

**Finding of Effect Report  
4801 Park Avenue (Chavez Residence)  
Park Avenue-Park Place Neighborhood  
Yorba Linda, Orange County**



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**April, 2006**

## Summary of Determinations and Findings

Galvin Preservation Associates (GPA) prepared this Finding of Effect Report (FOE) for the City of Yorba Linda to discuss the effects that the proposed demolition of a single-family residence located at 4801 Park Avenue may have on the environment. This project entails demolishing the existing single-family residence which has been identified as a contributing element to a local historic district, in order to build a new single-family residence. Because the issuance of a Demolition permit within the City of Yorba Linda is a discretionary action by the City, this project is subject to compliance 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 on a 7,100 square foot lot at 4801 Park Avenue in the City of Yorba Linda, Orange County. The existing single-family residence was constructed in 1918, according to records found in the Yorba Linda Public Library Archives. It was designed in the Aeroplane Craftsman bungalow style, and the current owner proposes to demolish the existing historic residence and build a two-story Craftsman-like single-family residence in its place. The project architect is Luis M. Carrillo. The project impact area was determined to be limited to the areas of direct impact: the 7,100 square foot lot itself, which includes the residence.

This property was previously surveyed and evaluated using a Department of Parks and Recreation Historic Resources Inventory form (DPR 523) in 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. 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 potential 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 severe deterioration over the last few years, due to vacancy and neglect. It still retains its original 7,100 square foot lot.

As part of the CEQA environmental process, GPA has evaluated the potential for the proposed project to have a significant effect on the environment. 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.

Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. (CCR Title 14, Chapter 3 §15064.5 (b)(3)).

The proposed project includes the demolition of the existing historic single-family residence located at 4801 Park Avenue and the constructing of a much larger-in-scale single-family residence. **As currently proposed, the project is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation (The Standards).** Therefore, GPA has determined that, the project that will be conducted on a historical resource for the purposes of CEQA, will not be conducted in accordance with the Standards, and will therefore cause an adverse change on the historical resource. As proposed, the project will cause a significant impact on historic architectural resources.

Currently, the proposed project does not meet the Secretary of the Interior's Standards for Rehabilitation because the current project specifications call for demolition of the historic residence and construction of a much larger-in-scale residence. The size and scale of the new residence will overwhelm the more modest historic Craftsman bungalows in the surrounding Park Avenue – Park Place Neighborhood. In addition, the Aeroplane Craftsman style bungalow is a somewhat rare Craftsman subtype, which will be lost, and this residence served as a strong contributing element to the Park Avenue-Park Place historic district being located at the gateway to the district.

Therefore, GPA recommends that the City of Yorba Linda first seek to avoid causing impacts to this historical resource or implementing certain mitigation measures that could reasonably be expected to reduce impacts on the historic residence that are roughly proportional to the impacts of the proposed project. The following are suggested means of avoiding causing a significant impact to the historical resource;

- 1) Modify the project plans to avoid demolition of the historical resource by reusing the existing building for its original purpose, as a single-family residence. The building could be reused or added onto in a manner that is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties (Standards). The project plans should be reviewed by a qualified architectural historian and historic architect for the purpose of confirming its conformance with the Standards prior to approval of the project.

The following mitigation measures could reasonably be expected to minimize the impacts of the proposed demolition to a level of less than significant;

- 2) Make a good faith effort to re-locate the building onto another vacant lot. The property owner shall advertise the property for purchase, as is, with the condition that the proposed buyer move the building at the buyer's own expense (preferably within the potential Park Avenue-Park Place Neighborhood Historic District). If such a transaction does not conclude with the successful relocation of the building, then the property owner shall document its effort to re-locate the building and the property owner shall hold a public auction for the re-sell of the building's historic fixtures and features, building materials, and fabric for use on other buildings, preferably within the historic district for the rehabilitation or preservation of other buildings.

If the City demonstrates and determines that the impacts to the proposed project can not be avoided or minimized, then the project will cause a significant impact on the environment. In such a case, GPA recommends the following mitigation measures to mitigate against the project impacts;

- 3) Photograph the exterior of the single-family residence and its relationship to the property before demolition. The photographs shall include views from each cardinal angle showing the overall relationship of the building to its surroundings, as well as one full view of each of the elevations, representative views of building materials, windows and doors, decorative features and details. If the building is retained and modified, the same documentary views that were taken before modification shall also be taken after the full modification (rehabilitation) has taken place. The photographs shall be in black and white in a size large enough to view sufficient detail of the building (suggested size 5" X 7") and mounted onto cardstock and compiled with a full inventory of photos to include the name of the photographer, description of view, date, and accession number. Three copies of the photos and log shall be made and bound in a three ring binder. One copy shall be housed at the Yorba Linda Public Library and made available to the public, one copy shall be housed at the City Planning and Building Department in the property file, and one copy shall be donated to the Yorba Linda Historical Society for archiving.
- 4) Modify the proposed plans to ensure that the design of the new residence is similar in scale and overall design to the homes located in the surrounding historic district. This would include; keeping the massing of the façade compatible with the original building's massing and scale, having the second-story set back to mimic the character of an Aeroplane Craftsman bungalow and relocating the two car garage to the east of the new residence so it cannot be seen from the historic district. The current property owners, in conjunction with the City Planning Department shall meet with a qualified architectural historian to review the project plans for compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties (Rehabilitation) to avoid causing a significant impact on the surrounding historic district.
- 5) Hold a public auction for the re-sell of the building's historic fixtures and features, building materials, and fabric for use on other buildings, preferably within the historic district for the rehabilitation or preservation of other buildings.

Because the above measures are not part of the proponents to be included in the project, GPA recommends that the City of Yorba Linda include these measures within the Conditions of Approval for the proposed project and include stipulations for reporting back to the City within six (6) months of completion of the mitigation measures to ensure satisfactory compliance with the Conditions.

## **Introduction**

This Finding of Effect (FOE) Report has been prepared by GPA for the City of Yorba Linda in response to the proposed demolition of a single-family residence located at 4801 Park Avenue. The owner of the building, Sylvia Chavez, proposes to demolish the existing 1918 Aeroplane Craftsman style bungalow and construct a much larger single-family residence on the same lot. As part of this work, a historic resource will be lost. Since this project is being overseen by a public agency, the City of Yorba Linda, 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 National Register of Historic Places, 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 FOE is to determine whether the proposed project may cause a substantial adverse change on 4801 Park Avenue, which is a property that 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. Properties that are listed on or determined eligible for a local register are automatically considered historical resources for the purposes of CEQA. This is the case with 4801 Park Avenue. Because the project will be conducted on a building that is a historical resource, the project's potential impacts on that resource must be determined.

## **Project Description**

The proposed project is located in the City of Yorba Linda, Orange County. The current property owner proposes to demolish the single-family residence at 4801 Park Avenue to build a much larger single-family residence in its place. The building has been identified as a contributing element to the potential historic district, Park Avenue-Park Place Neighborhood. The property is located on 7,100 square foot lot at 4801 Park Avenue. The residence has been vacant for several years and has suffered deterioration by neglect. The site is bordered on the north by Lemon Street with U.S. Postal service property and Imperial Highway beyond, to the south by single-family residences within the historic Park Place-Park Avenue Neighborhood, to the east by an undeveloped lot containing a railroad car with Imperial Highway beyond, and to the west by the Yorba Linda Craftsman Project (consisting of 41 single-family dwelling units on a 5.1-acre property). (See attached Project Location Map, page 7).

Interest in the property for development began in 2005 when architect Luis M. Carrillo submitted plans to the City of Yorba Linda on behalf of Sylvia Chavez to demolish the existing residence located at 4801 Park Avenue and build a much larger single-family residence. After an initial study by the City to evaluate the building for significance, it was determined that this property had potential historical significance because of its listing in the 1981 Yorba Linda Historic Survey of Historic Resources. At that point, Environmental & Regulatory Specialists, Inc. (EARS) was hired to do a structural and environmental assessment of the historic residence proposed for demolition.

### **Steps taken to Identify Historical Resources Within the Project Area**

GPA originally visited the site in July of 2005. The purpose of this site visit was to define the geographic area or areas that may be impacted by the proposed Yorba Linda Town Center project. At that time, the 4801 Park Avenue residence was photographed and documented using a Department of Parks and Recreation (DPR) Form 523 as part of 29 other buildings in the “Park Avenue-Park Place Neighborhood” historic district.

On April 20, 2006, Andrea Galvin, M.S. and Rebecca Smith, M.S., who both meet the Secretary of the Interior’s Standards for architectural history, visited the project area and defined the area of potential impacts for the current proposed demolition project. 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 area of potential impacts was determined by defining the spatial “footprint” of the proposed development area that could cause a substantial adverse change on a site, building or structure under consideration as a potentially significant historic resource. A substantial adverse change in the significance of a historical resource includes physical demolition, relocation, or material alteration of a resource or its immediate surroundings in an adverse manner such that the physical characteristics of a historical resource are no longer able to convey its historic significance (in this case, its justification for inclusion in a local historic district). The project area of potential impacts was limited to the 4801 Park Avenue property boundaries.

### **Description of Identified Resources Within the Project Study Area**

There is one historical resource located within the project’s study area of potential impacts. This resource is the single-family residence located at 4801 Park Avenue, which was identified 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. In 2005, GPA surveyed this district as part of a report to assess the significant impacts proposed by the tentative Yorba Linda Town Center project. Some of the following description was taken from that report.

The Park Avenue-Park Place residential neighborhood is composed of a preponderance of single-family residences with a majority of the homes in the Craftsman style. The neighborhood is surrounded on three sides by commercial uses and a public school is at one corner. A trail, formerly the Anaheim Union Canal, cuts through one side of the neighborhood. The streets, having no sidewalks or curbs, have a semi-rural character which is enhanced by the variety of mature private landscaping. A row of palms is visible along one side of Park Avenue. The numerous Craftsman residences vary in size, stories and details, but most are clad in clapboard and have double-hung windows.

The following is a listing of the residences included in the Park Avenue-Park Place Neighborhood along with the years they were constructed and their California Resource Status Codes:

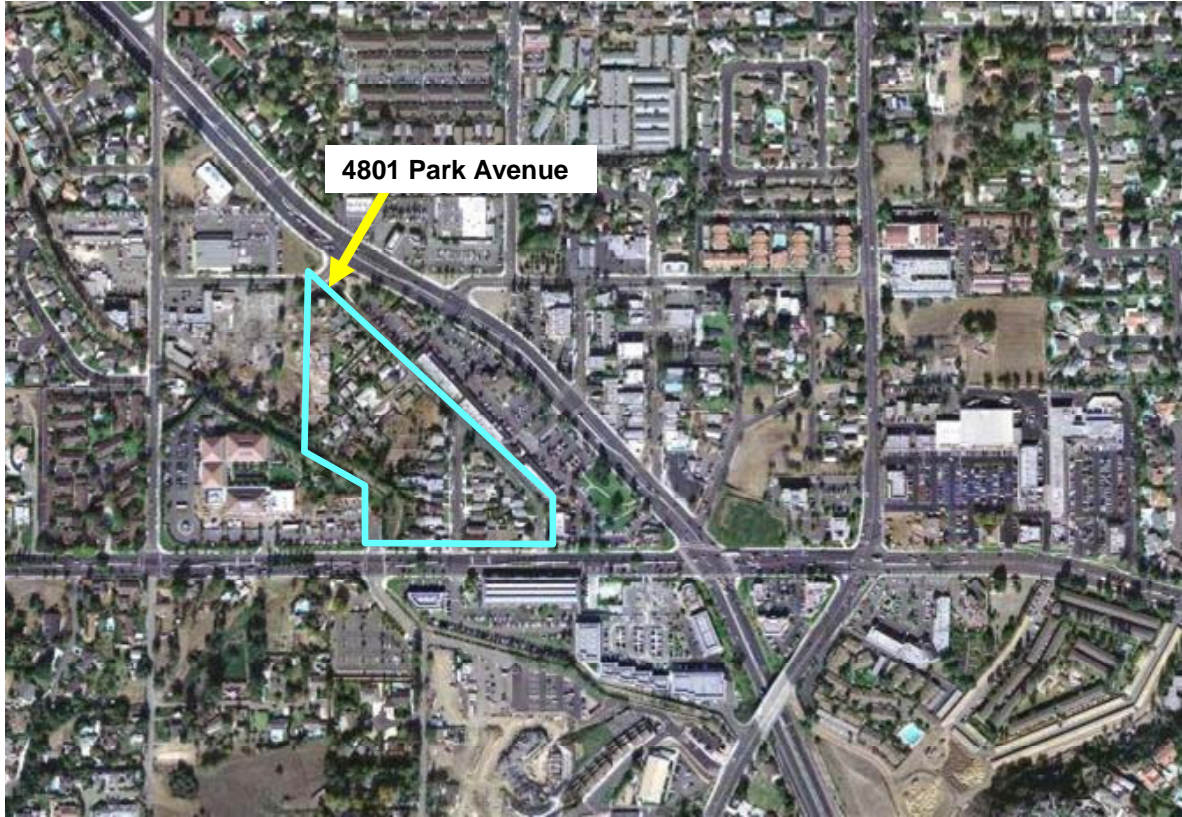
Address	Yr. Built	Current Code
----- Park Avenue	1911	3S
4825 Park Avenue	1938	3D
4845 Park Avenue	1913	3D
4855 Park Avenue	1916	3D
4865 Park Avenue	1914	3D
4931 Park Avenue	1920	3D
4941 Park Avenue	1919	3D
4951 Park Avenue	1916	3D
4961 Park Avenue	1914	3D
<b>4801 Park Place</b>	1918	2D
4891 Park Place	1913	3D
4911 Park Place	1916	3D
4912 Park Place	1912	3D
4921 Park Place	1916	7
4922 Park Place	1911	3D
4931 Park Place	1940	7
4911 Park Place	1916	3D
4912 Park Place	1912	3D

Address	Yr. Built	Current Code
4921 Park Place	1916	7
4922 Park Place	1911	3D
4931 Park Place	1940	7
4932 Park Place	1916	3D
4941 Park Place	1916	3D
4942 Park Place	1916	3D
4946 Park Place	1916	3D
4951 Park Place	1915	3D
4952 Park Place	1916	3D
4961 Park Place	1918	7
4911 Shaw Lane	1921	3D
4912 Shaw Lane	1919	3D
4922 Shaw Lane	1921	3D
1841 Yorba Linda Blvd.	1920	3D
18201 Yorba Linda Blvd.	1916	2D
18231 Yorba Linda Blvd.	1916	2D
18251 Yorba Linda Blvd.	1916	3D

- Codes:** 2D – Contributor to a district determined eligible for National Register  
 3D – Appears eligible for National Register as a contributor to a National Register eligible district  
 3S – Appears eligible for National Register as an individual property  
 7 – Not evaluated for National Register or California Register or needs revaluation

The major intrusion in the neighborhood is an apartment building at the northeast corner of Park Place and Yorba Linda Boulevard. Another apartment building located at 4839 Park Avenue is behind a residence and is not visible from the street. There are several recent residences in the neighborhood which are compatible in scale with the older buildings. They include 4901 Park Place, 4829 Park Avenue, and 4852, 4872, 4871, 4901 and 4902 Shaw Lane. Additionally, there are several vacant lots on Yorba Linda Boulevard.

## 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



4801 Park Avenue is located in Yorba Linda, 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.



Photo: Corner facing facade (taken by GPA, July, 2005)



Photo: Aerial photograph of 4801 Park Avenue from March 29, 2004 (www. terraserver-usa.com)

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.

## **Characteristics that Qualify the Resource as a Historical Resource**

4801 Park Avenue 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 other 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 by GPA in August of 2005, 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.” Therefore, this property is a historical resource for the purposes of CEQA.

The building was determined to be eligible as a contributing element to a historic district under criteria 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). Under criterion 3, the evaluated building is significant in that it 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 property does still contribute to a potential historic district that was identified during a 1981 survey conducted of the “Park Avenue-Park Place Neighborhood.” It is a contributing element to a historic district because the area represents a significant and distinguishable entity whose components lack individual distinction.

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.

4801 Park Avenue is a historical resource for the purposes of the California Environmental Quality Act (CEQA) (Pub. Res. Code §21002(b), 21083.2, and 21084.1) because it was determined eligible for the National Register of Historic Places as a contributor to a potential local historic district, as part of the 1981 Yorba Linda Historic Survey of Historic Resources.

## **Assessment of Project's Impacts on 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 a local register of historical resources.

The current proposed project area includes one resource that was determined to be a contributing element to a potential local historic district. 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 demolition of this historical resource. According to CEQA guidelines, demolition is considered a substantial adverse change in the significance of a historic resource. Therefore, as proposed, the project will cause a significant impact on historic architectural resources.

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource. (CCR Title 14, Chapter 3 §15064.5 (b)(3))

## **Assessment of the Application of the Secretary of Interior's Standards to Minimize Impacts**

The current proposed demolition project of 4801 Park Avenue will not be conducted in a manner that is consistent with the Secretary of Interior's Standards for Rehabilitation. *Rehabilitation* is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Following is a discussion of how the proposed project does not meet the Secretary of Interior's Standards for the Treatment of Historic Properties (Rehabilitation);

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

This building located at 4801 Park Avenue in Yorba Linda was historically used as a single-family residence. Its period of significance dates from 1918, when it was first constructed, to 1925 when the Craftsman style went out of fashion in Yorba Linda. It is currently vacant. It is proposed to demolish the existing historic resource and build a much larger single-family residence in its place. If the building is demolished it can no longer serve its historic purpose. Therefore, the property shall not be used for its historic purpose.

Also, if the building is demolished its character defining features which contribute to the potential local historic district, “Park Avenue-Park Place Neighborhood,” will no longer exist. Therefore, there will be a significant change to the building’s defining characteristics.

The site and environment around 4801 Park Avenue basically has retained its original defining characteristics. Historically, this residence was part of a small grouping of very modest Craftsman bungalows now called the Park Avenue-Park Place Neighborhood, which has been determined eligible for the National Register as a local historic district. Although there has been demolition of a few of the bungalows and new residences built in their place, this is still the case today. Demolishing this residence will impact the historic district by removing one of its most unique contributing elements, an Aeroplane Craftsman bungalow. Therefore, since the historic surroundings still exist and they will be impacted by a loss, this project would be changing the historic characteristics of the setting.

**In summary, the proposed project DOES NOT meet Standard #1.**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

The owner, Sylvia Chavez proposes to demolish the existing historic structure and build a much larger structure in its place. The current plans also indicate the removal of four historic palm trees. Therefore, by demolishing the original residence, removing historic landscaping features and building a much larger structure in its place the , features that characterize the Park Avenue-Park Place Neighborhood shall be altered, and the existing historic characteristics of the potential local historic district shall not be retained and preserved.

**In summary, the proposed project DOES NOT meet Standard #2.**

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The historic building located at 4801 Park Avenue will be demolished and a new much larger residence it to be built in its place. Therefore, the property will no longer be recognized as a physical record of its time, place, and use.

**In summary, the proposed project DOES NOT meet Standard #3.**

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

By demolishing the historic residence on the property no historic changes that have occurred over time to the building will remain. Therefore, there appear to be no changes remaining that have acquired historic significance in their own right.

**In summary, the proposed project DOES meet Standard #4.**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The current project plans call for demolition of the existing building and the construction of a Craftsman-like building. However, the new building is much larger in scale than the original building and does not retain any of the historic materials, finishes or craftsmanship of the original historic building. Therefore, the exterior's distinctive features, finishes, and construction techniques that characterize 4801 Park Avenue would not be preserved.

**In summary, the proposed project DOES NOT meet Standard #5.**

6. *Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As the project stands, the original residence at 4801 will be completely demolished and no deteriorated historic features will remain to be repaired or placed. Therefore, there are no deteriorated features that will be repaired or replaced as part of this project.

**In summary, the proposed project DOES NOT meet Standard #6.**

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

As noted above, the original residence will be demolished so there will be no chemical or physical treatments to the building. However, the demolition process itself will cause the worst damage possible to the building. Therefore, the building will suffer significant damage to its historic materials.

**In summary, the proposed project DOES NOT meet Standard #7.**

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

This study did not cover the identification of archeological resources. The owner may consider testing for subsurface archaeological resources in areas where excavation will take place as a precautionary measure, or be prepared (hire a qualified archaeologist monitor) in the event of an unanticipated discovery during ground breaking. Therefore, it is not expected that there would be significant archaeological resources affected by this project.

**In summary, the proposed project DOES meet Standard #8.**

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

There will be no additions, exterior alterations or related new construction on the historic resource located at 4801 Park Avenue. The existing building will be completely demolished Therefore, demolition shall destroy historic materials that characterize the property.

An attempt has been made to design the new single-family residence in a Craftsman-like style to relate to its surrounding environment of the Park Avenue-Park Place Neighborhood. However, the massing of the new structure is out of character with the much more modest Craftsman bungalows present in the potential district. Therefore, although there has been an attempt made to make the new residence compatible with the potential local historic district, the building is not similar in massing, size and scale to the original building, and therefore this lack of symmetry ultimately does not make the new residence compatible.

**In summary, the proposed project DOES NOT meet Standard #9.**

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The current owner Sylvia Chavez has proposed to completely demolish the existing historic building and replace it with all new development. Therefore, the new construction shall not be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**In summary, the proposed project DOES NOT meet Standard #10.**

### **Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects**

The proposed project includes the proposed demolition of a historical resource. GPA has assessed the proposed project and determined that as currently proposed, it does not meet the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore the proposed project will materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its listing as a contributor to the Park Avenue-Park Place Neighborhood, a potential historic district for the City of Yorba Linda as determined by a lead agency for purposes of CEQA (PRC 15064.5(b)(2)(C)).

GPA recommends that the following mitigation measures are roughly proportional to the impacts of the project and could reasonably be expected to reduce adverse impacts on 4801 Park Avenue in Yorba Linda to a level of less than significant:

- 1) Modify the project plans to avoid demolition of the historical resource by reusing the existing building for its original purpose, as a single-family residence. The building could be reused or added onto in a manner that is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties (Standards). The project plans should be reviewed by a qualified architectural historian and historic architect for the purpose of confirming its conformance with the Standards prior to approval of the project.
- 2) Make a good faith effort to re-locate the building onto another vacant lot. The property owner shall advertise the property for purchase, as is, with the condition that the proposed buyer move the building at the buyer's own expense (preferably within the Park Avenue-Park Place Neighborhood historic district). If such a transaction does not conclude with the successful relocation of the building, then the property owner shall document its effort to re-locate the building and the property owner shall hold a public auction for the re-sell of the building's historic fixtures

and features, building materials, and fabric for use on other buildings, preferably within the historic district for the rehabilitation or preservation of other buildings.

If the City demonstrates and determines that the impacts to the proposed project can not be avoided, then the following mitigation measures could reasonably be expected to minimize the impacts of the proposed demolition to a level of less than significant;

- 3) Photograph the exterior of the single-family residence and its relationship to the property before demolition. The photographs shall include views from each cardinal angle showing the overall relationship of the building to its surroundings, as well as one full view of each of the elevations, representative views of building materials, windows and doors, decorative features and details. If the building is retained and modified, the same documentary views that were taken before modification shall also be taken after the full modification (rehabilitation) has taken place. The photographs shall be in black and white in a size large enough to view sufficient detail of the building (suggested size 5" X 7") and mounted onto cardstock and compiled with a full inventory of photos to include the name of the photographer, description of view, date, and accession number. Two copies of the photos and log shall be made and bound in a three ring binder. One copy shall be housed at the Yorba Linda Public Library and made available to the public, and one copy shall be donated to the Yorba Linda Historical Society for archiving.
- 4) And finally, modify the proposed plans to ensure that the design of the new residence is similar in scale and overall design to the homes located in the surrounding historic district. This would include; keeping the massing of the façade compatible with the original building's massing and scale, having the second-story set back to mimic the character of an Aeroplane Craftsman bungalow and relocating the two car garage to the east of the new residence so it cannot be seen from the historic district.

The above mitigation measures could reasonably be expected to reduce impacts on 4801 Park Avenue and appear to be roughly proportional to the impacts of the proposed project. Because the above measures are not part of the project proponents to be included in the project, GPA recommends that the City include these measures within the Conditions of Approval for the issuance of a Certificate of Appropriateness for the proposed project and include stipulations for reporting back to the City within six (6) months of completion of the mitigation measures to ensure satisfactory compliance with the Conditions.

## **Conclusion**

GPA was given the task of creating a Finding of Effects (FOE) document for a single-family residence located at 4801 Park Avenue in Yorba Linda, which was 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,” therefore making it a historical resource for the purposes of CEQA. GPA has evaluated the potential for the proposed project to have a significant effect on the environment. 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.

The proposed project includes demolishing the existing building and constructing a much larger building in its place. This building has been identified as a historical resource that will be impacted by the proposed project.

Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards (Secretary’s Standards) for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. (CCR Title 14, Chapter 3 §15064.5 (b)(3)).

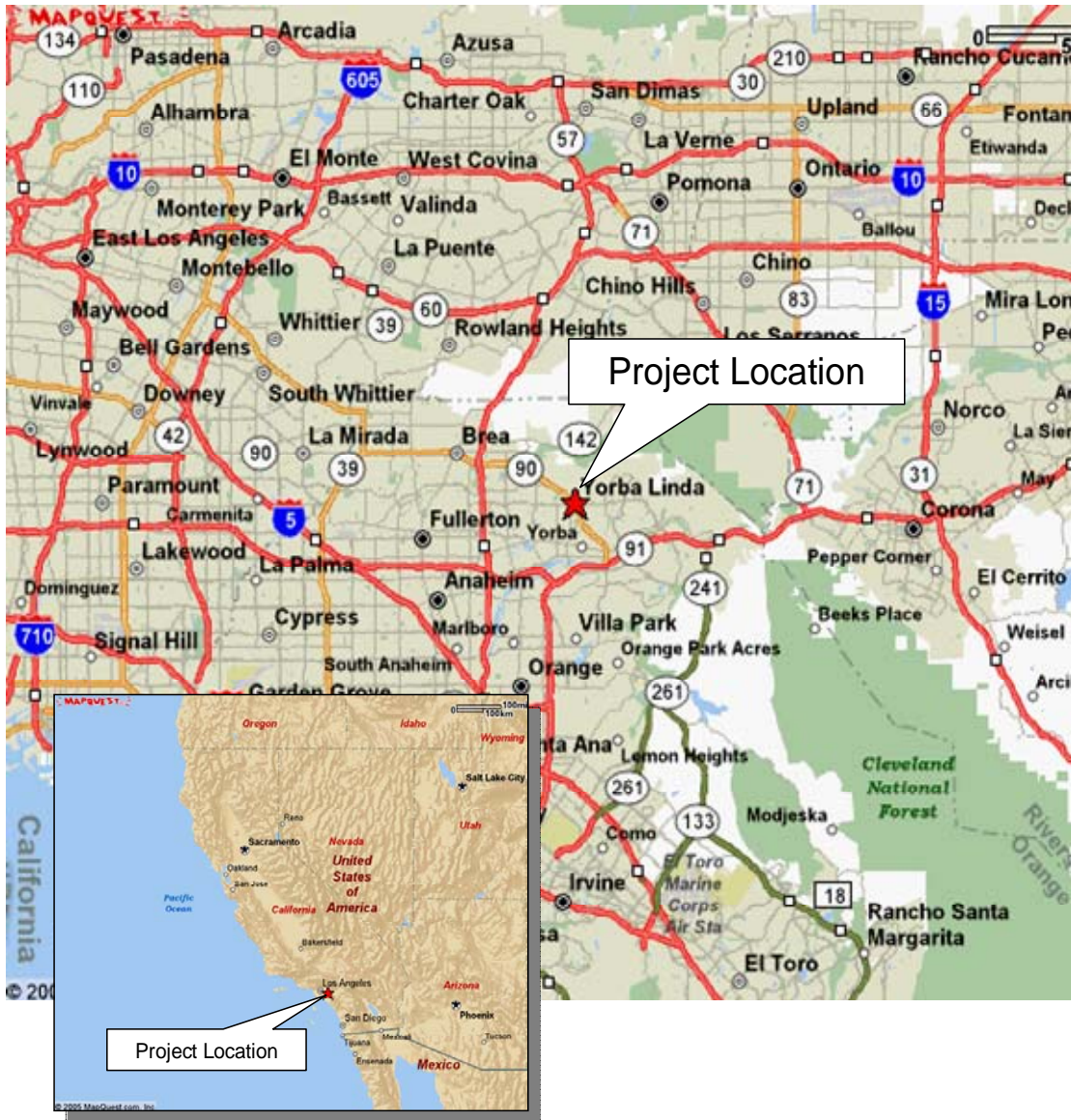
The proposed project includes demolishing the single-family residence located at 4801 Park Avenue, which was identified as a historical resource for the purposes of CEQA. **GPA has determined that, as currently proposed, the project is not consistent with the Secretary of Interior’s Standards. Thus, as proposed, the project could cause a significant impact on a historic architectural resource.**

Therefore, GPA recommends that Sylvia Chavez resolve to coordinate with the City of Yorba Linda to mitigate impacts on the historical resource to a level less than significant. Suggested alternatives to consider include: 1) modify the project plans to avoid demolition of the historical resource by reusing the existing building for its original purpose, as a single-family residence, 2) make a good faith effort to re-locate the building onto another vacant lot within the Park Avenue-Park Place Neighborhood or re-sell of the building’s historic fixtures and features, building materials, and fabric for use on other buildings, preferably within the historic district for the rehabilitation or preservation of other buildings, 3) photograph the exterior of the single-family residence and its relationship to the property before demolition, and 4) modify the proposed plans to ensure that the design of the new residence is similar in scale and overall design to the homes located in the surrounding historic district.

The above mitigation measures could reasonably be expected to reduce impacts on the 4801 Park Avenue and appear to be roughly proportional to the impacts of the proposed project. If the applicant implements these recommendations, the potential impacts would be reduced to a level of less than significant.

Because the above measures are not part of the proponents to be included in the project, GPA recommends that the City of Yorba Linda include these measures within the Conditions of Approval for the proposed project and include stipulations for reporting back to the City within six (6) months of completion of the mitigation measures to ensure satisfactory compliance with the Conditions. In addition, it is recommended that all changes made to the plans be checked by professionals at the City of Yorba Linda and/or GPA before finalization.

### 4801 PARK AVENUE PROJECT VICINITY MAP



## 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