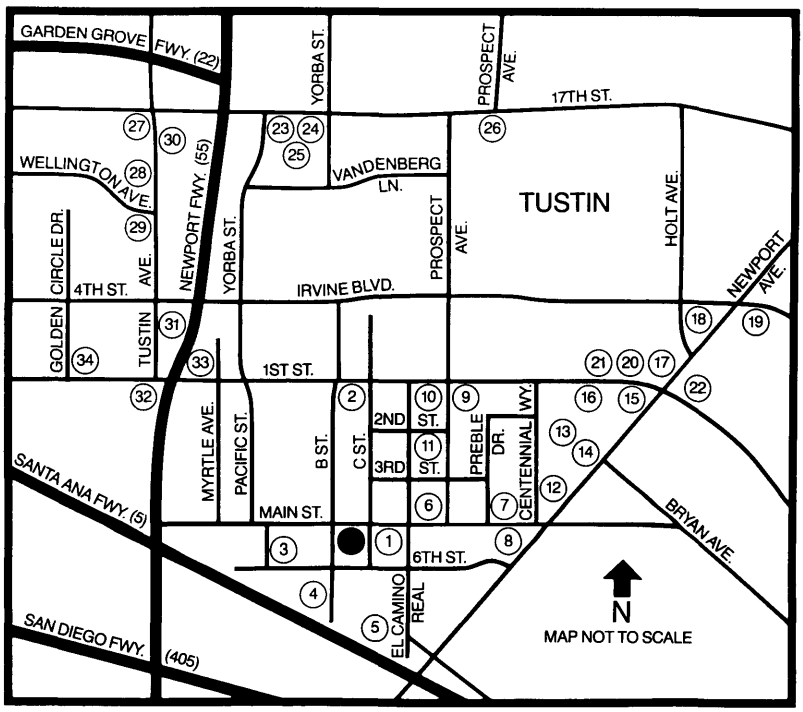
The home remained in the Stevens family until 1981. The sale to Gfeller Development Company, Inc. was made on the conditions that the home be restored and the stand of specimen trees on the west lawn be preserved. The remainder of the property has been developed and is not included in the nomination.

1. Los Angeles City and County Business Directory 1886-87
2. Santa Ana Weekly Blade, June 11, 1906
3. The Register, December 31, 1967
4. The Register, December 1, 1974
5. Tustin Scrapbook, Wm. Martin Huntley & Helen Gulick Huntley ed. Edna Phelps. 1969 - unpublished
6. Tustin History, Facts, and Folklore by Carol H. Jordan pub. Tustin Unified School District 1977
7. History of Orange County, Samuel Armour, Los Angeles, 1921
8. A History of California, J.M. Gunn, 1907
9. Tustin Heritage Walk, Carol H. Jordan & Mary L. Etzold, Tustin Area U.S. Bicentennial Foundation, 1976
10. Orange County Through Four Centuries, Leo J. Friis, Pioneer Press, 1965
11. The Irvine Ranch, Robert Glass Cleland, Huntington Library, 1965
12. Turn The Rascals Out, Jim Sleeper, California Classics, 1973
13. Victorian Architectural Details, Marcus Fayette Cummings and Charles Crosby Miller, New York 1980
14. The Palliser's Late Victorian Architecture, George & Charles Palliser, New York 1878, 1887 - reprint 1978

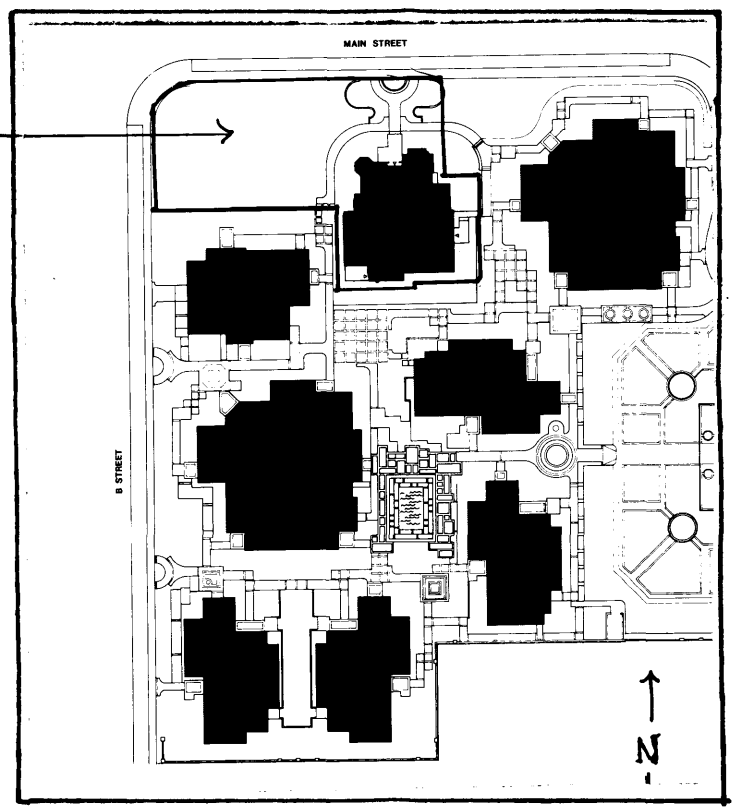
Verbal Boundary Description

An area 5' from each side of the house perimeter and mature specimen trees are included. The front and west yard is included because it is essential to the view of the house from both Main and B Streets. Boundaries encompass the limits of the historic resource and are based upon remaining integrity.

From 10' east of the SW corner of Main and B streets go east 167' to the NE corner of the proposed boundary. Go 34' south to a mark 5' out from the NE corner of the house; continue 10'5'' in the southerly direction; turn left and go east 10'; turn right and continue south 24'3''; turn right and go west 3'; turn left and go south 15'10'' to a point 5' from the SE corner of the house. Go west 25' and turn left and go south 5'; turn right and go 68' to a point 5' from the corner of the house. Turn right and go north 45' ;turn left and go west 110' in a line parallel and south of the trees to B Street. Turn right and go 63' to the corner of Main and B Streets. Curve diagonally in a NE direction to form corner and reach starting point.



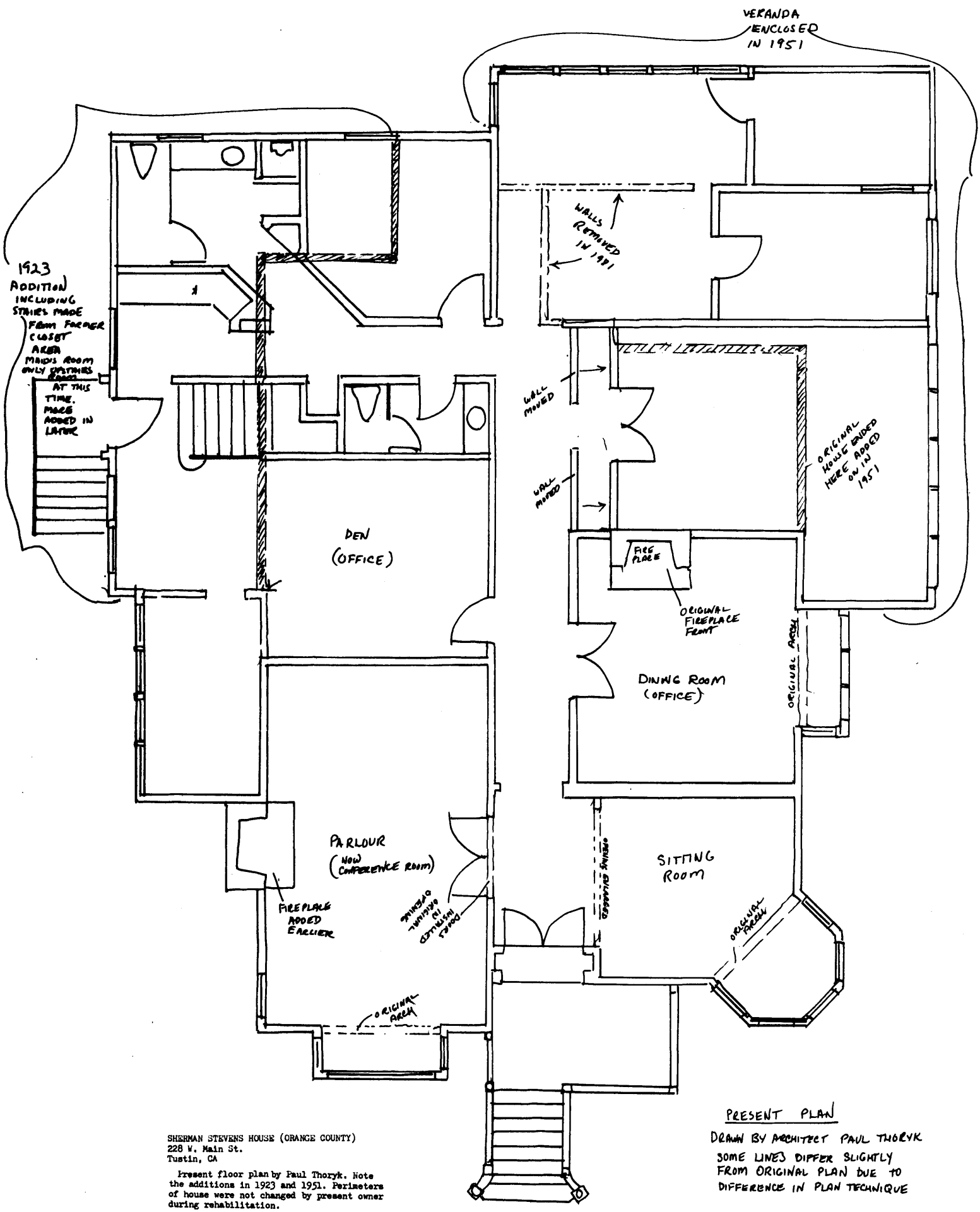
PROPERTY NOMINATED



PLOT PLAN AND STREET PLAN

SHERMAN STEVENS MANSION

228 W. MAIN STREET
TUSTIN, CALIFORNIA 92680
(ORANGE COUNTY)



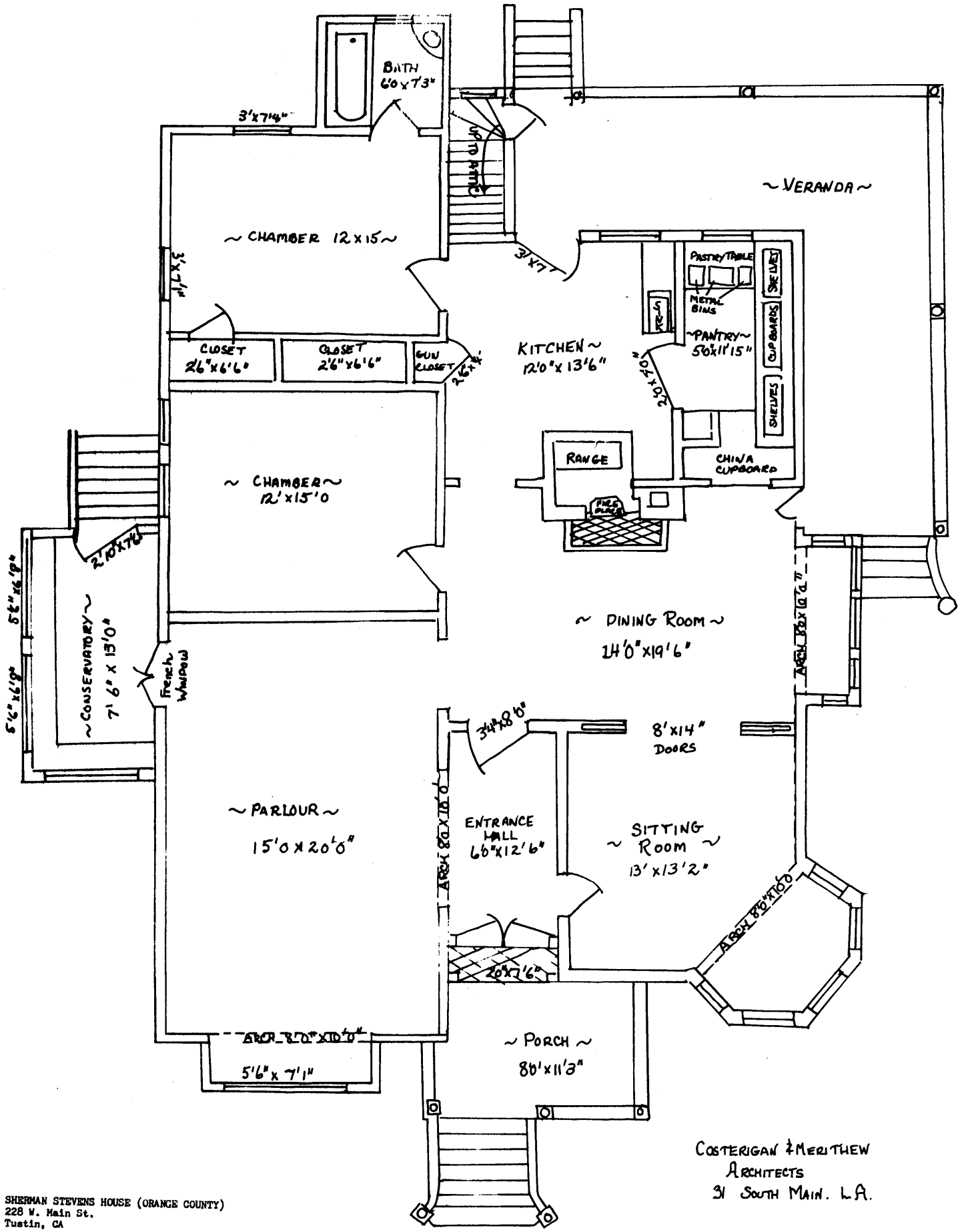
SHERMAN STEVENS HOUSE (ORANGE COUNTY)
228 W. Main St.
Tustin, CA

Present floor plan by Paul Thoryk. Note the additions in 1923 and 1951. Perimeters of house were not changed by present owner during rehabilitation.

PRESENT PLAN

DRAWN BY ARCHITECT PAUL THORYK
SOME LINES DIFFER SLIGHTLY FROM ORIGINAL PLAN DUE TO DIFFERENCE IN PLAN TECHNIQUE

FLOOR PLAN
1/4" SCALE



COSTERIGAN & MERITHEW
ARCHITECTS
31 SOUTH MAIN. L.A.

FLOOR PLAN
1/4" SCALE

SHERMAN STEVENS HOUSE (ORANGE COUNTY)
228 W. Main St.
Tustin, CA

Tracing of the original floor plan drawn on linen. It has been framed and hangs in the hall of the house. Some lines vary slightly because of the problems of tracing through glass.