

Page 1 of 6

\*Resource Name or #: 4801 Park Avenue, Yorba Linda, CA 92886

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_ T \_\_\_\_; R \_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_;

c. Address 4801 Park Ave. City Yorba Linda Zip 92886

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, mE \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 334-403-01

\*P3a. Description:

[note: The evaluated building 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.]

The evaluated building is located at 4801 Park Avenue in the City of Yorba Linda. Yorba Linda, which is part of Orange County, 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.

(continued on page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other: \_\_\_\_\_

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



**Figure 1**

P5b. Description of Photo: (view, Date, accession #)  
Looking at the northeast facing facade

\*P6. Date Constructed/Age and Source  
 Historic  Prehistoric  
 Both

1918  
City of Yorba Linda Historic Survey

\*P7. Owner and Address:

William and Luz Cervantes

\*P8. Recorded by:  
(Name, affiliation, and address)

Laura Gallegos, Katie Horak, Christeen Taniguchi  
Galvin & Associates  
3819 Via La Selva  
Palos Verdes, CA 90274

\*P9. Date Recorded: August 14, 2005

\*P10. Survey Type: Intensive

\*P11. Report Citation: Historic Architectural Survey Report for the proposed Planned Development Regulations for Implementation of the Yorba Linda Town Center Project Area (Galvin, 2005)

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure & Object Report  
 Archaeological Record  District Record  Linear Feature Record  Milling Station  Rock Art Record  
 Artifact Record  Photographic Record  Other (List)

DPR 523A (1/95)

\*Required Information

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**P3a continued**

This building is a two story, "Aeroplane" style Craftsman bungalow single-family residence constructed in 1913. 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. In addition there are 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 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.

B1. Historic Name: likely none

B2. Common Name: none

B3. Original Use: single-family residence

B4. Present Use: single-family residence

\*B5. Architectural Style: Craftsman Aeroplane bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

(see page 6)

\*B7. Moved?  No  Yes

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: N/A

B9a. Architect: likely none

b. Builder: unknown

\*B10. Significance: Theme: Development of Yorba Linda, Craftsman architecture Area: Yorba Linda  
in Yorba Linda

Period of Significance: 1918

Property Type: single-family residence

Applicable Criteria: 3

(Discuss Importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address Integrity.)  
(see page 4)

B11. Additional Resource Attributes: none

\*B12. References: 1980-81 Denver Miller Environmental Coalition

August 2, 2005 Yorba Linda Public Library

Orange County Directory 1933

South Orange County Directory

Historical Survey

August 3, 2005 Orange County Archives

Aerial Maps 1938, 1959

August 10, 2005 Orange County Assessor

Current Property Information

August 10, 2005 Sanborn Online

1920 Yorba Linda map

B13. Remarks: none

\*B14. Evaluator:

Laura Gallegos, Katie Horak, Christeen Taniguchi

Galvin and Associates

3819 Via La Selva

Palos Verdes, CA 90274

\*Date of Evaluation: August 14, 2005

(This space reserved for official comments)

Sketch Map with North Arrow required



[www.teraserver-usa.com](http://www.teraserver-usa.com)

aerial photograph from March 29, 2004

Page 4 of 6 \*Resource Name or #: 4801 Park Avenue, Yorba Linda, CA 92886

Recorded By: Laura Gallegos, Katie Horak, Christeen Taniguchi

Date: August 14, 2005

Continuation  Update

(from page 3)

**\*B10. Significance:**

The City of Yorba Linda is located in the northeastern section of Orange County, California. It began as an agricultural town in 1910, primarily focusing on citrus production. Yorba Linda remained small in scale until the 1960s when it experienced an intense suburban boom, and was incorporated in 1967. This is also the birthplace and childhood home of the 37<sup>th</sup> president of the United States, Richard M. Nixon. The Indians that lived in Yorba Linda were the Gabrielinos, who occupied North Orange County and Los Angeles County.

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 volunteer 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 today 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, overtaken by the shopping centers and malls of subsequent decades. However, there are still businesses such as restaurants, antique malls, beauty salons and offices in the historic core area. The former Pacific Electric Railway Depot is today a restaurant. 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.

Nathan and Ada Trueblood were the initial owners of the evaluated parcel. Nathan was a local carpenter. The Janeway family owned the building 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.

(continued to page 5)

Page 5 of 6 \*Resource Name or #: 4801 Park Avenue, Yorba Linda, CA 92886  
Recorded By: Laura Gallegos, Katie Horak, Christeen Taniguchi Date: August 14, 2005

Continuation  Update

(from page 4)

The evaluated building was constructed in the Craftsman style in 1918. 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, CA. 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 the aeroplane-style bungalow is a two-story version. 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.

#### ***California Register Evaluation***

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 appear to qualify for the California Register under Criterion 1.***

(continued to page 6)

Page 6 of 6 \*Resource Name or #: 4801 Park Avenue, Yorba Linda, CA 92886  
Recorded By: Laura Gallegos, Katie Horak, Christeen Taniguchi Date: August 14, 2005

Continuation  Update

(from page 5)

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 Craftsman style. 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." appear 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 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.

(from page 3)

**\*B6. Construction History:**

The evaluated building was constructed in 1918, according to records found in the Yorba Linda Public Library Archives. No original building permit exists for the building. The following is the only building permit found at the City of Yorba Linda Building and Safety division:

2003: Re-roof building with composition shingles