

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Hewes, David, House

Other names/site number: _____

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 350 South B Street

City or town: Tustin State: California County: Orange

Not For Publication: Vicinity:

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 at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|---|------------------------------|
| <p>_____ Signature of certifying official/Title:</p> | <p>_____ Date</p> |
| <p>_____ State or Federal agency/bureau or Tribal Government</p> | |

| | |
|---|------------------------------|
| <p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> | |
| <p>_____ Signature of commenting official:</p> | <p>_____ Date</p> |
| <p>_____ Title : State or Federal agency/bureau or Tribal Government</p> | |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>1</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>1</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate
MID-19TH CENTURY/Greek Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: wood; Walls: shiplap; Roof: wood
and asphalt shingle with wrought iron accents;
Chimney: brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The David Hewes House is a two-story wood building occupying 3200 square feet on its original half-acre lot in Tustin. Built in 1881, the primarily Late Victorian Italianate style home sits prominently on a corner lot at the intersection of South B Street and Main Street surrounded by grass, mature shade-giving trees, varied foliage, and a garden. The original style of the house was entirely Victorian Italianate. The second floor was remodeled in 1919 allowing for additional bedrooms. The front porch wraps around to the north and south sides of the house. A second porch embellishes the west-facing side of the house. Entry doors adorn the east-facing front of the house, accompanied by a door set back to the south, a south-facing entry toward the back of the home, and a service porch entry at the northwest corner on the north-facing side. Tall glass windows decorate all sides of the first floor. The second floor incorporates square glass windows, and a widow's walk remains from the original design. An expansive crescent shaped driveway fronts the east side of the house. A second driveway on the south leads from the street to a noncontributing, post-period of significance garage located in the northwest corner behind the house and set back from the street. The David Hewes House is in excellent condition and

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retains historic integrity including location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

Site

The David Hewes House was built on a lot previously occupied by the Ulyard Grist Mill. The lot is located in what was the central part of town in 1881, later referred to as Old Town Tustin. The home is on a corner lot surrounded by homes from the early days of Tustin's development, and newer buildings. The Tustin Presbyterian Church is located across the street to the east, which David Hewes helped establish.¹

The grounds surrounding the home include sycamore and avocado trees. A garden area abuts the north side of the house that includes brick walkways lined with flowers and shrubs. The size of the lot remains identical to the original in 1881. A sidewalk runs the length of the east and south sides of the house.

Exterior

The David Hewes House was constructed in 1881 in the Late Victorian Italianate style.² In 1919, the second floor was remodeled in the Greek Revival style, to expand the living quarters (**Figures 2 and 3**). The house is built on a wood foundation with a cellar below ground, accessible by a recessed door on the west side of the house. The exterior consists of wide shiplap wooden siding. Oblong shaped lattice screens cover exterior venting on the skirt of the home spaced intermittently on all sides of the house near ground level.

A stairway at the front (east side) of the house ascends to an expansive wrap around porch. Turned posts with elaborately carved brackets support the porch on the north and south sides of the house. An original porch in the rear (southwest) corner matches the design of the front wraparound porch. A wide, wood staircase, accented with elaborate and turned balusters is located on the southwest corner of the house. An open porch edged with a plain balustrade runs across the entire rear of the second floor.

The original glass windows on the first floor are tall and narrow, with arched tops and flared cornices decorated with scallops, which reach to the porch ceiling and second floor double-hung windows with square tops. Large plate glass windows accent the double front doors in the top two-thirds with molding trimmed paneling below. Ornate carvings delineate the windows. The south side of the house features a bay window with a trio of arched windows with matching windows on each side located below the second-story bedroom balcony. Balconies extend from a room on the north and a room on the south side of the house.

¹ Carol H. Jordan, *Tustin: A City of Trees* (Encinitas, CA: Heritage Media Corp., 1996), 31.

² Constance Greiff, *Early Victorian* (New York, NY, Abbeville Press, 1995), 26-29.

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The house's character defining features include a prominent medium-pitched gabled roof, projecting from a rectangular truncated hip roof that tops the back half of the house, accented with returns and enclosed eaves and wrought iron cresting bordered along the truncated portions. The mansard roof is clad in fish scale shingles and topped with a balcony bordered with plain wood balustrade. ³ Balustrade borders accent the second floor balcony with turned posts supporting the porch roof and square posts with flared bracketed capitals. A frieze is decorated with dentil work, molding-trimmed horizontal panels, and teardrops.

Interior

The first floor interior of the David Hewes House includes a living room, family room, dining room, bathroom, office, and kitchen (**Figure 4**). The second floor interior includes the master bedroom, three additional bedrooms, and two bathrooms (**Figure 5**). The interior of the home retains much of the original hardwood flooring, baseboards, heat vents, panel molding, door casings and pilasters, cornice trims, cornice corners, windows, glass, window hardware, and a ceiling medallion.

First Floor

An original arched threshold divides the vestibule from the spacious and welcoming living room. In addition to the original glass in the front doors, original glass is displayed in the sash windows on the north side of the room. They are adorned with original window hardware. Door and window casings, pilasters, baseboards, flooring and cornice trim are all original.

A doorway to the left leads into the family room. From the living room there is an exit door to the left that leads out to the wraparound porch. Further into the room an original bay window consisting of a total of five windows is located on the left, south-facing wall. The room is appointed with original wood flooring, heat vents, paneled molding, window and door casings, baseboards, cornice trim around the entire room, elaborately carved cornice corners, and a ceiling medallion.

On the opposite side of the room from the windows in the family room are two doorways. The door on the left leads to a room that can accommodate an office or bedroom. The door on the right leads into a hallway that provides access to the stairway and to a hall leading to the back of the house and kitchen.

From the living room, a doorway to the right leads into the dining room and adjacent bathroom. The dining room's millwork is original to the home including wood flooring, paneled molding, and door and window casings. Two sashed windows line the right side of the room. The bathroom is situated toward the front (east) side of the house with windows facing east.

Toward the west side of the dining room are two doors side-by-side. The right leads to the kitchen and the left leads to a hallway. From the hallway is access to the family room to the left, a stairway in the center, and a hallway to the right. The hallway leads to another entrance into the

³ Greiff, 29.

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office and to the back of the house that continues into the kitchen. There are two exits in the back of the house: one to the south, and one to the north off a service porch. The kitchen is generous in size and well lit due to the windows on the north-facing wall. The kitchen was remodeled with new electrical, flooring, cabinets, and appliances in 1996.

Second Floor

The original stairway retains its pilaster and capital. From the top of the landing multiple doorways branch off each side and at the end of the hallway. The first of four bedrooms is immediately to the right with south-facing windows. A second bedroom is to the left with north-facing windows. One of two upstairs bathrooms is the next door on the left.

Further down the hall on the right is the third bedroom. This room is spacious and has original windows with an adjacent balcony on the south side of the house. Across the hall from the bedroom is one of two entrances into the master bathroom. The windows are original and lead out to a small balcony on the north side of the house.

At the front of the house, toward the end of the hallway, is a large master bedroom. There are two windows on the south side and two on the north side of the room. A doorway leads out to the balcony that fronts the house. The master bathroom is accessible through a door inside the bedroom, which allows for a pass-through to the second door leading out to the hallway.

Alterations

Benjamin G. Beswick purchased the house in 1919 and remodeled the second floor adding two bedrooms and a bathroom.⁴ The second story served as a dormitory for the teachers he employed while serving as Superintendent of the Tustin Elementary School. He initially rented the home from David Hewes and eventually purchased it.

The addition is Greek Revival in style, characterized by the discontinuous frieze and band across the front, tightly integrated windows, and bold but simple moldings. In an effort to add more square footage to the second floor, Mr. Beswick extended the exterior walls and lessened the slope of the roof.⁵ It is unclear why he chose the Greek Revival style for the remodeled second floor. This 1820-1850 period of architecture predates the Victorian Italianate period of the original building. It appears that function took precedence over form in Mr. Beswick's decision. All research efforts were exhausted to determine the rationale for his decision.

A porch off the kitchen on the northwest corner of the home was enclosed in 2007 observing continuous design, and architectural appointments. The kitchen was remodeled to modernize the appliances and install new cabinetry. Based on available documentation it appears the kitchen was remodeled in the 1970s, and most recently in 1996. Modernization was desired and essential to ensure building code requirements. The position of the kitchen within the floorplan has remained consistent over time, with some additional square footage being assumed in the back of

⁴ Jordan, 59.

⁵ Richard Voelkel, "Architecture: A Window on the Past," *Orange Countiana*, Volume IV, 1989, 115-116.

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the house. All efforts were exhausted to determine the exact dates of any additional changes to the kitchen.

The bathrooms in the house have undergone upgrades to the tile, fixtures and surfaces to accommodate desires, building codes and modernization. Based on available documentation the master bathroom was remodeled circa 1960. All reasonable efforts were exhausted to determine exact dates of any additional changes made to the bathrooms.

Three fireplaces were added to the home circa 1920. Reverence was afforded by using brick and stone materials that blended seamlessly with the style and workmanship of the house. A second driveway on the south side of the house leads from the street to the 1940s, noncontributing garage located in the northwest corner of the lot, behind the house and set back from the street.

Noncontributing Resource

There is no available definitive confirmation existing through exhaustive research attempts of when the garage was built. It appears to have the characteristics of a garage built in the 1940s. The 30' long by 20' wide garage was built on a concrete foundation and is wood framed with wood shiplap siding. The roof is covered with asphalt shingles. The building is identified as noncontributing because it was not present during the period of significance and does not add to the architectural qualities or historic associations of the David Hewes House.

Historic Integrity

The David Hewes House is in excellent condition and retains all aspects of historic integrity.

Location. The David Hewes House stands on its original location at 350 S. B Street on the corner of B Street and Main Street in Tustin.

Design. The first floor of the David Hewes House retains its original Victorian Italianate form and character. The 1919 second-floor remodel in the Greek Revival style was designed using compatible scale, massing, and materials. Balance and care took place to ensure a sense of harmony, function and aesthetics. The interior of the home reflects the original placement of the rooms on the first floor. The 12-foot first floor ceilings and 10-foot doorways provide a sensible yet grand design. The layout of the first floor remains in its original form with the exception of the kitchen that has been remodeled at least twice. The second floor remodel in 1919 added two bedrooms and a bathroom to the footprint of the floor plan. The exterior walls were expanded, the slope of the roof was altered, and the walls were straightened.

Setting. The David Hewes House still sits prominently on a corner lot in Old Town Tustin. A well-manicured lawn still surrounds the house. The original layout and surrounding grounds remain intact. No encroachment to the parcel of land has occurred. The Presbyterian Church across the street remains active, and the neighboring houses remain in a state of proper upkeep and preservation. The David Hewes House remains a single family dwelling as it was during the period of significance.

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Materials. The materials used during original construction remain intact, ensuring integrity of materials. These include a wood foundation, wood shiplap walls, wood and asphalt shingles, wrought iron, brick and concrete, lath and plaster interior walls, wood floors, baseboards, panel molding, sash windows, window and door casings, stairway pilasters, cornice corners and trim, and the stairway pilaster capital. The 1919 remodel, although different in style, utilized the same materials as the original construction thus preserving the integrity of the materials. There was a preference for wood constructed houses in Tustin in the 1880s and that preference is represented and preserved in the David Hewes House.

Workmanship. There is evidence of artisan labor and skill in the construction of the David Hewes House. Examples of workmanship include the ornately carved wood treatments, enclosed eaves, wrought iron cresting borders, ornate brackets and turned posts, elaborately carved brackets, fish scale shingles, dentil work trim, original turned posts supporting the porch roof and square posts with flared bracketed capitals, flared cornices decorated with scallops, and a wide, wood staircase accented with elaborate and turned balusters.

The interior of the home demonstrates artisan labor as well by way of the finish carpentry. This includes rooms with continuous hardwood floors, baseboards, paneled molding, door and window casings, cornice trim and corner caps, stairway pilaster and capital, and ceiling medallion. The workmanship that created this house has not been compromised by subsequent upkeep and restoration efforts.

Feeling. The David Hewes House retains the expression of the aesthetic and the historic sense that was present in the 1880s. The feeling associated with the David Hewes House is intact. It retains the original location, setting, design, materials, and workmanship that relate the feeling of the community as it existed during the period of significance.

Association. The physical features of the David Hewes House convey the property's historic character. The majority of natural and manmade elements have remained intact since 1881, thus maintaining association with David Hewes.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

AGRICULTURE

INDUSTRY

TRANSPORTATION

Period of Significance

1881-1890

Significant Dates

1881

Significant Person

(Complete only if Criterion B is marked above.)

Hewes, David

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The David Hewes House is eligible for the National Register of Historic Places at the local level of significance under Criterion B. The property is significant in the area of Community Planning and Development for David Hewes' role in developing the community of Tustin and surrounding Santa Ana Valley, in the areas of Agriculture and Industry for establishing and expanding the local and national produce and citrus industries, and in the area of Transportation for building a local railway to serve the community and tracks to connect with the national railroad system. The period of significance is 1881 to 1890, the years David Hewes occupied the house.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Biographical Background

Initiative was evident in David Hewes' behaviors from an early age. He was born May 16, 1822 in Lynnfield, Massachusetts, the fifth of eight children. His father died when he was five years old, which led to an early entry into the world of work. His dogged determination was evident in everything he did, even until his death in 1915 at the age of 93. David Hewes saved \$3,000 from selling magazine subscriptions when he was attending college at Yale and used it to purchase and ship housing material out to California to meet the needs of Gold Rushers in 1848.⁶ It brought him to California and he never looked back.

San Francisco was a series of sand dunes prior to its development resulting from the Gold Rush. David Hewes excavated and moved the sand first via shovels, workers, and horses. He then developed a track system using small locomotives. He placed the sand into the bay and extended the usable real estate. He has been referred to as "The Maker of San Francisco."⁷

In 1881 David Hewes sold his home in Oakland, California (later the Camron-Stanford House) (**Figure 6**) to Leland Stanford, previous governor of California and transcontinental railroad pioneer, and moved to Tustin for the sake of his wife Matilda. Tustin's beneficial climate was deemed advantageous to her health (**Figure 7**). The Tustin house greatly resembled their house in Oakland. The Tustin property was David Hewes' primary residence until 1890, and he retained ownership until his death in 1915.

Matilda succumbed to her lung disease in 1887.⁸ David was a dedicated husband and had courted Matilda for ten years before she agreed to marry him. While David wanted Matilda to be buried in California, he eventually conceded to his stepdaughter Franklina's wishes that Matilda be buried next to her first husband, Franklina's father, on the East Coast.

⁶ Leo Friis, *David Hewes: More Than The Golden Spike* (Santa Ana, CA, Friis-Pioneer Press, 1974), 13.

⁷ Eben Putnam, *Lieutenant Joshua Hewes. A New England Pioneer and Some of His Descendants* (New York, NY: J.F. Tapley Co., 1913), 102-107.

⁸ Friis, *David Hewes*, 52.

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Two years after Matilda's death David Hewes married Anna Lathrop, sister-in-law of Leland Stanford (**Figure 8**). The wedding was held at Camron-Stanford House, which Hewes had sold to Stanford in 1881 prior to moving to Tustin.⁹

The year 1890 marks the end of the period of significance. By 1891, David Hewes was spending most of his time at the Anapauma Ranch even though he owned the house at 350 S. B Street in Tustin until his death in 1915. It was reported that being there brought about too much sadness and thoughts of his first wife, Matilda. He held on to the house in memoriam to Matilda rather than sell it.¹⁰ Devastation came again when his second wife, Anna Lathrop, died in 1892 after four short years of marriage.

History

The Santa Ana Valley in Orange County includes the communities of Tustin, Anaheim, Buena Park, Fullerton, Irvine, Orange, Santa Ana, and Yorba Linda. The early economic climate of Orange County experienced a spectacular land boom in the 1880s and a recession that lasted through the 1890s.¹¹ The growth in Tustin in the eighties, although slow to start, was steady. Victorian houses appeared on its streets during the eighties and nineties. Pioneers of substance arrived and worked to advance the community. By the 1880s local ranchers, including David Hewes, had found out what would not grow and began to dig out their prunes, grapes, apples and peach trees. They planted walnuts, apricots, peanuts, oranges, and lemons. Tustin became an agricultural center, and David Hewes was one of the most influential and successful contributors within the city of Tustin and throughout the Santa Ana Valley.

Community Planning & Development

Once David Hewes relocated with his ailing wife to 350 South B Street in Tustin, CA in 1881, he commenced planning and developing the community: building churches and schools, promoting immigration, and financing a newspaper. Hewes had been instrumental in forming the First Presbyterian Church of Santa Ana. Subsequently, he proposed the building of a new church in Tustin and purchased a parcel of land for that purpose situated on the northwest corner of Main and C Streets. The building was completed in September 1884 and the church was declared organized and named, "Tustin Presbyterian Church" on October 19, 1884.¹²

A Friends church was built in El Modena (later Orange) in 1887. It was a plain rectangular-shaped building with a belfry containing a 600-pound bell donated by David Hewes, which reportedly had been used on one of his locomotives.¹³ Hewes donated a parcel of land on June 30, 1888 to the newly formed El Modena School District upon which to build a schoolhouse. The land was situated on the west side of Esplanade Avenue about 600 feet south of Chapman

⁹ Friis, *David Hewes*, 58.

¹⁰ Leo Friis, *The Charles W. Bowers Memorial Museum and Its Treasures* (Santa Ana, CA, Pioneer Press, 1967), 29.

¹¹ Jordan, 29.

¹² Friis, *David Hewes*, 48-49.

¹³ Friis, *David Hewes*, 53.

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Avenue. Reportedly, the schoolhouse (no longer extant) was a two-story, wooden building painted pink.¹⁴

David Hewes served as president of the Santa Ana Valley Immigration Association designed to promote settlement in the area. He was joined by William H. Spurgeon as First Vice-President and James McFadden, both prominent men instrumental in establishing Orange County. In 1885, the group published a booklet, *The Santa Ana Valley of Southern California*. As published in the booklet, the purpose of the association was, “The dissemination of rational information concerning the advantages of the Santa Ana Valley, and the encouragement of, by all proper and honorable measures, of immigration thereto.”¹⁵ Hewes promoted healthy growth and sustainable communities, concerning himself with planning to ensure the community could support itself. *The El Modena Record* newspaper was launched by I.G. Towns on April 9, 1888 with financial support from David Hewes.

Agriculture

In 1882 David Hewes purchased 820 acres of land at the edge of Rancho San Joaquin, about two miles east of Orange, and named it *Anapauma* meaning “place of rest.”¹⁶ While the house and ranch property were concurrently owned, the Tustin house is the surviving property best associated with David Hewes’ life and career.

In 1881, grape growing was a thriving industry in Orange County. Anaheim was the center of the local wineries and the neighboring McPherson Vineyard was the source of excellent raisins.¹⁷ The McPherson Vineyard was an established name in the industry. In March 1882 Hewes planted 820 acres of grapes, apricots, French prunes, and Bartlett pears. Five years later the grape vines were producing very well. The first commercial crop was so great that sufficient drying trays were not available.¹⁸

In 1888, the grape vineyards in the area started to succumb to Pierce’s Disease. David Hewes used fumigation to control the pests that endangered his crops. He paid the workers who handled the chemicals five cents more an hour because they had virtually no rest period. While this allowed local farms to flourish, Pierce’s Disease eventually devastated the wine industry in Anaheim beyond the point of return.¹⁹

Industry

Several years of experimentation with various kinds of crops convinced Hewes that the citrus industry was the most promising. He embarked on the citrus portion of his venture by purchasing 50,000 seedlings that he put in a nursery until they were budding. He determined that he had to

¹⁴ Friis, *David Hewes*, 56.

¹⁵ Samuel Armor, *History of Orange County California with Biographical Sketches* (Los Angeles: Historic Record Company, 1921), 172.

¹⁶ Jim Sleeper, “The David Hewes House,” *Orange Countiana*, Volume IV, 1989, 116.

¹⁷ United States History, “History of Anaheim, CA, *U-S-History.com*, <http://www.u-s-history.com/pages/h2369.html> (accessed March 15, 2017).

¹⁸ Friis, *David Hewes*, 50.

¹⁹ Lanier Bartlett (Matilda Hewes’ granddaughter), communication to Tustin Library, July 1958, 3.

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pull out the remaining dead and withered grape vines on his acreage. He vowed to bounce back and moved forward with an “all-in” attitude. He was ridiculed about his choice because the citrus prices were miserable in the absence of cooperative marketing and regulation of produce brokers. Hewes was determined to influence change and he did. His involvement in developing fair trade practices benefited the entire industry.

To process the fruit being produced on his ranch, Hewes built a packinghouse in El Modena (later Orange) near the branch of the Southern Pacific railroad. **(Figure 9)** Due to Hewes’ positive relationship with Southern Pacific officials, he was influential in having the line built. His connections dated back to his time in San Francisco, and donation of the golden spike that united the Central Pacific and Union Pacific Railroads.²⁰ Leland Stanford, previous governor of California and President of the Central Pacific Railroad during that time, was a good friend of David Hewes. The rail line opened in September 1888 and became valuable to Hewes for shipping oranges across the nation. A depot was erected on his property for service as a non-agency station.²¹

David Hewes provided steady work for many men who labored in his fields and the packinghouse. His oranges were sold under the “Transcontinental” and “Hewes Park” brands. **(Figure 10)** The Transcontinental box label featured the Southern Pacific locomotive hauling a train of cars marked, “Hewes’ Fancy Oranges.” His packinghouse was a member of the Orange County Fruit Exchange, which he helped establish. His harvests were marketed through the So Cal Fruit Growers Exchange. This helped stabilize transactions and proved to be very beneficial for Hewes, and other growers and packers industrywide.²² Others benefited from David Hewes’ early influence to pursue and develop citrus as a viable crop.

Transportation

In the mid-1880s, Hewes helped establish and develop, and served as President of an inter-urban streetcar line.²³ This was a significant contribution in the area of transportation for the surrounding communities. The Santa Ana, Orange and Tustin Street Railway Company was formed. This was a community effort. There were to be three lines, two of which were completed by the end of 1886. One started at the Southern Pacific depot in northeast Santa Ana and extended south to the main business district of town. The other one ran from downtown Santa Ana to Tustin.

By 1888 The Santa Ana, Orange and Tustin Street Railway Company street rail company boasted 19,850 feet of narrow gauge track and owned four streetcars and ten horses. The company continued operation for several years after Hewes eventually stepped down as president.²⁴

²⁰ Robin Lampson, *The Man Who Gave The Golden Spike* (Richmond, CA: The Chimes Press, 1969), 87.

²¹ Friis, *David Hewes*, 64.

²² Friis, *David Hewes*, 64.

²³ Jordan, 33-34.

²⁴ Friis, *David Hewes*, 51.

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Hewes campaigned the Southern Pacific Railroad to select Tustin as a stop along the route to San Diego. He hoped that the railroad men would see that Tustin was the optimal choice for a permanent stop for passenger trains, and considered building a resort or hotel. Neighboring cities Fullerton and Buena Park had built hotels to compete for tourists visiting from across the state, nation, and globe. Santa Ana was the eventual choice for an official train stop, and this changed Hewes' plans to build a hotel.

Post-Period of Significance

By 1891, Hewes' acreage was bearing a bountiful 164 acres of prunes, 33 acres of apricots, 10 acres of pears, six acres of figs and 22 acres of navel oranges. He also planted 100 acres of olives and 20 acres of English walnuts, and five years prior had planted a 40-acre grove of eucalyptus trees that served as a firewood supply.²⁵ On January 2, 1897, *The Orange County Herald* announced that the Hewes Ranch was now "connected with the world." As of 1909, his crop of oranges and lemons yielded him a gross return of \$72,000. It was deemed a huge success.²⁶

In 1905, Hewes retained the services of Robert Fraser, known for Edinburgh Botanic Gardens, and Busch Gardens in Pasadena, CA, to design and develop a park. In 1907 the park boasted the largest pansy bed in the world. Six years later the park was complete. No less than \$65,000 went into the project which was designed for the use of the rich and poor alike. The Santa Ana Register declared, "When a resident has friends from the east visiting and takes them to see the wonderful land of sunshine and flowers, they take them almost always first to Hewes Park."²⁷ After Hewes' death, the land was eventually sold and developed into residential property with some land serving as a reservoir/water recharge station.

On March 10, 1915, 4 months prior to his death, in his final act of ensuring continued commerce he filed articles of incorporation for the David Hewes Realty Company with the Orange County, Clerk's office. The principal purpose of the corporation was to acquire Hewes' Orange County property, his office building in San Francisco, and the corporate stock of the David Hewes Company that owned the Hewes Market in Los Angeles. The corporation was empowered to farm, subdivide, sell, and lease the ranch property. The capital stock of the company was set at \$1,000,000 of which Hewes owned all but two shares, one share being placed in the name of M.J. Reid and one in Donald Barker's, presumably to qualify them as directors with Hewes. On April 14, 1915 he signed a deed whereby he conveyed all his land in Orange County to David Hewes Realty Company. He passed away that summer in Orange on July 23, 1915.²⁸ David Hewes is buried at Mountain View Cemetery in Oakland, California.

The David Hewes House was sold in 1919 to Benjamin Beswick, Superintendent of the Tustin Elementary Schools from 1916 to 1923. He is responsible for remodeling the second floor of the David Hewes House to expand and add two bedrooms and a bathroom to accommodate the

²⁵ Friis, *David Hewes*, 63-64.

²⁶ Friis, *David Hewes*, 64.

²⁷ Friis, *David Hewes*, 73-75.

²⁸ Friis, *David Hewes*, 77.

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teachers who worked for him. He believed that teachers should live within the city they teach. He resided in the home until 1945.²⁹

There have been eight titleholders on the property over the years including David Hewes and the current owners. The house fell into disrepair circa 1960 when many of the historic houses were being torn down in Tustin, CA. Circa 1970 the David Hewes house was rehabilitated by owners who took great measures to return the home to its original glory. Current owners bought the house in 1995 and work diligently to maintain the property's integrity. The David Hewes House was designated an Orange County Point of Historical Interest in 1976.

Comparative Analysis

David Hewes' contributions stand with those of Columbus Tustin, James Irvine, Charles Clarke Chapman, C.E. Utt, and Sherman Stevens who were also active, successful, prosperous and influential in the same geographical area, field, and general timeframe. David Hewes demonstrated diverse interests in the areas where he chose to invest his time and energies. A comparison with these individuals can be drawn from the overlap in their efforts to develop Tustin and the surrounding area.

Prior to the 1881 to 1890 period of significance Hewes experienced great success in San Francisco and Oakland. He was respectfully referred to as "The Maker of San Francisco" for his innovations and initiative to grade the sand dunes of San Francisco to make building possible.³⁰ Additionally, in 1869 he donated the golden spike that was used in the famous ceremony in Promontory Summit, Utah uniting the Central Pacific Railroad and Union Pacific Railroad making transcontinental travel possible.³¹ He made his mark and continued to do so. However, things changed when his wife Matilda fell ill. He relocated to Tustin solely because he loved his wife and wanted to provide her with the healthiest environment possible.

This made David Hewes a transplant to the area rather than someone who had a long history of family members living in the area. This did not prevent him from getting involved and making a difference. The city of Tustin and the surrounding area benefitted from his initiative, work ethic, and interest in building and fortifying the communities in which he lived.

David Hewes demonstrated through his actions that he was a leader when it came to developing the structural, agricultural and human resources of a community. He executed this by building schools, churches, businesses, and agriculture to feed the community and provide jobs. The others involved themselves in sheep ranching, land development, politics, and agriculture. They all brought something different, which added to the strength of the entire enterprise of building Orange County.

In 1868 Columbus Tustin purchased 1300 acres of what had been the Rancho Santiago de Santa Ana and created "Tustin City." Sales of home sites were slow, and he was bitterly

²⁹ Jordan, 59.

³⁰ Armor, 172-173.

³¹ Lampson, 66-68.

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disappointed.³² Columbus Tustin died only two years after David Hewes arrived in Tustin and was unable to see the advancements Hewes brought to the city.

In 1864, four prosperous sheep ranchers, Benjamin and Thomas Flint, Llewellyn Bixby and James Irvine purchased 50,000 acres in the Rancho San Joaquin. In 1866, Irvine, Flint and Bixby acquired the 47,000-acre Rancho Lomas de Santiago. In 1868, they also purchased land in the Rancho Santiago de Santa Ana. The Irvine, Flint and Bixby ranchers were devoted to sheep grazing. In 1878, three years before David Hewes arrived, James Irvine acquired his partners' interests and accumulated 110,000 acres that stretched 23 miles from the Pacific Ocean to the Santa Ana River.³³ James Irvine died in 1886, five years after David Hewes arrived.

Although David Hewes had less acreage and funds than James Irvine Sr., his efforts resulted in 820 acres that produced abundant crops. The primary focus of Irvine's land accumulation was for sheep ranching. By the time James Irvine Jr. inherited and took full possession of the ranch in 1893, Hewes had already established himself as a success in agriculture, business, and community development. James Irvine, Jr. is considered a pioneer of California agriculture introducing numerous crops, including grains, vegetables, and citrus. The Irvine Company, Inc. continues to thrive in land development ventures due to the principles set forth by James Irvine who believed in reinvesting earnings back into the enterprise.³⁴

In 1894, Charles Clarke Chapman came to California from Chicago with his family and purchased a citrus ranch in what became Orange County. This was 12 years after David Hewes commenced his agricultural endeavors in 1882.³⁵ Hewes had already overcome intense ridicule for pursuing citrus as a crop because it was not fetching a fair price. Some people refer to Chapman as "The Father of the Citrus Industry," which is not supported by historical records. Chapman gained experience in the advertising and publishing industry while living in Chicago before coming to California. He used his skills to elevate his position in his community, and elevate orange crate labels to an art form. In 1904, Chapman became the first mayor of Fullerton, 13 miles northwest of Tustin. Fullerton competed with Tustin for both inhabitants and business prospects. Hewes preferred to stay away from politics as much as possible, preferring to impact his community through other respectable means.

It wasn't until 1906 that C.E. Utt, a prominent Tustin pioneer, and Sherman Stevens leased 1,000 acres from James Irving and planted walnuts, oranges and lemons. Their San Joaquin Fruit Company became successful after Hewes had established himself as a prominent influence in agriculture in Orange County. As early as 1886 Stevens had only 50 acres in and near Tustin

³² The Tustin Area Historical Society, "Tustin History," TustinHistory.com, <http://www.tustinhistory.com/tustin-history.htm> (accessed March 15, 2017).

³³ The James Irvine Foundation, "About James Irvine," Irvine.org, <https://www.irvine.org/about/history> (accessed March 15, 2017).

³⁴ Legacy City of Irvine, "History of the City," legacy.cityofirvine.org, <https://legacy.cityofirvine.org/about/history.asp> (accessed March 15, 2017).

³⁵ Fullerton College Centennial, "Charles C. Chapman," FullertonCollegeCentennial.com, <http://fullertoncollegecentennial.com/socal-stories/chapman.html> (accessed March 15, 2017).

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planted with navel oranges, English walnuts, grapes, prunes and apricots compared to David Hewes' 820 acres.³⁶

Comparison to Other Properties

The David Hewes House is the best property associated with Hewes' productive life as his only remaining residence and the principal surviving building associated with his life. The house best represents David Hewes' significant accomplishments in southern California because they occurred while he lived in the home. Hewes was a dominant proponent of growth and development in the early days of Tustin and the surrounding area. The house's prominent location on a corner in the middle of town characterizes his role at the center of everything that transpired. He worked to develop the city around him. From the house, he directed the personal and professional ventures that led to significance in community planning and development, agriculture, industry, and transportation.

Hewes' ranch, Anapauma, was subdivided and sold after his death. Hewes Park was sold and developed into residential lots. The original 3-story wood Hewes Building in San Francisco collapsed in the 1906 earthquake and was rebuilt as a 15-story reinforced steel building in 1909 when Hewes was 87 years old, as well as being independent of his contributions to the growth and development of Tustin and the Santa Ana Valley. The Cameron-Stanford House in Oakland is also independent of Hewes' accomplishments in Southern California.

³⁶ Jordan, 57.

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9. Major Bibliographical References

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Orange County Historical Commission

Historic Resources Survey Number (if assigned): (60) 350 B St. (S)

10. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.742373

Longitude: -117.826502

Verbal Boundary Description (Describe the boundaries of the property.)

The property is located at 350 S. B St., Tustin, CA 92780. The parcel of land is bounded by Main St. on the south and B Street on the east, and single-family homes on the north and west.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the house, garage, and grounds historically associated with the resource.

11. Form Prepared By

name/title: Anne Kruse; Linda Jennings
organization: Tustin Preservation Conservancy
street & number: 350 South B Street
city or town: Tustin state: CA zip code: 92780
e-mail: annekrusewriter@gmail.com; lindacjennings@hotmail.com
telephone: AK (714) 345-0528; LJ (714) 731-2380
date: November 2016; Revised May 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: David Hewes House
City or Vicinity: Tustin
County: Orange
State: California
Photographer: Anne Kruse
Date Photographed: 1-4: October 18, 2016; 5-19: March 7, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

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- 1 of 19 East façade, camera facing west
- 2 of 19 South façade, camera facing north
- 3 of 19 Southeast façade, camera facing northwest
- 4 of 19 Northeast façade, camera facing southwest
- 5 of 19 North façade, camera facing south
- 6 of 19 West façade, camera facing east
- 7 of 19 Southwest corner façade, camera facing northeast
- 8 of 19 South façade, second floor balcony over bay window, camera facing northwest
- 9 of 19 South façade, posts with elaborately carved brackets, frieze decorated with dentil work, camera facing north
- 10 of 19 South façade, tall and narrow window with arched top and flared cornice decorated with scallops, camera facing north
- 11 of 19 Interior east side of house, view from living room to front door entry and vestibule, camera facing east
- 12 of 19 Interior south side of house, corner corbels, camera facing south
- 13 of 19 Interior south side, ceiling medallion, camera facing up
- 14 of 19 Interior south side, vent, baseboard, and flooring, camera facing south
- 15 of 19 Interior north side, dining room panel molding, camera facing south
- 16 of 19 Interior north side, original window hardware, camera facing down
- 17 of 19 Interior north side, dining room looking into hall and kitchen, camera facing southwest
- 18 of 19 Interior west side/center, stairway and pilaster, camera facing west
- 19 of 19 Interior north side, dining room looking into bathroom and living room, camera facing southeast

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- Figure 6.** Camron-Stanford House where Hewes lived prior to moving to Tustin; some of the architecture stylings represent preferences repeated in Tustin; Photographer and date unknown, courtesy www.cshouse.org
- Figure 7.** David and Matilda Hewes, circa 1880; Courtesy Tustin Library
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- Figure 10.** A Hewes citrus packing label, circa 1888; Source: Joshua Hewes Genealogy
- Figure 11.** David Hewes, circa 1890; Source: Samuel Armor 1921.

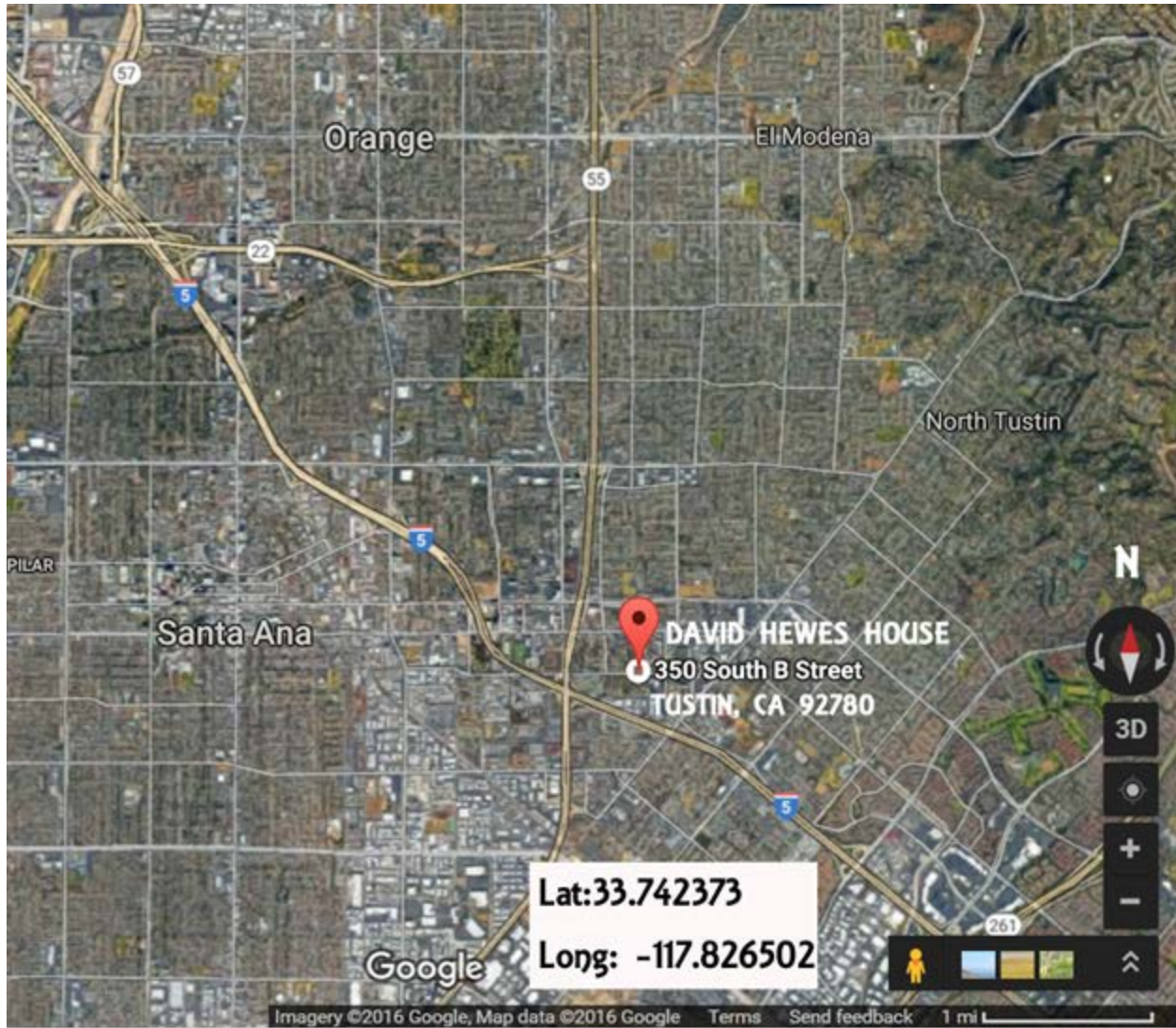
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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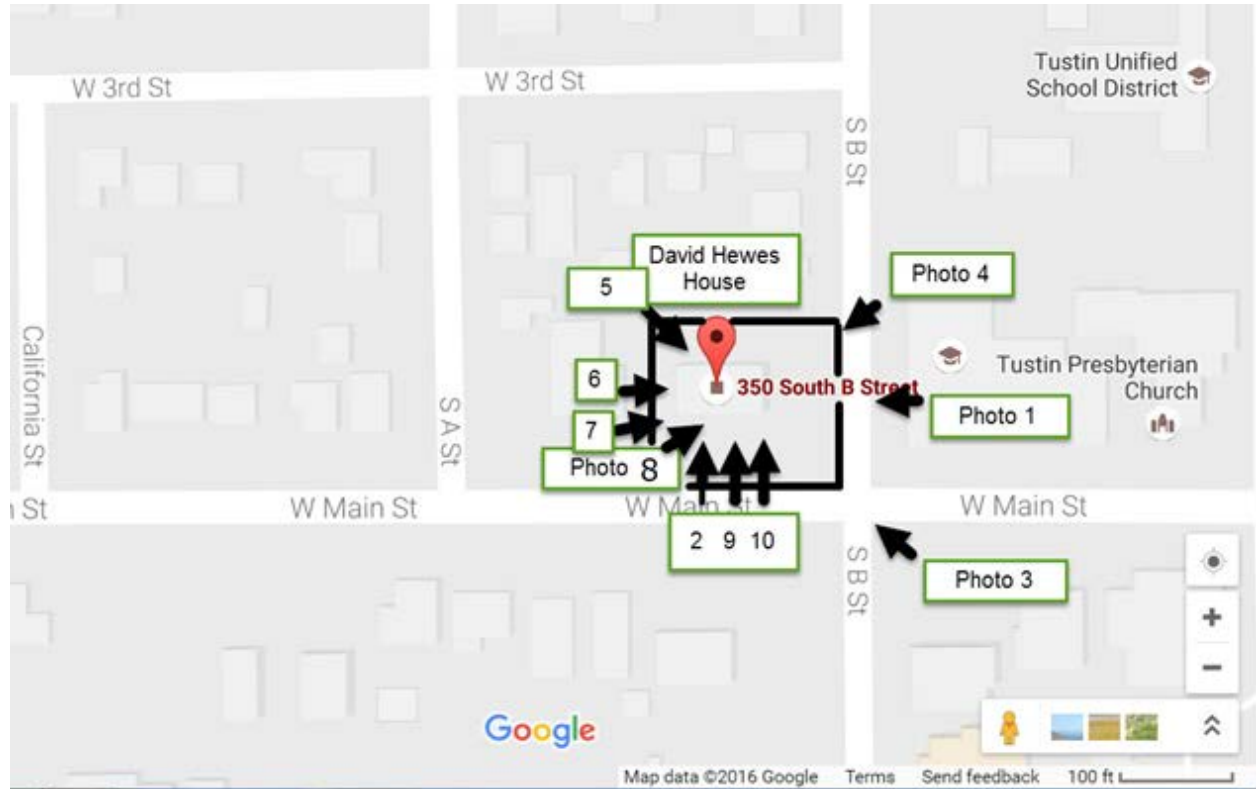
Location Map



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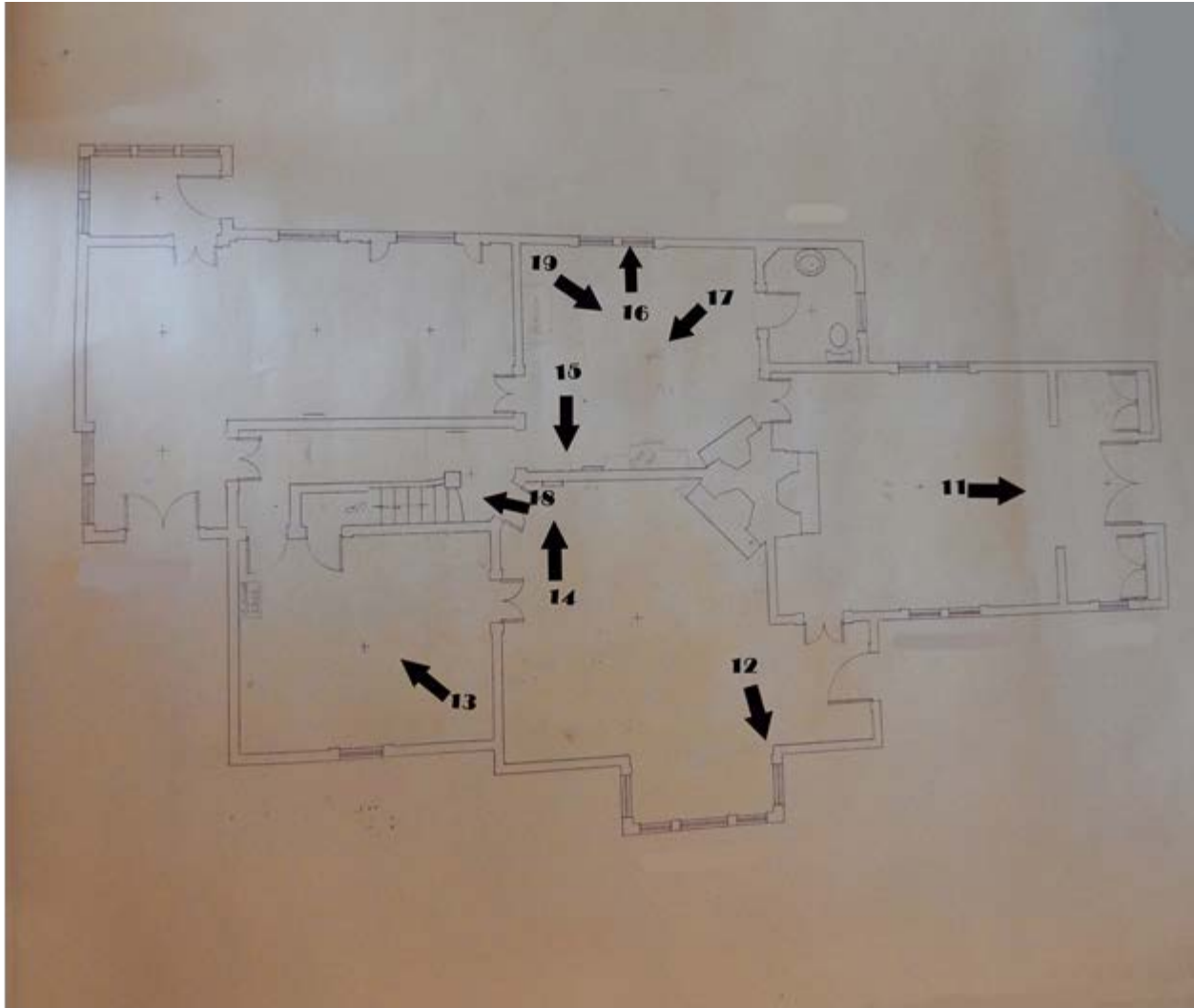
Sketch Map/Photo Key 1 of 2 (exterior)



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Sketch Map/Photo Key 2 of 2 (interior)



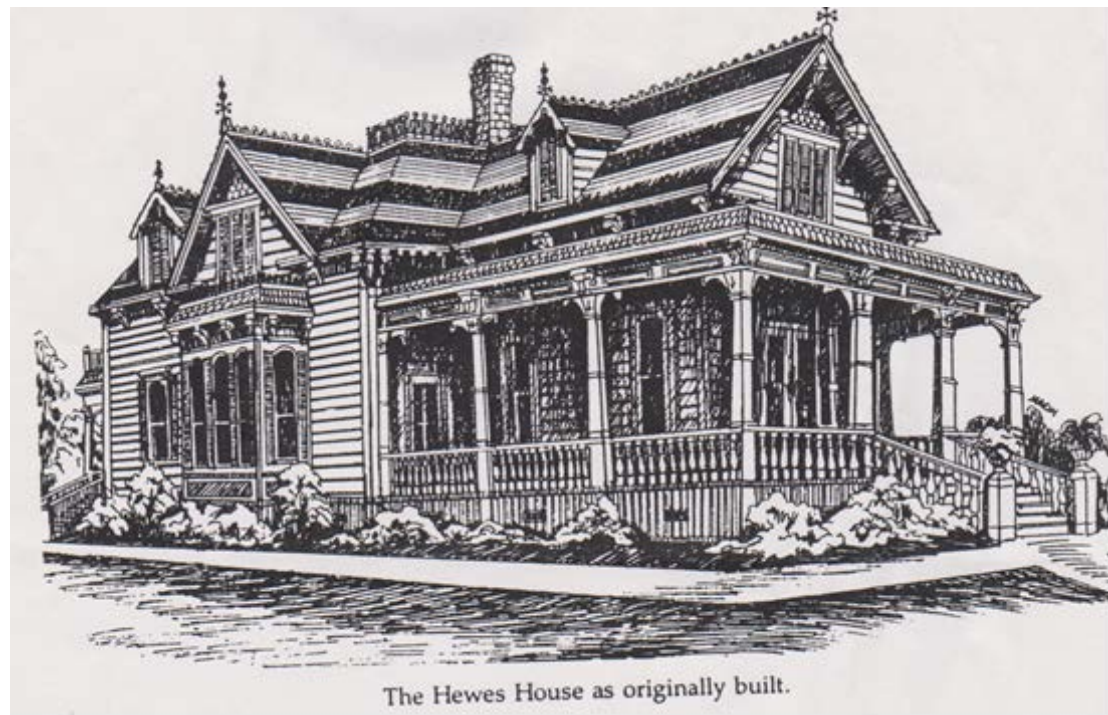
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Figure 1. David Hewes seated (center), Matilda Hewes to right, circa 1885; Courtesy Tustin Library



Figure 2. Hewes House as built in 1881; Courtesy Tustin Library



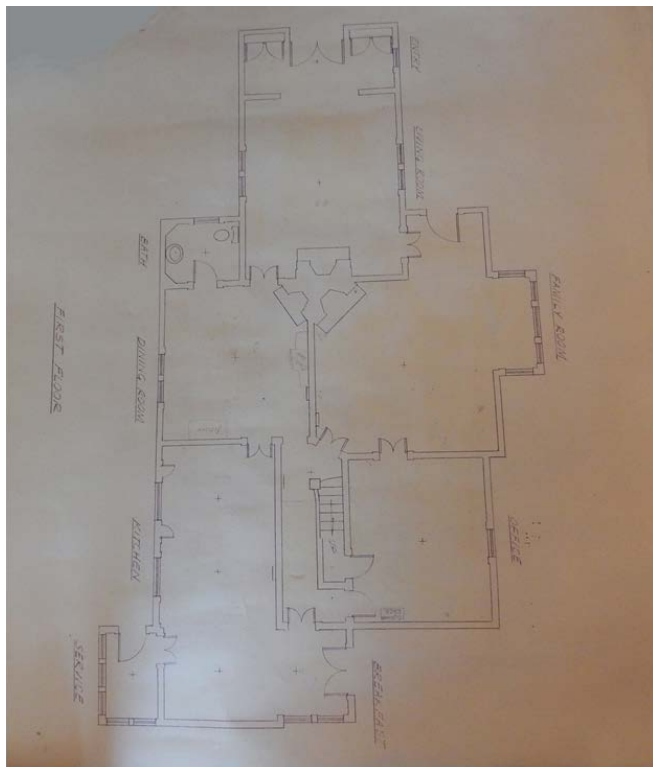
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Figure 3. Hewes House post-alteration in 1919; Courtesy Tustin Library



Figure 4. First floor plan, 2007



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Figure 5. Second floor plan, 2007

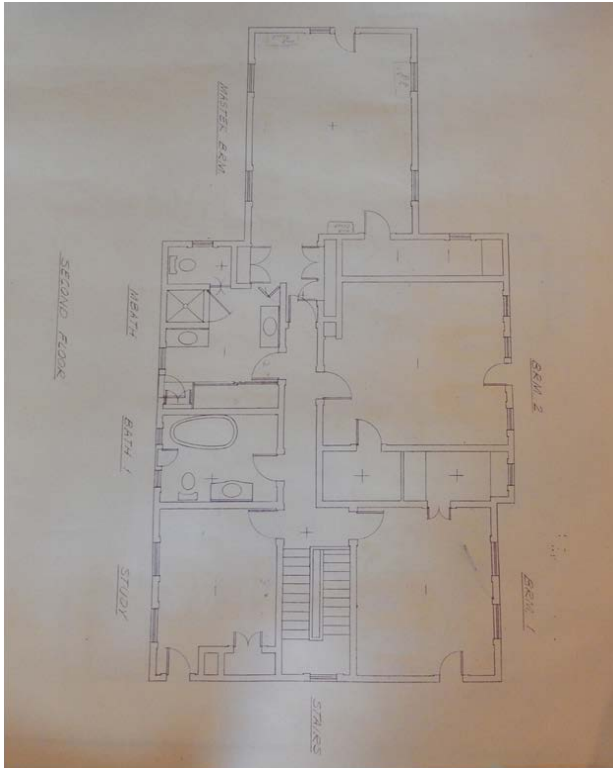


Figure 6. Camron-Stanford House, Oakland; Photographer and date unknown, courtesy www.cshouse.org



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Figure 7. David and Matilda Hewes, circa 1880; Courtesy Tustin Library



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**Figure 8. Anna Lathrop, circa 1870, several years before her 1889 marriage to Hewes;
Source: Stanford Historical Photos**



Figure 9. Hewes' El Modena packing plant, circa 1888; Source: Samuel Armor, 1921



Courtesy Wayne Gibson

Hewes' orange packing house at El Modena

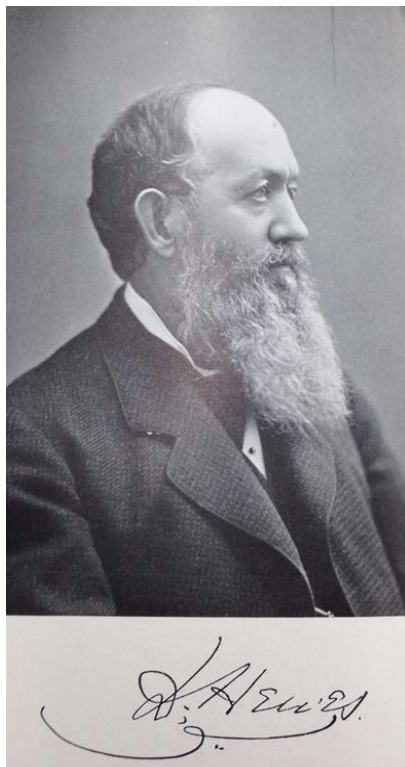
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Figure 10. A Hewes citrus packing label, circa 1888; Source: Joshua Hewes Genealogy



Figure 11. David Hewes, circa 1890; Source: Samuel Armor, 1921



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Photo 1. East façade, camera facing west



Photo 2. South façade, camera facing north



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Photo 3. Southeast façade, camera facing northwest



Photo 4. Northeast façade, camera facing southwest



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Photo 5 North façade, camera facing south



Photo 6 West façade, camera facing east



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Photo 7 Southwest corner façade, camera facing northeast



Photo 8 South façade, second floor balcony over bay window, camera facing northwest



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Photo 9 South façade, posts with elaborately carved brackets, frieze decorated with dentil work, camera facing north



Photo 10 South façade, tall and narrow window with arched top and flared cornice decorated with scallops, camera facing north



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Photo 11 Interior east side of house, view from living room to front door entry and vestibule, camera facing east



Photo 12 Interior south side of house, corner corbels, camera facing south



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Photo 13 Interior south side, ceiling medallion, camera facing up



Photo 14 Interior south side, vent, baseboard, and flooring, camera facing south



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Photo 15 Interior north side, dining room panel molding, camera facing south



Photo 16 Interior north side, original window hardware, camera facing down



Hewes, David, House
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Photo 17 Interior north side, dining room looking into hall and kitchen, camera facing southwest



Photo 18 Interior west side/center, stairway and pilaster, camera facing west



Hewes, David, House
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Photo 19 Interior north side, dining room looking into bathroom and living room, camera facing southeast

