

**Historic Architectural Survey Report
for the Proposed Demolition and Development of
Property Located at
4801 Park Avenue,
Yorba Linda, Orange County**



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Summary of Determinations and Findings

Galvin Preservation Associates (GPA) prepared this Historic Architectural Survey Report to discuss resource identification and evaluation for significance under California state law for the proposed project, in accordance with the California Environmental Quality Act (CEQA) guidelines at Title 14 California Code of Regulations (CCR) §15064.5 and Public Resources Code (PRC) 5024.

The proposed project is located at 4801 Park Place in the City of Yorba Linda, in Orange County. The property owner proposes to demolish the existing two-story single-family residence and construct another two-story single-family residence within fifty feet of the existing residential property.

The project's area of potential impacts (API) is defined by the existing property boundaries. There is a single-family residence located on the subject property within the project's API. The residence is more than 45 years old and required evaluation for historical significance due to its age. This property was previously surveyed and evaluated using a Department of Parks and Recreation Historic Resources Inventory form (DPR 523) on April, 1981, as part of a potential historic district, "Park Avenue-Park Place Neighborhood." It was given the National Register Status Code 2D, "determined eligible for the National Register as a contributor to a district," as part of the Yorba Linda Historic Survey of Historic Resources.

For the current report, the property was re-evaluated for historical significance as defined by the CEQA Guidelines. The criteria used for evaluation in these areas include those criteria outlined in Pub. Res. Code §5024.1, Title 14 CCR, Section 4852 for inclusion in the California Register of Historical Resources (CRHR). It was determined that the property continues to meet Criterion 3 of the California Register for its association as a contributing element to the local historic district, "Park Avenue-Park Place Neighborhood." in the City of Yorba Linda. The evaluated property remains intact and has endured few to no changes since its evaluation in 1981. However, the property has suffered disrepair over the last few years, due to abandonment. It still retains its original 7,100 square foot lot.

Therefore, the 1918 Craftsman "Aeroplane" style bungalow single-family residence located at 4801 Park Avenue in the City of Yorba Linda, Orange County is a historical resource for the purposes of CEQA because it meets Criterion 3 of the California Register of Historical Resources.

In compliance with CEQA, GPA has also evaluated the potential for the proposed project to have a significant effect on the environment. A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (PRC 21084.1) The purpose of this assessment of impacts is to determine whether or not the proposed project will cause a substantial adverse change on any identified historical resources within the proposed project area.



Introduction and Project Description

The proposed project is located at 4801 Park Place in the City of Yorba Linda, Orange County. This Historic Architectural Survey Report (HASR) has been prepared by Galvin Preservation Associates (GPA), under contract by Environmental & Regulatory Specialists, Inc. (EARS) for presentation to the City of Yorba Linda. Environmental & Regulatory Specialists, Inc. (EARS) has been contracted on behalf of the property owner who proposes to level and rebuild on the existing property. Since this project is subject to a discretionary action by a public agency (issuance of a demolition permit or certificate of appropriateness), it is subject to the laws outlined by the California Environmental Quality Act (CEQA) [Public Resources Code §21000 et seq.]. This report has been prepared as part of the CEQA process for taking into account the project's effects on historic architectural resources within the project's vicinity.

Historical resources are recognized as part of the environment under CEQA and must be given consideration in the CEQA process [PRC § 21002(b), 21083.2, and 21084.1]. For the purposes of CEQA, a "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California [PRC 5020.1(j)] or resources that are listed in or determined to be eligible for listing in the California Register of Historical Resources or included in a local register of historical resources. The criteria that are used for determining historical significance for the purposes of CEQA are the California Register of Historical Resources located at Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.

The purpose of this HASR is to determine whether the proposed project may cause a substantial adverse change on historical resources within the project's area of potential impacts. The process used for evaluating impacts to historical resources includes 1) identifying architectural resources that are more than 45 years old that require evaluation, 2) evaluating those resources for historical significance, and 3) determining the impacts that the proposed project may have on those resources if determined historically significant.

Delineation of Project Study Area (Area of Potential Impacts)

GPA conducted a site visit on April 20, 2006. The purpose of the site visit was to define the geographic area or areas that may be impacted by the proposed project and to identify any resources that are more than 45 years old that are located within the project area that may require further evaluation.

Andrea Galvin, M.S. and Rebecca Smith, M.S., who both meet the Secretary of the Interior's Standards for architectural history, defined the area of potential impacts for the proposed leveling and rebuilding of the evaluated property. The area of potential impacts was determined by defining those areas that could cause a substantial adverse change on the resource such that its historical significance would be materially impaired. A substantial adverse change includes demolition or material alteration in an adverse manner such that the physical characteristics of a historical resource are no longer able to convey its historic significance.

The potential impact area was determined by walking the surface area around the project site. The area of potential impacts was drawn to include the entire property.

AREAS OF POTENTIAL DIRECT IMPACTS MAP

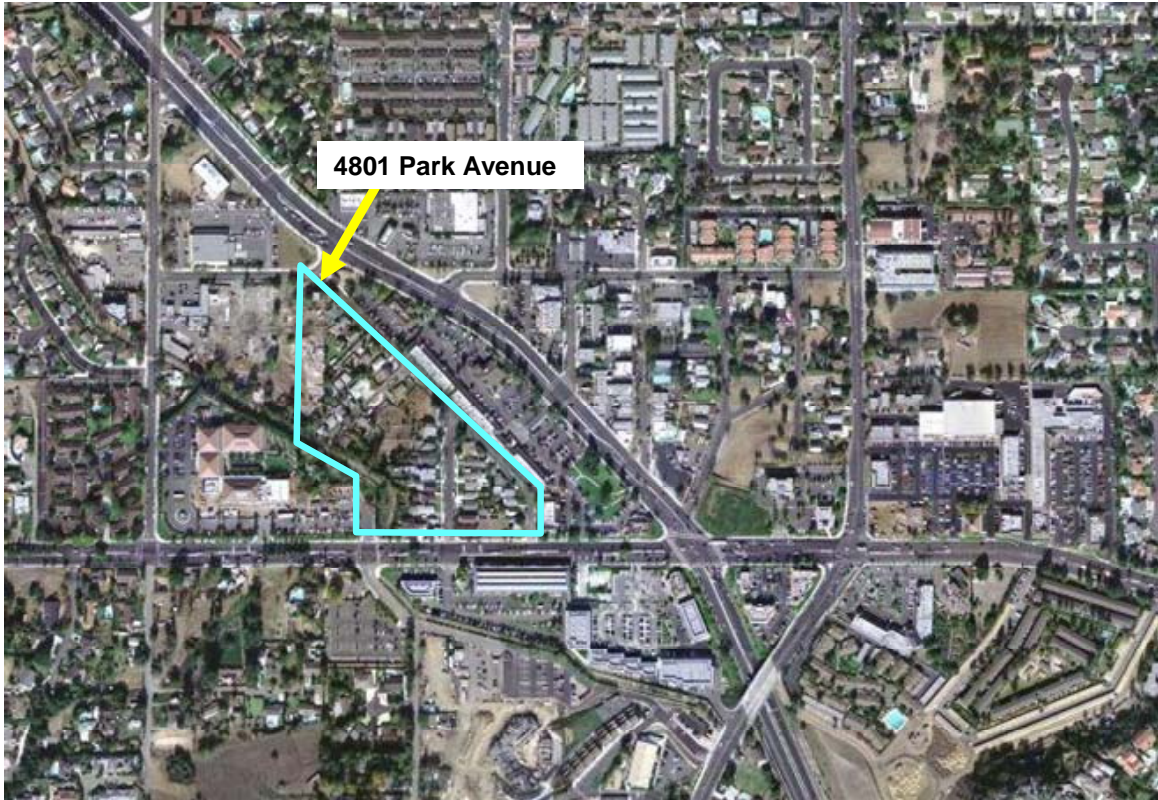


MAP NOT TO SCALE

#	APN	Address	Yr. Built
4801	334-403-01	4801 Park Avenue	1918

Legend
— Location of Residence
— API for Direct Effects
.... Areas of Historic District

PARK AVENUE - PARK PLACE NEIGHBORHOOD LOCATION MAP



	APN	Address	Yr. Built	Code	Description
—	various	Park Ave./ Park Place Neighborhood HD	various	various	Determined eligible for National Register as a district

MAP NOT TO SCALE



Review of Existing Information on Historical Resources Located Near the Project Area

GPA conducted a records search as part of the proposed project. The subject property was previously surveyed and evaluated using a Department of Parks and Recreation Historic Resources Inventory form (DPR 523) on April, 1981, as part of a potential historic district, “Park Avenue-Park Place Neighborhood.” It was given the National Register Status Code 2D, “determined eligible for National Register as a contributor to a district,” as part of the Yorba Linda Historic Survey of Historic Resources. This residence was described in the survey to be a part of “Yorba Linda’s only early Craftsman residential neighborhood.” This inventory included twenty-nine such resources. The original inventory form states that the “area is characterized by Craftsman and California style bungalows developed primarily between 1912 and 1920 to house local merchants and packinghouse employees.” The form also includes a brief biography of Nathan and Ada Trueblood, who are the earliest known residents of the property. The current evaluation will serve as a re-evaluation and update to the prior information collected on this building.

Description of Identified Resources within the Project Study Area

The evaluated building is located at 4801 Park Avenue in the City of Yorba Linda. Yorba Linda, is located in Orange County, and is located approximately 15 miles northeast of Santa Ana, the county seat. The site contains a two-story building that is currently in disrepair and not in use. There are no other buildings on the parcel. The subject building is located on Park Avenue between Lemon Drive to the north and Yorba Linda Boulevard to the south. Topographically, the building is located on a small hill. The immediate site vicinity is primarily residential, although it is also close to commercial buildings, and the former Pacific Electric Railway Depot is located nearby to the east.

This building is a two story, “Aeroplane” style Craftsman bungalow, single-family residence constructed in 1918. (The Craftsman style was a typical style for this time period.) It has a nearly rectangular-shaped floor plan and a nearly symmetrical northeast facing façade. The foundation is concrete. The building has a wood-framed structural system with an exterior cladding of horizontal wood clapboard siding. The second floor is covered by a low-pitched, cross-gabled roof clad with composition shingles. The first floor has a separate roof with multiple gables and currently has tarps covering it. The roofs have wide, open overhanging eaves with exposed rafters. In addition, the first floor roof has roof knee brackets. There are also vertical wood slat attic vents within the façade gable.

The primary entrance is located at a diagonal to the rest of the house, at the northeast corner of the residence; it consists of a wood panel door. Other entries are located on the south elevation and consist of a wood panel door. This is likely an early alteration; the 1920 Sanborn map indicates this corner section was originally an open porch that has since been enclosed. The windows throughout the building are wood. They are asymmetrically spaced and are fixed and double-hung sash.

The building fronts onto Park Avenue and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include mature trees and shrubs. There is a concrete pedestrian

pathway that leads from the sidewalk to the front entrance. There are no visible ancillary buildings on this property.

Historic Context

The evaluated building is located in the city of Yorba Linda. The land on which Yorba Linda would be established was part of a 13, 328 ½ acre land grant from the Mexican government to Bernardo Yorba in 1824. It was located south of the Santa Ana River. He named it Rancho Cañon de Santa Ana. California came under the rule of the Mexican government in 1821, newly independent from Spain. This became the golden era for the ranchos. Yorba later acquired more land on the north side of the river. Here he constructed a substantial two-story adobe building in 1835 on the north side of what is today Esperanza Road, about ½ mile east of Imperial Highway in Yorba Linda. Calling it Rancho San Antonio, Bernardo lived there until his death in 1858. His family continued to occupy the residence until the 1890s; the deteriorating house was demolished in 1927.

Bernardo Yorba's wife and children also inherited his Rancho land. By 1907, the land that was to become Yorba Linda was purchased by Jacob Stern. The following year, the Janss Investment Company of Los Angeles acquired it. The company named the land Yorba Linda; "Yorba" is Bernardo Yorba's name and "Linda" means beautiful in Spanish.

The Janss Investment Company proceeded to lay out town sites and acreages, with development plans completed by 1909. The Yorba Linda downtown core developed in 1910 at the same time that large tracts of land were being sold for agriculture. This became the primary industry for Yorba Linda, with farmland surrounding the commercial and residential downtown core. The Janss Investment Company advertised tracts of fertile land, primarily promoting them for citrus production. Apparently the soil, known as Ramona loam, was ideal for citrus trees. However, Yorba Linda was also promoted as being ideal for any crops, ranging from alfalfa, asparagus, figs, potatoes and walnuts. Orange and lemon groves, however, were the most popular agricultural products. As a result, the Yorba Linda Citrus Association was created, which helped to establish a packing house.

The decades between 1920 and 1960 were relatively the same in Yorba Linda. The downtown core and its surrounding residences had been established, and these in turn were surrounded by a thriving agriculture industry, with primarily citrus crops. Some new construction did occur between these decades, such as the four buildings associated with the fire station constructed in 1938. There were also residences being constructed on Park Avenue into 1940. However, new construction was not extensive, and Yorba Linda generally retained its original boundaries, thus maintaining the feel of a farming town. The population did grow, but not very extensively, from 350 to 1,198 between 1920 and 1960.

The 1960s, however, brought extensive changes to Yorba Linda. The suburban housing market boomed during this period as farmers sold their properties for development for homes as well as shopping centers. Most of the original downtown core and its surrounding historic residences still exist today, but are currently surrounded by tracts of housing dating primarily from the 1960s and 1970s. The downtown area also became less the social and shopping hub it had been

in previous decades, over taken by the shopping centers and malls of subsequent decades. In addition to a population increase to 11,433 in 1967 and 62,000 in 2000, the city grew from being 2 ½ square mile to more than 18 square miles, spreading further east. Yorba Linda is today primarily known for being the birthplace of Richard Nixon, where his childhood home still stands within the Richard Nixon Library and Birthplace complex.

The evaluated building was constructed in 1918 and is located in the only early Craftsman residential neighborhood in Yorba Linda. Nathan and Ada Trueblood were the initial owners of the evaluated parcel. Nathan was a local carpenter. The Janeway family purchased the property from the Truebloods in the 1920s. Searches for subsequent owners were inconclusive. During the 1981 survey of the “Park Avenue-Park Place Neighborhood,” this residence was being used as an antique shop. The building is currently unoccupied and in disrepair. The current owner is Silvia Chavez.

Evaluation of Historical Resources

There is one property in the project’s area of potential impacts. This property includes a single-family residence located at 4801 Park Avenue. The single-family residence was constructed more than 45 years ago and requires evaluation due to its age. This property has been previously evaluated and determined eligible for the California Register of Historic Resources (CRHR); this is a re-evaluation of its significance against the CRHR criteria.

For the current evaluation, the property was evaluated for historical significance as defined by the CEQA Guidelines. A “historical resource,” as defined by Pub. Res. Code 5020.1 (j) is any object, building, structure, site, area, place, record, or manuscript which is determined to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The criteria used for evaluation in these areas include those criteria outlined in Pub. Res. Code §5024.1, Title 14 CCR, Section 4852 for inclusion in the California Register of Historical Resources (CRHR) and include any resource that fits the following:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may likely to yield, information important in prehistory or history.

Because this resource was identified in a prior study, whereby a historic context and criteria considerations were formulated, this study was used to determine the threshold of integrity for the current evaluation. The resource fell into the identified context of a contributing element to a potential historic district, “Park Avenue-Park Place Neighborhood.” The following is a discussion of the character defining features and integrity considerations of the associated historic context:

Homes associated with Yorba Linda's early years were generally modest single-family homes constructed in the Craftsman style, which was the predominantly popular style of the first two decades of the twentieth century. The single-family home on the evaluated property was constructed in the "Aeroplane" Craftsman style, a popular sub-type of the Craftsman architectural movement which was introduced in circa 1912. The Craftsman style was popular between 1905 and 1925; many examples of the Craftsman style can be found in Yorba Linda and its surrounding locales today. Craftsman houses were inspired primarily by the work of Charles and Henry Greene of Pasadena, California. The Greene brothers, who were trained in architecture at MIT before relocating to Southern California, were influenced by the Arts and Crafts movement in England and the aesthetics of oriental design. The most famous of their "ultimate bungalows" is the Gamble House in Pasadena (1909). While the designs of Greene and Greene were typically large and intricately detailed homes for wealthy clients, a simpler middle-class version of the Craftsman home surfaced in about 1910 and quickly became the most popular building style of the early part of the twentieth century. The popularity of these Craftsman bungalows can be attributed in part to the publication of bungalow plans and elevations in pattern books such as *Sweet's Bungalows*, *Artistic Bungalows*, and *Allen Bungalows*.

Craftsman houses are typically one-story in height, although multi-story variations, such as the "Aeroplane," exist in California locales. They are characterized by low-pitched gabled roofs with wide overhanging eaves, exposed rafter tails and wood brackets. Other character defining features include an exterior wall cladding of horizontal wood boards or wood shingles, wood window casings and surrounds, partial or full-width porches at the façade with heavy wood piers, and fieldstone foundations. The Aeroplane bungalow has all of the characteristics of the typical one-story Craftsman bungalow with the inclusion of a second-story level that is typically set back slightly from the façade. The evaluated building retains several of these characteristics, including a second story, a low-pitched roof with wide overhanging eaves and decorative brackets, original wood sash windows, and an exterior wall cladding of horizontal wood boards.

Integrity Statement

The subject building was evaluated against the seven aspects of integrity as outlined in National Register Bulletin 15. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling and association. *[note: this building was previously evaluated for the National Register of Historic Places and determined eligible as a contributor to a historic district called the "Park Avenue-Park Place Neighborhood" (status code 2D, ref. # 0007-0014). This evaluation is an update to re-evaluate its eligibility.]*

The evaluated single-family residence retains its original location; it has not been moved.

The evaluated property is today located in a mixed residential/commercial section of the City of Yorba Linda. Yorba Linda was primarily a citrus town until the 1960s when most of the orange and lemon groves were leveled to make way for new housing. The railroad was an important component of the citrus town, as it provided for the transport of this valuable commodity. The Pacific Electric railroad once existed to immediately the north of the evaluated building. The streetcar service was discontinued in Yorba Linda in 1938, and the area where the railroad tracks

once stood has now been either paved over or removed. However, the depot does still stand, albeit significantly altered and today used as a restaurant. In addition, although there are houses that were constructed after the evaluated building was built, Park Avenue remains essentially intact and residential, with a sizeable number of Craftsman style residences. Consequently, the setting, association and feel of the evaluated parcel has remained fair since its original construction.

The design, material and workmanship of the evaluated building have remained essentially the same. The building was constructed in 1918 as a single-family residence in the Craftsman style. The building itself has remained generally intact, retaining its original design and use. However, it is in a state of disrepair and currently appears to be vacant. It has its original wall cladding of horizontal wood boards as well as its low-pitched gabled roof and second story. Several of the original wood windows and doors remain, although several of the panes are broken. The evaluated building has endured few alterations; the most significant is an early enclosure of the front porch. It is currently suffering from a period of neglect.

The integrity of the evaluated building is good. The condition is poor.

Application of the California Register Criteria

The subject property was previously surveyed and evaluated using a Department of Parks and Recreation Historic Resources Inventory form (DPR 523) on April, 1981, as part of a potential historic district, "Park Avenue-Park Place Neighborhood." It was given the National Register Status Code 2D, "determined eligible for National Register as a contributor to a district," as part of the Yorba Linda Historic Survey of Historic Resources. This residence was described in the survey to be a part of "Yorba Linda's only early Craftsman residential neighborhood." This inventory included twenty-nine such resources. The original inventory form states that the "area is characterized by Craftsman and California style bungalows developed primarily between 1912 and 1920 to house local merchants and packinghouse employees." The form also includes a brief biography of Nathan and Ada Trueblood, who are the earliest known residents of the property.

Upon re-evaluation the subject property was determined to be eligible for the California Register of Historic Resources under Criterion 3 for its potential significance as a contributing element to a potential historic district, "Park Avenue-Park Place Neighborhood."

The following is a discussion of how that determination was made:

The property was assessed under California Register Criterion 1 for its potential significance as a part of a historic trend that may have made a significant contribution to the broad patterns of our history. The evaluated building was constructed in 1918. The evaluated building is part of what was identified in a 1981 survey as the Park Avenue-Park Place Neighborhood. This is a neighborhood generally dominated by the Craftsman style constructed between the 1910s and 1920s. This was one of the original historic residential neighborhoods that developed in Yorba Linda after the Los Angeles based Janss Investment Company began to subdivide and sell the land. Other than being an early residential area of the City, no significant historic trend could be

associated with this neighborhood or the evaluated building. Therefore, it does not appear to qualify for the California Register under Criterion 1.

The property was considered under Criterion 2 for its association with the lives of persons significant in our past. Nathan and Ada Trueblood were the initial owners of the evaluated parcel. Research in Southern Orange County directories and in the Orange County Archives indicated that neither of these individuals were significant in the area or in the businesses they were involved with. The Janeway family owned the building in the 1920s. Searches for subsequent owners were inconclusive. The current owner is Silvia Chavez. Research indicates that none of these subsequent owners were significant in the area. Therefore, it does not appear to qualify for the California Register under Criterion 2.

The property was evaluated under Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated building was built in 1918 in the “Aeroplane” Craftsman style, a popular sub-type of the Craftsman style introduced in 1912. It was originally built as a single-family residence. Craftsman style homes were generally built between 1905 and 1925; it was a popular style in Southern California communities such as Yorba Linda. The character defining features of the Craftsman Aeroplane bungalow style include a second-story slightly set back from the façade, low-pitched gabled roofs with wide overhanging eaves, exposed rafter tails and wood brackets, an exterior wall cladding of horizontal wood boards or wood shingles, wood window casings and surrounds, partial or full-width porches at the façade with heavy wood piers and fieldstone foundations. The evaluated building retains several of these characteristics, including a second-story, a low-pitched roof with wide overhanging eaves and decorative brackets, original wood sash windows, and an exterior wall cladding of horizontal wood boards. The building has not been significantly modified, although there is an early enclosure of the front porch. The integrity of the building is good. The building individually does embody the distinctive characteristics of the Craftsman style at the level of the CRHR; however, it is a modest example of a Craftsman style home and does not possess high artistic value. The architect (likely none) and builder names are unknown, and therefore it cannot be determined whether it was the work of a master. The property does, however, still contribute to a potential historic district that was identified during a 1981 survey conducted of the “Park Avenue-Park Place Neighborhood.” The property appears to be a contributing element to a historic district because the area represents a significant and distinguishable entity whose components lack individual distinction. Therefore, it does appear to qualify for the California Register under Criterion 3.

The property was considered for Criterion 4 for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to “be, or must have been, the principal source of important information.” This is not the case with this property. Therefore, it does not appear to qualify for the California Register under Criterion 4.

In summary, the property does appear to qualify for the California Register under Criterion 3 as a contributor to the “Park Place-Park Avenue Neighborhood” historic district. Therefore, this building is a historic property for the purposes of the California Environmental Quality Act

(CEQA). The property was not assessed for National Register or local designation eligibility. This current evaluation is in keeping with the previous survey and evaluation which used a Department of Parks and Recreation Historic Resources Inventory form (DPR 523) on April, 1981, for the potential historic district, “Park Avenue-Park Place Neighborhood.” It was given the National Register Status Code 2D, “determined eligible for National Register as a contributor to a district,” as part of the Yorba Linda Historic Survey of Historic Resources.

Assessment of Impacts of Historical Resources

In compliance with CEQA, GPA has evaluated the potential for the proposed project to have a significant effect on the environment. A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (PRC 21084.1) The purpose of this assessment of impacts is to determine whether or not the proposed project will cause a substantial adverse change on any identified historical resources within the proposed project area.

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (PRC 5020.1(q) and 15064.5(b)(1)). The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.

The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historic significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.

The current proposed project area includes a resource that has been determined eligible for the California Register of Historical Resources. Therefore, this resource is considered to be a “historical resource” for the purposes of CEQA. Hence, any proposed physical alterations or changes to the character-defining features of this resource could cause a substantial adverse change to that resource.

The proposed project includes the demolition of the evaluated building to build a new two-story residence. Therefore, the project, as proposed would cause a substantial adverse change to the resource and hence would cause a significant impact on the environment.

Conclusion

GPA has evaluated the property located at 4801 Park Avenue in Yorba Linda against the criteria for inclusion in the California Register and determined that the property continues to meet criterion 3 for its association as a contributing element to the potential historic district, “Park Avenue-Park Place Neighborhood.” In addition to the evaluation of historical resources located within the project area, GPA has evaluated the potential for the proposed project to have a significant effect on the environment. The purpose of the assessment of impacts is to determine



whether or not the proposed project will cause a substantial adverse change on any identified historical resources within the proposed project area.

The proposed project includes the demolition of the building on the property. Upon demolition and gradation, a new two-story 4,185 square foot residence will be constructed on the property.

The proposed project includes the demolition of a historical resource. **Thus, as proposed, the project could cause a significant impact on a historical resource.**

Therefore, GPA recommends that Environmental & Regulatory Specialist, Inc. (EARS), on behalf of the property owner, coordinate with the City of Yorba Linda to minimize or avoid causing a significant impact on the environment or mitigate impacts on the historical resource to a level less than significant.