



Chattel Architecture Planning & Preservation, Inc.

City of Orange
Historic Context Statement

Prepared by Chattel Architecture, Planning & Preservation, Inc.

Prepared for P&D Consultants for the City of Orange General Plan Update

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Introduction and Methodology

This historic context statement for the City of Orange (hereinafter “city” or “Orange”) is a synthesis of existing documentation and new research. The city currently contains two historic districts listed on the National Register of Historic Places (National Register) – The Plaza Historic District (Plaza District, listed in 1982) and the Old Towne Orange Historic District (Old Towne National Register District, listed in 1997). The City also contains a locally designated Old Towne district (Old Towne Local District or Old Towne, established in 1981 and described in the current City Historic Preservation Element). Each of these three districts has different boundaries and histories, or historic context statements. The following updated historic context statement for Old Towne and selected areas outside of Old Towne combines these histories, in addition to other histories compiled by the City and the Orange Public Library, as well as original historic research performed by Chattel Architecture, Planning & Preservation, Inc. (Chattel Architecture) and its archaeological sub-consultant, PAR Environmental Services, Inc. (PAR). Chattel Architecture conducted research at the Orange Public Library, the Orange County Archives, the UCLA Air Photo Archives, the Fairchild Aerial Photo Collection at Whittier College, and the Los Angeles Public Library. Additional general historical information comes from Phil Brigandi’s *Orange: The City ‘Round the Plaza*, and information on the Cypress Street Barrio comes from the Shades of Orange event held in Orange on June 4, 2005 and interviews with members of the Orange Barrio Historical Society.

Additional research performed by Chattel Architecture includes the following places and times:

- Old Towne in general from approximately 1930 (around the time that the previous historic contexts end) to approximately 1970 (through the period of construction of the current city civic center)
- Packing houses constructed along the railroad tracks in Old Towne in the late 19th and early 20th centuries
- Cypress Street Barrio, an area in and around the northwest quadrant of Old Towne, dating to the 1890s (separate context statement provided in Appendix A)
- El Modena, located approximately three miles east of Old Towne, dating to the late 1880s (separate context statement provided in Appendix B)
- Eichler suburban tract homes in the Fairhaven, Fairmeadow, and Fairhills tracts north and east of Old Towne, constructed from the late 1950s to mid-1960s (separate context statement provided in Appendix C)

In addition to the research conducted by Chattel Architecture, PAR collected focused information on past land use in order to prepare a report documenting prehistoric and historic archaeological sensitivity projections in Orange. This report, “Research Design and Sensitivity Assessment for the City of Orange, Orange County, California,” is a separate document. PAR used a combination of materials collected by Chattel Architecture, information on historical sites gathered at the South Central Coastal Information Center at California State University, Fullerton, and City records. PAR’s focused research at the City included an examination of plat books and subdivision records, perusal of sanitation records to ascertain when the city began sewer and garbage disposal services to residents, and street improvement records. PAR also examined historic maps on file at the City of San Jose Public Library (Sanborn Fire Insurance Maps), and at the California State Library (Government Publications and California History

Room sections), and Sacramento land grant records filed at the United States Bureau of Land Management.

This new information compiled by Chattel Architecture and PAR has been merged with previous histories in order to create a consistent reference on the history and archaeology of Orange, for use in informing an update of the current Historic Preservation Element – now known as Cultural Resources Element. Citations have only been included for information from original research.

The following major themes in Orange history have been identified (themes related to prehistoric and historic archaeology are discussed separately in the PAR report): Colonization, Early Settlement, Industry, Immigration and Ethnic Diversity, Interwar Development, and Postwar Development. Within these themes, places of particular interest include Old Towne, El Modena, Cypress Street Barrio, and three Eichler tracts; physical developments of particular interest include the railroad, packing houses, private homes, and civic buildings; and social developments of particular interest include labor issues and segregation. Areas of prehistoric archaeological interest include occupation and settlement sites, while historic archaeology is represented in urban and rural locales that were occupied before circa 1911, when the first sewer system was installed in the City and garbage disposal began, blocks or outlying areas associated with particular poorly-documented cultural heritage groups (such as Chinese or Mexican-Americans), or unique industry or commercial-related enterprises (rail yards). Detailed information about prehistoric and historic archaeological history and resources can be found in the accompanying PAR report.

Sections are organized by general context areas and time period, with specific themes covered under each context area. Generally, each section is followed by descriptions of extant architectural and archaeological evidence related to each context.

Colonization (circa 1800 – 1870)

The first landholder in the Orange area was Juan Pablo Grijalva, a retired Spanish soldier. His land extended from the Santa Ana River and the foothills above Villa Park to the ocean at Newport Beach. Grijalva built an adobe ranch house on what is now Hoyt Hill. Grijalva was given permission by the Spanish government in 1801 to occupy Arroyo de Santiago, near what became known as Olive. Grijalva and his son-in-law, Jose Antonio Yorba, began a cattle ranch and irrigation ditches carrying water from the Santa Ana River that were reportedly in place by around 1810. These early ditches created the basis for future irrigation canal systems. After Grijalva's death, Yorba and his nephew, Juan Pablo Peralta, eventually received title to the Santiago de Santa Ana land grant of 1810, a total of 78,941 acres. The rancho's headquarters site was occupied by Yorba. His sons, Tomas and Teodocio, moved to the site in the 1820s and inherited the land after Yorba's death in 1824. They apparently lived there through the 1840s and up to the 1860s, when they were finally forced to leave this specific site due to flooding.¹

After California became a state in 1848 as part of the Treaty of Guadalupe Hidalgo, one member of the extended Rancho family – Leonardo Cota – borrowed money from Abel Stearns, the largest landowner in Southern California, putting up his share of the rancho as collateral. When Cota defaulted in 1866, Stearns filed a lawsuit in Los Angeles Superior Court to demand

¹ Archaeological Advisory Group. *Historical and Archaeological Assessment of Old Santa Ana: The Packing House Site, Olive, Unincorporated Orange County* (1992), 1.

a partition of the land, so that Stearns could claim Cota's section. Consequently, the rancho was divided into 1,000 units parceled out to the heirs and to the claimants in the lawsuit.

Very little above-ground evidence remains from this early period of colonization of the Orange area, although any areas identified as related to the colonization period may yield archaeological evidence from this time. A total of 33 adobes are thought to have been present on three ranchos within the City. Today the northwest corner of the intersection of Lincoln Avenue and Orange-Olive Road in Olive is known as the site of the Rancho Santiago de Santa Ana headquarters. Past excavations in this area revealed a site characterized by the remains of two adobes, including wall remnants, tile floors and associated artifacts. A proximate plaque marks the spot at the corner of Hewes and Santiago Canyon Road of the Grijalva Adobe Site. This site included at least one adobe and some associated outbuildings. Francisco Rodriguez's property, generally bound by present day Main Street, Walnut Street, the Atchison Topeka Railroad and Collins Avenue, also contained adobes and is associated with this early period.

Early Settlement (circa 1870 – 1920)

Old Towne

When the Rancho Santiago de Santa Ana was subdivided in the late 1860s, a Los Angeles lawyer, Alfred B. Chapman, represented several parties in the partition suit. He took about four thousand acres as payment for his fees. From this acreage, farm lots, ranging in size from ten to forty acres, were first surveyed in the fall of 1870 and divided in 1871, under the supervision of lawyer William T. Glassell. Eight lots in the center of newly subdivided blocks of land were set aside for use as a public square, now known as Plaza Square, or simply "the Plaza." This square was bounded by Walnut Street (now named Maple Avenue) to the north, Grape Street (now called Grand Street) to the east, Almond Street to the south, and Lemon Street to the west. The two main streets, which intersected at the public square, were named Chapman Avenue (running east-west) and Glassell Street (north-south).

Like most Southern California communities, Orange was strongly affected by the Great Boom of the 1880s, when new settlers flocked to the state. The cross-country expansion of the railroad system and its inexpensive fares made the balmy climate in southern California even more attractive and accessible to Americans nationwide. New settlers arrived in Orange via the Santa Fe Railroad (later called the Atchison, Topeka & Santa Fe), which entered the city about four blocks west of the Plaza (currently the site of Depot Park/Veteran's Park) in August 1887. According to one source,

...touched off by the railroad rate war, the boom of the 80s was built largely on speculation. Landowners subdivided their ranches to sell individual lots, which were often bought by speculators. In and around Orange, dozens of new subdivisions and four new townsites were laid out in 1886-1887. Promotional literature was sent out across the country extolling the virtues of Orange and its environs. Orange did its best to appear attractive, progressive, and promising to prospective buyers."²

Transportation between neighboring communities was provided by two horse-drawn streetcar systems: the Orange, McPherson & Modena and the Santa Ana, Orange & Tustin lines.

² White, L., R. White, and D. Van Horn. A Cultural Resources Assessment of the Proposed City of Orange Main Library Expansion Project, Orange County, California (Archaeological Associates, Sun City, California, 2002), 15 (Armor 1911:32).

By the late 1870s and early 1880s, the population of Orange was large enough to support the construction of civic buildings and gathering places such as churches, schools, and public parks. As the population grew, new parcels were added by subdividing tracts surrounding the original town site. These additions and town streets were commonly named after the owner or resident hometowns, such as Palmyra and Batavia, New York. The town of Orange was incorporated on April 6, 1888, as a sixth class city within Los Angeles County (the following year, Orange County separated from Los Angeles County). At the time of incorporation, Orange was about three square miles, with 600 people who predominantly lived on small family ranches surrounding the town. Although most residents lived on working farms, some homes, generally for the town doctors, lawyers, and merchants, were built on the small lots surrounding the Plaza.

Major construction in Orange lay dormant in the aftermath of the great boom for over ten years. With the new century came growth in the town's citrus industry and an increase in economic prosperity. The Plaza soon became the commercial and social hub of Orange and the principal banks, newspapers, stores and public institutions of Orange were built on its edges along Chapman and Glassell Avenues. Radiating out from the Plaza and commercial center, residential development increased to house the growing population.

Many commercial, residential, civic, and religious buildings from Orange's early settlement years remain today, in addition to the extant Plaza Square, developed in the 1880s. Early brick commercial buildings in the Plaza area include the C.M. Woodruff store (1885), D.C. Pixley store (1886), and Wells Fargo (originally Bank of Orange) building (1886). Early homes were built in the Queen Anne style, characterized by a vertical emphasis with simple, jigsawn ornamentation, particularly around the porch, windows and entry. Closer to World War I, residential styles evolved to include Classical Revival and Arts & Crafts homes. Extant religious buildings include the First Baptist Church (1893), St. John's Lutheran Church (1914), and Trinity Episcopal Church (1908). Later buildings in the Plaza Square area include Watson's Drug Store (1900), the former First National Bank (1928), and the W.O. Hart Post Office (1926).

Orange's early settlers, commercial enterprises and public facilities had no modern-day waste disposal facilities. Typically, outdoor sanitation facilities (privies or outhouses) were placed within private property at the rear of the properties, close to alleys. Household trash (discarded bottles and dishes, food remains, and broken items) was often disposed of by spreading across the back or side yards and then covering with dirt (creating horizontal layers of discarded refuse) or by digging pits to hold garbage and then covering with dirt. As outhouses were abandoned they were often filled in with discarded household debris, creating sealed deposits. These nineteenth century refuse deposits often contain information on household demographics, cultural heritage traditions, economic status and other research topics that are not available through written documentation. In Orange, deposits associated with early Hispanic communities, Chinese settlers, German immigrants, religious organizations and other heritage or belief groups have the potential to provide glimpses of the daily lives of Orange's early settlers.

El Modena

Paralleling the early settlement of Old Towne Orange was the establishment of another town located approximately three miles to the east. The area would eventually become known as El Modena, an early Quaker establishment that evolved into a Mexican-American barrio. In the 1880s, after extending Chapman Avenue east, developers created streets in the area, including Center Street, just north of and parallel to Chapman Avenue, and the north-south streets of Esplanade and Alameda (later Hewes Street). San Francisco millionaire and philanthropist

David Hewes³ became one of the primary developers in the area when he bought hundreds of acres of property around 1885, settled into a new home he named Anapauma (“place of rest”), and began a large citrus ranch.⁴ Much of the early population of El Modena arrived en masse when a group of Quakers who were members of a congregation called the Society of Friends migrated to the El Modena area in the early 1880s.⁵ By 1886, there were 400 people, along with 18 homes.⁶ The new town enjoyed a brief building boom in 1887 and 1888. In December 1887, the Friends completed construction of a meeting house, commonly called the Friends Church, at Chapman Avenue and Earlham Street. In January 1888, the Orange, McPherson and Modena railroad (actually a horse-powered streetcar) opened.⁷ A number of hotels, schools, stores, and residences were constructed during this period, until the boom collapsed in 1889, and the population dropped.

El Modena survived through the boom and established itself as a fruit growing area. Ranchers planted apricots, walnuts, lemons and several varieties of orange trees. In 1898, David Hewes’ ranch and fruit packing company set agricultural records⁸ and by the early 1900s, real estate developers in the area promoted El Modena as the “Pasadena of Orange County,” focusing on its mild climate and rich capacity for farming. Hewes continued to invest his capital in El Modena, creating a public park near the town center. In 1905, Hewes Park, designed by Robert G. Fraser, designer of the famous Busch Gardens in Pasadena, opened to residents of El Modena at the corner of Esplanade Avenue and La Veta Avenue⁹ (the park served the community until the 1940s, when it was sold to private interests).

A number of relatively unaltered, small, wood-framed bungalows are scattered throughout the neighborhood, including an eight-building bungalow court on Hewes Street at Montgomery Place. Friends Church, the anchor of the original settlement of El Modena, still exists on Chapman Avenue at Earlham Street, although it has been converted into a restaurant. The footprint of Hewes Park remains at the intersection of La Veta Avenue and Esplanade Street, although the park has since been sold off into private lots. Small expanses of unaltered open space still exist to the south and east of El Modena, although almost all of the former agricultural areas have been developed.

As with Old Towne, there is the potential of a rich historical archaeological record associated with the community of El Modena. The deposits are most likely to occur in the back and side yards of the original parcels. Deposits associated with Quakers can provide artifacts and other

³ David Hewes (1822-1950) was known primarily for providing the “golden spike” for the ceremony that commemorated the final east-west connection of newly-laid transcontinental railroad tracks, in what was then Utah Territory (“David Hewes Left His Mark” <http://www.foothillcommunities.org/history/David-Hews.html>).

⁴ City of Orange Public Library Local History Collection (<http://localhistory.cityoforange.org>).

⁵ Early residents included the families of Abel, Cyrus, and William Frazier (1883, from Indiana), W. Burnett, and Louisa Frazier (1884, from Lawrence, Kansas). Other early community members included Lloyd and Mahlon Stubbs, Henry O. Way, Curtis Way, and William P. Brown (Patterson, Mrs. Wright A. “History of Friends Church in El Modena is Interesting Narrative” (*Orange Daily News*, 28 November 1949).

⁶ Meadows np.

⁷ Meadows, np. The horses are said to have ridden a platform on their way downhill from the more elevated El Modena (City of Orange historic context statement, np), much like the “gravity mule car” in Ontario, on Euclid Avenue.

⁸ The ranch harvested 100 acres of prunes and processed 1,000 barrels of olives (City of Orange historic context statement).

⁹ City of Orange Library Local History Collection.

organic material useful in interpreting the influence of religious beliefs on material culture, the everyday practice of a religious philosophy, status, the role of women and children in the household, and other topics not always addressed in the written record.

Agriculture and Industry (circa 1880 – 1950)

The original town site of Orange consisted of the current Plaza Historic District area and was surrounded by outlying farms and ranch land under cultivation. Dry farming consisted of grain crops, including wheat, rye, barley, and oats. In 1871, the A. B. Chapman Canal began bringing water from the Santa Ana River to the town site, with ranchers digging lateral ditches to their farms. In 1873, settlers also began to develop wells, tapping into a water table only 18 feet below ground.¹⁰ Irrigation added raisin grapes and corn to the area's agricultural production. Water became a critical element to the ongoing prosperity of the region. In 1873, Chapman and Glassell reorganized the Chapman Canal with the Semi-Tropic Water Company, managed by a local rancher. Under the new management, the canal was extended to Santa Ana. When 1877 proved to be a drought year, local ranchers bought out the company and created the Santa Ana Valley Irrigation Company (SAVI).

As a cooperative water venture, SAVI was vital to the agricultural development of the arid Southern California region. SAVI's control of water rights and its extensive systems of canals was essential to the development of the agriculture industry in Orange and surrounding communities. Beginning in the 1880s, the transcontinental railroad system granted growers in Orange County access to markets across the nation. The introduction of reliable irrigation and transportation systems was accompanied by a surge in agricultural production and productivity in Orange County. This is particularly true in Orange where from 1880 to 1950 citrus and other agricultural industries were the predominant factors influencing the economic, political and cultural development of the city.

Citrus did not become the area's predominant agricultural product until the early 1890s, after an earlier grape crop failed, and other fruits and nuts were harvested in the 1880s. Other early industries in Orange included rope and wire manufacturing, a cotton mill, and a lumber company. But by 1893, citrus had become so dominant that the Orange County Fruit Exchange (now known as Sunkist) was organized and incorporated. The headquarters for this agricultural cooperative was constructed at the northeast corner of Glassell Street and Almond Avenue. The location of the Atchison, Topeka & Santa Fe rail line three blocks from the center of the Orange business district provided opportunities for the development of industrial facilities for the receipt, packing and shipping of locally raised agricultural products. This arrangement led to the construction of several fruit packing houses in the late 19th century. These facilities were quickly inundated, shipping approximately 350 train-carloads of oranges yearly, in addition to lemons, walnuts, dried fruit, potatoes, peanuts, grapes, and cabbage.

The packing houses in Orange were so busy during the 1920s that several packed more fruit than any other facilities in California. With the growth of the citrus industry, there was a demand for more workers in the area. In addition to the farm managers, there was a need for field workers, irrigators, packing house workers, and truckers. In turn, more workers in the area brought a need for more stores, shops, and goods. This trend brought about a rise in the merchant class, which further increased the demand for housing.

¹⁰ Dolan, C., Gustafson, A., Gregory, C., and J. Underwood. Draft Cultural Resources Survey for the Chapman University Specific Plan Amendment, City of Orange, Orange County, California. (EDAW, Inc., Irvine, California, 2003), 9.

Labor Issues

The speed of citrus production waned during the Great Depression, and from 1933 and 1935 unemployment in Orange County reached 15 percent.¹¹ By the 1930s the pickers began to organize; the largest agricultural union was the Confederation of Mexican Farm Workers' and Laborers' Union or CUCOM (*El Confederacion de Uniones de Campesinos y Obreros Mexicanos*) created in 1933. Shortly before the 1936 Valencia orange picking season in an effort to rally support for union demands, Celso Medina, an El Modena resident and chief organizer for CUCOM, held meetings all around Orange County. On June 11, 1936, after the growers refused to meet with union representatives, the largest strike in the history of the citrus industry began, as nearly 3,000 pickers across Orange County walked out during the height of Valencia season.¹² The strike did not end until July 27, 1936, when the Mexican Counsel in Los Angeles helped negotiate a settlement. In the wake of the strike, growers changed their employment practices and started hiring outside picking crews, including Asian immigrants, eventually leading to a system of seasonal employment for Mexican nationals.¹³

During the 1950s, with the "Quick Decline" disease¹⁴ affecting the orange orchards and strong demand for developable real estate, the once-powerful role of the citrus industry began to diminish, making way for the postwar construction boom. The infrastructure created for the citrus industry, however, vastly facilitated Orange's rapid suburbanization. Packing houses in Orange accommodated the changes brought by postwar subdivision development and the loss of orchards by packaging fruit from around the state, and shipping as far as Asia. By the late 1990s, however, the citrus packing industry had steadily moved out of Orange County. One of the last operating packing houses in Orange County, the Villa Park Orchards Association, will soon close.

Three historic packing house complexes survive within Old Towne. The oldest existing packing house is the former Red Fox Orchards packing house, built in 1909, a Pueblo Revival, wood frame building at 128 South Cypress Street. The Villa Park Orchard's Association Packing House complex, built in 1919, is located at 350 North Cypress Street. This former Santiago Orange Growers Association (SOGA) packing plant was built to take advantage of the Santa Fe Railway on the west side and the Pacific Electric on the east. The Villa Park Orchards Association's offices are located one block north of the packing house at 544 North Cypress Street in a building that was formerly the segregated Cypress Street School, built in 1931 to educate the Mexican and Mexican-American children of Cypress Barrio and El Modena. S.A.V.I.'s 1931 headquarters are located at 154 North Glassell Street. Another building of agricultural importance is the Orange County Fruit Exchange, or Sunkist Building, located at 195 South Glassell Street. From the late 1920s through the 40s, the Orange Mutual Citrus Association operated a packing house on West Almond Avenue where it crosses the Atchison, Topeka and Santa Fe tracks. In later years, the Orange Cooperative Citrus Association occupied the building; it currently belongs to St. Vincent de Paul.

¹¹ Brigandi, Phil, *City 'Round the Plaza*, (Encinitas, CA: Heritage Media Corporation, 1997), p.105.

¹² Brigandi 100.

¹³ Brigandi 100-104.

¹⁴ The Citrus Tristeza Virus, more commonly referred to in the United States as the "Quick Decline," was first discovered in California in 1939. The virus is transmitted via grafting, propagation and citrus aphids. This virus has a worldwide distribution and results in reduced crops and loss of trees.

Numerous other industrial buildings remain throughout Orange, concentrated around the railroad tracks running north-south parallel to Cypress Street. In 1927, the Western Cordage Company, a rope manufacturer established in 1923, moved into what had been the Richland Walnut Association Building. In 1928, the California Wire Company (renamed the Anaconda Wire Company in 1930) built a complex of industrial buildings adjacent to the rail line between Palm Avenue and Maple Avenue. The buildings feature industrial steel windows and skylights to light the interior work areas. In 1914 the Orange Contracting and Milling Company built their yard and mill on Lemon Street. The false front industrial building consists of a wood frame sheathed with corrugated sheet metal panels. Another false front industrial building within the district is the structure at 145 North Lemon Street that features pressed metal panels on the wall of the street façade.

Residential construction associated with industry in Orange centered on bungalows, which became popular affordable alternatives to the larger Craftsman homes in Orange as the citrus industry grew, and workers needed housing. Imitating the Craftsman homes in styling and character, these homes were decidedly smaller, usually one story, and could be constructed for a lesser price. Storekeepers, bakers, contractors, packing house operators, teachers, carpenters, and laborers occupied many of the bungalows that remain throughout Old Towne.

Archaeological deposits associated with warehouses, ditches, and workers camps are potentially present at any nineteenth and early-twentieth packing house location within the City. As with residential areas, industrial work sites had outhouses, waste disposal areas and residential areas established for workers. Oftentimes, large organizations employed on-site blacksmiths to maintain freight wagons, shoe stock, and fix machinery and tools. Analysis of functional use areas can aid in reconstructions of nineteenth-century technology, industrial design and layout, and technological changes, innovations or modifications made at individual company sites. Household debris discarded at workers' camps allow for a comparison of the economical and social status of foremen, managers, owners, and laborers (as interpreted through the material culture), division of labor camps based on cultural heritage, comparisons of conditions at camps owned by different companies, and other research topics relevant to enriching the known history and interpretation of Orange's important agricultural and industrial development.

Immigration and Ethnic Diversity (circa 1910-1980)

Two international events had a significant impact on El Modena and Orange in the 1910s: the Mexican Revolution and World War I.¹⁵ Beginning around 1910, many Mexican families came to the US, seeking refuge from the chaos sparked by the Mexican Revolution. Due to its vicinity, Southern California was a popular destination for these wartime refugees. When the US entered World War I in 1917, men across the country were drafted into the war effort, and El Modena and Orange were no exceptions. As a result, the fruit harvesting workforce dwindled, providing job opportunities for hundreds of Mexicans who had been migrating to the area. Many Mexicans had started work for ranchers and farmers, and soon they started their own businesses and purchased land.¹⁶ The increased demand for workers and the influx of Mexicans during the Mexican Revolution supported two vibrant communities: the Cypress Street Barrio and El Modena.

¹⁵ Climaco, Clare. "Familiar Faces," *Orange County News*, 2 October 1997: A1; Meadows np.

¹⁶ Evans 57; Meadows np.

Cypress Street Barrio

Mexican citrus workers had settled on Cypress Street beginning in 1893 when a packing house was built on the 300 block of North Cypress to facilitate shipping using the nearby Atchison, Topeka and Santa Fe Railroad. The approximate boundaries of the Cypress Street Barrio are Rose Avenue to the north, Glassell Street to the east, Almond Street to the south and the railroad tracks to the west.

Between 1918 and 1924, Mexican labor became indispensable to the citrus industry throughout California. For growers, having an easily accessible, stable, and housed workforce assured a lessened chance of labor problems.¹⁷ Initially, Mexican families in the Cypress Street Barrio lived in older homes that were moved onto the low-lying properties near the railroads. As the area developed, homes ranged from a small tenement area called “La Vecinidad” to Queen Anne, Classical Revival, and Arts and Crafts homes and bungalows. Residents of the Cypress Street Barrio remained a tight-knit group throughout the history of the neighborhood. Many of the new residents arrived from the central plateau of Mexico: the states of Jalisco, Michoacan, and Zacatecas, in particular, and many were related to each other, as their families came north from the same villages, particularly the village of Santa Maria de Enmedio of Jalisco.¹⁸ Some families have lived in the Cypress Barrio for more than four generations.¹⁹

Among many Cypress Street Barrio families, husbands picked and hauled, children picked, and women washed, graded, and packed the fruit. As citrus work in Orange was seasonal (six months out of the year), Cypress Barrio residents would migrate to work in other areas in the late fall and winter. To support this population, Cypress Barrio’s small businesses included grocery stores, bakeries, tortillerias, restaurants, bathhouses, automobile shops, barbershops, and pool halls. The Friendly Center, Inc., one of the oldest non-profit family resource centers in Southern California, offered “Americanization” courses, homemaking classes, health clinics, and childcare services to Cypress Barrio residents. In addition, the popular *jamaicas*, or church street fairs, were held in front of the Friendly Center during the late 1940s. Although much of the Cypress Street Barrio was residential for many years, in 1946 the City of Orange instituted new zoning laws that designated much of the area for light industrial use. Because of this zoning, residents could not qualify for permits to rebuild or remodel their homes.²⁰ This zoning led to further deterioration of the housing stock, and many houses were eventually condemned and torn down.

The Cypress Street Barrio still retains some of its original early 20th-century character in the form of small bungalows, commercial buildings, and packing houses. The Mission Revival style Friendly Center, Inc. building was built at 424 North Cypress in 1922; the original structure has been remodeled for commercial and residential use. Among the long-standing businesses along North Cypress Street were the Cayatano “Pete” Cruz grocery store (440 North Cypress), Filiberto Paredes/Simon Luna/Emilia Luna’s grocery store (418 North Cypress) and Pete’s Pool Hall (405 North Cypress). Luna’s grocery store at 418 North Cypress operated for over six decades in the community.

¹⁷ Gonzales, Gilbert G., “The Mexican Has Played the Role of. . . Atlas,” in the *Journal of Orange County Studies* 3/4, Fall 1989/Spring 1990, p. 24.

¹⁸ Orange Unified School District, “Cypress Street Retrospective,” video.

¹⁹ Wheeler, Mary Lou, “Survey of Cypress Street and Adjacent Areas.” Unpublished manuscript, California State University at Fullerton, 1973. See also the “Cypress Street Retrospective” video.

²⁰ Wheeler, “Enforced Relocation,” np.

According to City sanitation records, sewer lines were installed in the streets and into parcels within the general area of the Cypress Barrio between 1911 and 1914. While the City provided the pipes necessary for individual hook ups into the systems, it was up to the landowner to install flushing toilets and sinks, and some residents continued to use outhouses for many years after the main sewer line was installed. As outhouses were abandoned they were filled with discarded household debris, creating intact deposits that provide glimpses into the daily lives of the inhabitants. These potential deposits are most likely to occur at the rear of individual parcels within private property near alleys. Food refuse and kitchen garbage may have been discarded in back and side yards and could also be present within the barrio. These deposits have the potential to offer an insight into dietary preferences, economic and social status within the barrio, maintenance of traditional cultural heritage, individual and household religious practices, and other topics.

El Modena

Although the Quaker presence in El Modena continued, by the 1920s the town began to take on a distinctly Mexican character, developing its own small Mexican neighborhoods. These sub-communities included El Pirripe, north of Chapman Avenue and named after an area bakery; Hollywood, south of Chapman Avenue; and La Paloma in the hills [south of Palmyra Avenue].²¹ As in the Cypress Street Barrio, many Mexican-American El Modena families worked in packing houses and orchards in the nearby neighborhoods of Villa Park, Placentia, and Orange.²² Groves and groves of orange, lemon, avocado, and eucalyptus trees surrounded El Modena,²³ making the town feel like a “vacuum,” isolated from the surrounding world.²⁴ Early housing in the area consisted of small, poorly constructed shacks, often rented for \$7-\$10 per month, that made for cramped, quickly deteriorating conditions.²⁵ Later, some of the Mexican-American farmworkers in El Modena moved into small bungalows, modeled after the somewhat larger contractor-built types located in downtown Orange

Today, some of the small bungalows from this period exist in largely modified forms, typically with clapboard siding, gabled roofs, and small entry porches. The most significant commercial building from this period is “La Morenita,” a market that still exists on the corner of Washington Avenue and Earlham Street. Around 1929, the Moreno family, one of the oldest families in El Modena, constructed the small western false-front building.

Archaeological deposits and their potential importance would be similar to those anticipated within the Cypress barrio.

Segregation

Isolation and segregation from white residents of Orange were unfortunate facets of life for the residents of El Modena and the Cypress Street Barrio, extending to many popular recreational activities: swimming, baseball and softball, and movies. For example, Mexican-American

²¹ Chin, Jit Fong. “El Modena Pride” *Orange City News*, 23 January 2003.

²² Tierre np; Pepper, Ann. “El Modena reunion to recall gentle era,” *The Orange County Register*, 19 September 1995, B1.

²³ Former El Modena resident videotaped in “Remembrances of El Modena, 50/100th Celebration,” City of Orange.

²⁴ Pepper B1.

²⁵ Gonzalez, Gilbert. *Labor and Community: Mexican Citrus Worker Villages in a Southern California County, 1900-1950* (Urbana: University of Illinois Press, 1994) excerpted in Brigandi 101.

children could only use the local public pool (Plunge) on Mondays because it was drained on Monday night;²⁶ Mexican-Americans were also restricted from playing ball in public parks. Segregation impacted Mexican-Americans most, however, in terms of schooling. In El Modena, after the Roosevelt Elementary School was constructed in 1923, the local school district began enrolling Anglo²⁷ students in the new school, reserving the older Lincoln Elementary for Mexican-Americans.²⁸ In the Cypress Street Barrio, the old Lemon Street School educated both Mexican and Anglo children, but in separate buildings. Mexican and Mexican-American students were instructed in “La Caballeriza” (“The Barn”), a two-room wooden schoolhouse behind the Lemon Street School.²⁹ When the Lemon Street School was condemned in the late 1920s, the Cypress Street School was built for Mexican and Mexican-American children in 1931, using scrap lumber from the Lemon Street School.³⁰

In the 1940s, Mexican-Americans in Orange County rallied in protest of school segregation. In Westminster, a town about 15 miles east of El Modena, Gonzalo Mendez, a successful tenant farmer, along with a group of Mexican-American World War II Veterans, filed a lawsuit in federal court challenging school segregation in four Orange County school districts.³¹ The 1945 suit, filed on behalf of 5,000 Mexican-American children in the area³² with help from the League of United Latin American Citizens (LULAC),³³ sought a court injunction that would order integration of schools in the Westminster, Santa Ana, Garden Grove and El Modena school districts. Federal District Judge Paul McCormick³⁴ ruled in favor of Mendez, asserting that segregation “foster[s] antagonisms in the children and suggest[s] inferiority among them where none exists.”³⁵ The decision was quickly appealed, and the case moved to the 9th Circuit Court of Appeals in San Francisco. Recognizing the possibility of the case reaching the Supreme Court and yielding results on a national scale, several minority groups came out in support of Mendez, penning *amicus curiae* or “friend of the court” briefs. Authors of these briefs included Thurgood Marshall for the National Association for the Advancement of Colored People (NAACP), American Jewish Congress, American Civil Liberties Union, National Lawyers Guild, Japanese-American Citizens League, and California Attorney General Robert W. Kenny.³⁶ The briefs strengthened Mendez’s case, and on April 14, 1947, the court ruled that “school districts could not segregate on the basis of national origin.”³⁷ In the wake of *Mendez*, California Governor

²⁶ Gobbel, Marge and JD. Oral interview by Christopher Arriola, 15 August 1991. Stanford Library, Special Collection, Box 3, Folder 2.

²⁷ The term “Anglo” here refers to White, or Caucasian. In some sources “Anglo” may refer to non-Hispanic people. Roosevelt School often included Anglos, in addition to light-skinned Mexican-Americans and Asians.

²⁸ “El Modena Notes,” *Orange Daily News*, 19 March, 1923. Stanford Library, Special Collection, Box 2, Folder 2. Note that all references to the Stanford Library Special Collection are from <http://www.mendezvwestminster.com/wsn/page2.html>.

²⁹ “La Caballeriza” was located where Chapman University’s garage currently stands. (source: “Cypress Street Retrospective”)

³⁰ Villa Parks Orchards Association remodeled Cypress Street School to serve as the association’s office space in 1981.

³¹ Arriola, Christopher J. “A Landmark Little Noted – Until Today,” *Los Angeles Times*, 14 April 14 1997.

³² Lozano, Mimi, editor. “Somos Primos: Dedicated to Hispanic Heritage and Diversity Issues” (October 2002, www.somosprimos.com/spoct02.htm)

³³ Cooke, W. Henry. “The Segregation of Mexican-American School Children in Southern California,” *School and Society*, Volume 67, Number 1745, (Claremont (Calif.) Graduate School, 5 June 1948).

³⁴ Arriola (*La Raza*) 185.

³⁵ Brigandi 104.

³⁶ McWilliams, Carey. “Is Your Name Gonzalez?” *The Nation* 164:302-4, 15 March 1947, 302; Butler, Bill. “El Modena ruling changed school segregation policy” *Orange City News*, 27 June 1984.

³⁷ Arriola (*Los Angeles Times*).

Earl Warren – who would go on to write the decision in *Brown v. Board of Education* in 1954 as Chief Justice of the Supreme Court – pushed the state legislature to repeal laws segregating Asian and Native American schoolchildren.³⁸ The case also affected El Modena's ethnic makeup. As integration slowly commenced, many disgruntled Anglo families moved away, settling in newly drawn school districts that were often "re"-segregated.³⁹

Very little physical evidence remains from this chapter of Orange's history. The most prominent example is the formerly segregated Cypress Street School at 544 North Cypress Street, which today serves as office space for the Villa Park Orchards Association. Both the Lincoln and Roosevelt Elementary schools were demolished in the 1960s, and a shopping center now exists at the corner of Chapman Avenue and Hewes Street. The Colonial Theatre, located at 138 South Glassell Street, which was one of the few movie houses in Orange County where attendees of all races could sit side-by-side, still exists in a highly modified form.

Given the relatively late time period of this chapter, it is unlikely that significant archaeological deposits remain. However, some residents within the Cypress Barrio and El Modena did not have indoor plumbing until the 1960s. The use of outhouses over a long period of time often results in the abandonment and construction of new outhouses within a parcel over time. This could have resulted in the filling of old abandoned privies with household trash with the potential to address research topics discussed above under Cypress Barrio.

World War II and Postwar History

Throughout World War II and the postwar period, Mexican-Americans found work in fields previously closed to them, including jobs in construction, manufacturing, and defense work. Cypress Street Barrio resident Santiago Ramirez became Secretary-Treasurer of the International Hod Carriers', Building and Common Laborers' Union of America in 1946; nearly 50% of all men in the barrio found jobs in the construction industry.⁴⁰ In addition, several men from the Cypress Street Barrio enlisted for military service during World War II. Growers in Orange County found themselves with a shortage of labor and supported the widespread use of temporary contract workers: Filipinos, German prisoners-of-war, wartime refugees, Jamaicans and Navajos were hired throughout these periods to fill the void. By 1946, 80% of Orange County's picking force was comprised of Mexican nationals through the *bracero* program.⁴¹ Two *bracero* camps were built on North Cypress Street in the 1940s. One was built to house German POWs. Both camps are no longer extant.

With the diminishing role of the Cypress Street Barrio families in the citrus industry, burgeoning wartime and postwar industrialization with increased job opportunities for Mexican Americans, and the rapid suburbanization of Orange and other surrounding cities of Orange County, the Cypress Street Barrio gradually became a blue-collar *barrio*.

The Friendly Center instituted an innovative plan for affordable housing in the Cypress Street Barrio by replacing housing in "La Vecinidad" with triplex units. Internationally renowned artist

³⁸ Arriola (*Los Angeles Times*).

³⁹ Arriola (*La Raza*) 200-201.

⁴⁰ Paul Guzman, interview, 4 June 2005, "Shades of Orange"

⁴¹ Between 1942 and 1964, 5 million Mexican nationals participated in this program established by a bilateral agreement between the United States and Mexico to address the labor shortage brought on by World War II. The workers were commonly known as *braceros* because they worked with their *brazos*, or arms (Gonzalez, *Journal of Orange County Studies*, 19-27).

Emigdio Vasquez' mural, "Proletariado de Aztlan" adorns the southern walls of one of the relocated triplex units on North Cypress Street; it was completed in 1980. The Friendly Center also constructed an 8-unit Housing and Urban Development (HUD) apartment building to the east of Cypress Street on Lemon Street in 1972.

By this period the majority of the City was hooked up to the public sewer system and provided with garbage disposal services; hollow-filled features, such as privies, are rarely found. Archaeological deposits associated with this time period are usually considered not significant unless they represent a cultural group with little available written documentation.

Interwar Development (circa 1920 – 1941)

As the citrus economy continued to flourish into the 1920s, the demand for housing grew and residential styles once again changed. In place of the California-oriented Craftsman houses came European-influenced Tudor, Provincial, Mediterranean, and Norman Revival styles. These were the style preferences that World War I soldiers brought home with them. Having seen the country houses while doing battle in Europe, they instructed local contractors to build in the European manner. The Mediterranean Revival style was by far the most popular in Orange, and those that remain exist primarily on the outskirts of the Old Towne boundaries. Ranch and Minimal Traditional style homes were built on infill lots around Orange beginning in the 1930s. The Minimal Traditional style was developed to assuage the difficulties of construction during the Great Depression. Houses built in this style are boxy with flat wall surfaces and little ornamentation or other detailing; they often feature simplified features of Tudor and Colonial Revival styles from earlier decades. Architect Cliff May popularized the Ranch style evocative of early adobe houses built during California's early Spanish and Mexican periods. Ranch homes became the most predominant type of housing built in the United States between the 1930s and 1960s.

The City of Orange was hardest hit by the Depression between 1931 and 1935 when citrus prices fell. "Between 1933 and 1935 unemployment in Orange County ran as high as 15 percent of the work force, and even at the height of the citrus season it never fell below 9 percent."⁴² Even during the citrus season, many citrus farmers were forced to take on other work, such as in packing plants, to pay for irrigation of their orchards.

In addition to many extant homes in the Old Towne area, a number of Works Progress Administration (WPA) projects were built in Orange during this period. The State Emergency Relief Agency (SERA) and the Works Progress Administration (WPA) sponsored the construction of several structures, including the Bandshell and Bath House/Plunge in Hart Park (1933-1935), the downtown post office at Chapman Avenue and Lemon Street (1934-35), a new fire station at 153 South Olive Street, a \$45,000 stadium at Orange Union High School (1935), and new bridges on both the Santa Ana River and Santiago Creek.

New developments and existing urban areas of the City continued to tie into the City's ever-expanding sewer system during this time period, eliminating the potential for hollow-filled significant archaeological deposits associated with individual households. Rural areas, however, relied on outhouses or septic systems and were often responsible for disposal of their own household trash. Deposits associated with the farmhouses, small scale orange growers, and agricultural enterprises have the potential to allow interpretation of individual farm and household response to the depression, adaptations in diet and material culture in light of

⁴² Brigandi, 105.

reduced economic status, changes in farm technology or equipment in light of the depression, and other relevant topics related to interpreting this era of Orange history.

Postwar Development (circa 1945 – 1975)

World War II had brought prosperity to southern California's economy and ended the ravages caused by the Great Depression, which devastated fruit prices. Military personnel, facing housing shortages in other areas, moved into the area. After World War II, returning soldiers and a massive influx of new residents to the state changed the face of California forever. Orange, located centrally in the Los Angeles basin, was no exception, its remaining open and agricultural space attracting developers of bedroom communities. This trend has continued in subsequent decades.⁴³

Orange's explosive suburban residential growth began in 1953 and peaked in 1962 when thousands of acres of land were sold for development. Many WWII servicemen who trained with the 30th Field Artillery Battalion (stationed in Orange) returned to the city to raise their families. New housing tracts also housed aerospace workers and their families. Between 1950 and 1960, the local population swelled from 10,000 to 26,000 as former orchards were torn out and replaced with subdivisions of single family homes.⁴⁴ By the 1950s, many ranchers readily sold their acreage: orange orchards succumbed to the "Quick Decline" disease and concurrently, the demand for real estate for housing construction soared. Most of the larger tracts (50 – 100 homes) were built by outside developers, though there were a few local developers who worked on a smaller scale. One of the more notable developers working in Orange during this period was Joseph Eichler, who built three tracts to the north and east of Old Towne. These Eichler developments brought distinct elegance, originality, and modern design principles to suburban homes.

Eichler Homes

Between 1949 and 1974, Joseph Eichler built about 11,000 homes in California, including 575 in Southern California and 350 in Orange. Once a successful butter and egg wholesaler in New York, Eichler drew inspiration from his time renting Frank Lloyd Wright's Bazett House in the Hillsborough neighborhood of San Francisco. Wright's Usonian building principles – which included integration with the natural landscape, the use of indigenous materials, and an aesthetic to appeal to the "common man" – gave Eichler ideas for his own suburban tract housing. After building two relatively mundane developments in 1949, he founded Eichler Homes, Inc. and dove into the postwar suburbanization and California modern architecture movements. 3,000 miles from William Levitt's cookie-cutter, "Cape Cod"-style cottages, Eichler hired a series of progressive architecture firms – including Anshen & Allen, Jones & Emmons, and Claude Oakland Associates – to design innovative, modern, and affordable homes for California's middle-class consumers. For over two decades, Eichler Homes would utilize streamlined production methods, specialized construction materials, an innovative marketing campaign, and one of the first non-discriminatory suburban housing policies in the country to change the shape of California's suburbs.

⁴³ Padon, Beth. Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier 1/EIS, Orange County Water District and County Sanitation Districts of Orange County (Prepared for P & D Consultants, Inc., Orange, California; Prepared by Discovery Works, Inc., Irvine, California, 1998), 19.

⁴⁴ Dolan et al. 12.

In October of 1959, Eichler broke ground on the Fairhaven development in southeast Orange.⁴⁵ This 133 home, 28-acre, \$3.5 million tract came as part of a larger suburban housing boom in the city, and at the time was one of the largest tracts ever built in Orange. Fairhaven homes employed designs by Eichler's stable of architects: Quincy Jones, Frederick Emmons, Claude Oakland, and Anshen & Allen. The homes, which were variations of a few general models, included an entry court or atrium, sliding glass doors, floor-to-ceiling glass walls, and floor plans that separated living and sleeping areas. The Fairhaven brochure featured an "architect's checklist," for those interested in learning more about the added benefits of architect-designed homes in tract housing. The brochure went on to regale consumers with a bright view of life in Orange, and in Eichlers. Fairhaven home prices began at \$25,950,⁴⁶ and many area residents fell in love at first sight. Over 8,000 people viewed the new homes as part of the February 6, 1960 grand opening. According to one Los Angeles Times columnist, "...for an old Southlander, long-accustomed to cloistered desert architecture, the Eichler home [in Fairhaven] was a strange apparition, opening our stucco-weary eyes to a new kind of glassed-in living...Curiosity propelled us through the front door, which led us right back to open air; the rest was automatic."⁴⁷

Through 1961, Eichler built Fairhills in East Orange, and the property opened in January of 1962 at \$26,950 per home.⁴⁸ The tract featured very similar homes, many of which were designed by Anshen & Allen. The final tract, Fairmeadow, the largest of the three, opened in north Orange near the end of 1964. The Fairmeadow brochure boasted of the tract's proximity to an elementary and recently completed junior high school, in addition to many amenities similar to Fairhaven.

Generally, members of each of the three developments got along well, as neighbors ate dinner together and followed the lives of nearby families. The Orange Eichlers faced their share of problems common to Northern California Eichlers, however. The non-discrimination clauses in the house deeds led to some degree of racial integration, along with occasional "racist-type activities" such as objectors knocking over minority neighbors' garbage cans and complaining in general.⁴⁹ Home maintenance problems were more common. Roofs leaked, radiant heating pipes often broke and had to be repaired, pane glass windows let in too much light and heat, and homeowners were forced to spend extra money on heating and cooling. In the late 1970s, residents began a series of "Eichler Homeowner Seminars," which included panel members from various companies that "performed recent satisfactory services for several Eichler homeowners."⁵⁰ More unique to Orange's Eichlers was the lack of community facilities, a trademark of Eichler's earlier Northern California counterparts. Because of cost and acreage constraints, Eichler opted not to include any pools or community centers in Orange, and in 1965, residents appealed for more. A group of Fairhills homeowners went so far as to write to Eichler, lamenting the upcoming summer heat wave and trying to strike some sort of deal on a community pool, but Eichler would not relent.⁵¹ Overall, though, Eichler homeowners in Orange

⁴⁵ Orange Daily News, October 1, 1959

⁴⁶ Display Ad, "Why Limit Your Living?" (Los Angeles Times September 25, 1960, I5).

⁴⁷ LeAnce, Al. "Buys Home With Hole In Roof" (LA Times, Mar 19, 1961, I1).

⁴⁸ Display Ad, January 21, 1962 "For Families Who Need More Room" (Los Angeles Times, L17).

⁴⁹ Deffner, Elisabeth. "Orange's Eichlers" from <<http://www.cityoforange.org/localhistory/eichler/eichler-01.htm>>.

⁵⁰ "First Annual Eichler Homeowners' Seminar," May 20, 1979, Sponsored and Presented by Genny L. Baker.

⁵¹ Letter exchange between Fairhills resident Milt Giffler and Joseph Eichler, May 11, 1965 to August 18, 1965.

appreciated their unique product, and many maintained their homes with pride for years to come. Today a vast majority of the homes in all three tracks remain relatively unaltered and intact.

Chapman University

Chapman College was founded in 1861 as Hesperian College in Woodland, California by the Disciples of Christ. By 1920, Hesperian College merged with the new Los Angeles-based California Christian College. The major benefactor to California Christian College was Fullerton citrus rancher Charles Clarke Chapman, and in 1934 the college was renamed Chapman College.

After World War II, Chapman College required a larger campus to accommodate the higher student population. When Orange Unified School District proposed building a new high school, Chapman College purchased the old Orange Union High School campus at Glassell and Palm. Chapman College moved to this site in 1954 and became the first four-year, accredited college in Orange County.

Over the years, Chapman has continued to expand its education programs, enrollment, and campus facilities. In 1977, a School of Business and Management (now known as the George L. Argyros School of Business and Economics) was established. The Law School was added in 1995. As a result of its academic development, Chapman College became Chapman University in 1991. Throughout the 1990s, enrollment grew by more than 40 percent and the University has constructed new facilities, including a building for the new College of Film and Media Studies and an athletic complex (under construction).

Physical Development

New government buildings were needed with the surge in Orange's population in the 1950s and 1960s. The Orange Public Library (located at 101 Center Street) was completed in 1961. Welton Becket and Associates designed a new civic center that was built next to the old city hall at the corner of Chapman Avenue and Center (300 East Chapman Avenue); construction was completed in 1963. Innovative in design, the city hall is composed of a series of concrete vaulted arches and floor-to-ceiling glass windows. The council chambers are housed in a structure designed as a 14-sided "circle," with vertical, pre-cast exposed onyx aggregate panels. Several new fire stations were constructed during the 1960s, including new headquarters on South Grand Street in 1969. A new main post office was constructed on Tustin Avenue in 1971.

Long time mayor and civic booster George Weimer encouraged the concurrent development of residential, commercial and industrial development to provide a reliable job and tax base for the city. New business districts were created during the mid-1950s, diminishing downtown Orange's importance as the city's major commercial center. Major shopping centers opened on the corners of Tustin, Chapman, Collins, Glassell Street, North Batavia, East Katella, Meats Avenue, Main and La Veta Avenue, attracting supermarkets, restaurants, hardware stores, banks, and gas stations, among other businesses. Among the businesses to open during this boom time was California's first Marie Callender's Restaurant on Tustin Avenue in 1963. Shopping centers built during the 1960s and 70s include Town and Country Village Shopping Center, the Mall of Orange, and The City Shopping Center.

Access to water and transportation corridors are crucial for any type of development, particularly in Southern California. The Orange County Feeder #2 was constructed in 1963 along Tustin

Avenue. This line tapped into the Metropolitan Water District's (MWD) feeder line, assuring residents a water supply that would meet their demands for decades. Prior to and along with Orange's rapid suburban growth came the many freeways that dissect or skirt the city: the Santa Ana Freeway (Interstate 5), the Costa Mesa Freeway (State Route 55), the Garden Grove Freeway (State Route 22), the Riverside Freeway (State Route 91), and the Orange Freeway (State Route 57).

In the 1960s and 70s, the ever-growing City of Orange annexed surrounding areas and towns, including portions of El Modena (El Modena's original town site, north of Chapman Avenue, continues to be an unincorporated part of Orange County). Over the years, El Modena grew with Orange. New stores and restaurants were added to Chapman Avenue, and new homes, including small bungalows and bungalow courts, were constructed over all the neighborhood's fruit groves. Jordan Elementary School (1962), the Prospect School (1966), and the El Modena Branch Library (1978) were constructed in the southern part of El Modena, covering more open space, although pockets of undeveloped land still exist in the area. Despite numerous additions and alterations to the area's older homes, the single-family, working-class residential character of El Modena remains.

The majority of construction from the postwar period remains largely intact, including the three Eichler tracts, Chapman University, City Civic Center, and other commercial, residential, and civic buildings.

The explosive growth of Orange and establishment of planned subdivisions is unlikely to have resulted in significant archaeological deposits. By the end of World War II new development construction included installation of sewer, water, and electrical utilities. New homeowners and tenants were provided with garbage collection services and the likelihood of encountering significant archaeological deposits associated with this period is considered low.

1975-Present

During the postwar suburban construction boom, the most desirable land for subdivisions was the flat coastal plains where cities such as Garden Grove, Westminster and Costa Mesa developed.⁵² By the late 1960s, however, construction slowed. Further development stalled with the energy crisis of 1973. By the 1980s, however, the foothills to the east of El Modena became prime real estate. Orange Park Acres, which lies between Chapman Avenue and Santiago Canyon Road was first subdivided in 1928, but most of this area was annexed by the City of Orange during the 1990s. Together with the Irvine Company, the City of Orange adopted the East Orange General Plan in 1989, a proposal that encouraged a mix of residential, commercial and recreational uses for the area east of Orange Park Acres towards Irvine Park and Peters Canyon. The Orange campus of Rancho Santiago Community College was constructed in 1985 and became Santiago Canyon College in 1997. The Eastern Transportation Corridor, which connects Orange County to Riverside County, is nearly complete, further facilitating development in East Orange.

The majority of construction from this period remains intact.

The likelihood of encountering significant archaeological deposits associated with this period is considered low.

⁵² Brigandi, p. 150