



Yorba Linda Survey:

Results

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Planning Commission Meeting November 12th

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Survey Objectives:

- Develop Historic Context Statement for Yorba Linda
- Identify Significant Resources
- Update the Previous Survey Information up to 1965
- Provide Recommendations for integrating the Survey into Planning



Yorba Linda Historic Survey



Yorba Linda Historic Survey

- Previous City Survey (1981)
- Historic Resources Element in City's General Plan (1993)
- Historic Combining Code within the City's Zoning Ordinance (2004)
- California Environmental Quality Act (CEQA)



Yorba Linda Historic Survey

- 1980- 1981 City, volunteers, funded by U.S. Dept. of Interior
- Windshield survey, advisory board, style guide, inventory
- Identified two historic districts & individual resources
- Identified problems and concerns as well as goals and objectives



Yorba Linda Historic Survey

- Located in City's General Plan
- Added in 1993
- Incorporated 1981 Survey Findings
- Clearly defines Goals, Policies, Actions, and Implementation Programs for historic preservation in the City

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Combining Zone



Yorba Linda Historic Survey

- Established in 2004
- Establishes historic designation criteria
- Establishes designation procedures
- Establishes conditional use permit requirements and design standards

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California Environmental Quality Act (CEQA)



Yorba Linda Historic Survey

- State Law; PRC Sections 21000 et seq.
- Identify, evaluate, avoid, mitigate significant impacts
- Discretionary Actions are subject to CEQA
- Determination of level of environmental documentation (ND, MND, EIR)



Yorba Linda Historic Survey

- Information Tool: NOT end all-
be all on EVERY resource
- Systematic Inventory of
Properties
- Intensive vs. Reconnaissance
surveys
- Provides information for future
decisions in planning

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Survey Area



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Methodology:

- Prepare Historic Context (major themes and trends)
- Triage all properties constructed prior to 1965
- Intensive level survey of core areas of city
- Identification of property types, integrity, and significance
- Assign State Status Codes



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Historic Context: Themes

- **Yorba Linda's Early History (1810-1906)**
- **Founding of YL & Its Early Development (1907-1928)**
- **The Great Depression and World War II (1929-1945)**
- **Post-War Residential Development (1946-1966)**
- **Significant Individuals (1907-1968)**
- **The 1970s and Beyond (1968-present)**
- **Craftsman Architecture (1905-1925)**



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Early Development of Yorba Linda

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Property Types: (1907-1928)



Yorba Linda Historic Survey

- Main Street Commercial Storefronts
- Social Infrastructural Properties in Town Center
- Residential Development
- Properties Associated with the Citrus and Avocado Industry

Early Development of Yorba Linda

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Property Types: (1907-1928)

- Main Street Commercial Storefronts



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Social Infrastructural Properties in Town Center



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Residential Development



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Properties Associated with the Citrus and Avocado Industry



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Properties Associated with the Citrus and Avocado Industry



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Great Depression & WWII

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Property Types:
(1929-1945)



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- Commercial Development of Downtown
- Agricultural Development
- Government and Infrastructure
- Residential Development

Great Depression & WWII

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Property Types:
(1929-1945)

- Commercial Development of Downtown



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Great Depression & WWII

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Property Types: (1929-1945)

- Agricultural Development



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Great Depression & WWII

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Property Types:
(1929-1945)

- Government and Infrastructure



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Great Depression & WWII

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Property Types: (1929-1945)

- Residential Development



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Great Depression & WWII

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Property Types: (1929-1945)

- Residential Development



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Post War Development/ Incorporation

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Property Types: (1946-1966)



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- Mid-Century Modern Commercial Development of Downtown
- Commercial Development Outside Town Center (shopping centers)
- Government/ Institutional
- Late 40s/ Early 50s residential
- First Residential Tract Developments
- Late 1950s/ Early 1960s Residential Developments

Post War Development/ Incorporation

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Property Types: (1946-1966)

- Mid-Century Modern Commercial Development of Downtown



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Post War Development/ Incorporation

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Property Types: (1946-1966)

- Government/ Institutional



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Post War Development/ Incorporation

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Post War Development/ Incorporation

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Property Types: (1946-1966)

- Late 1950s/ Early 1960s Residential Developments



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Post War Development/ Incorporation

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Property Types: (1946-1966)

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Evaluation Criteria



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- National Register of Historic Places
- California Register of Historical Resources
- City of Yorba Linda Historic Designation Criteria

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Historic Integrity



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- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association



Yorba Linda Historic Survey

- 1S.** Individual property listed in NR
- 3B.** Appears eligible for NR both individually and as a contributor to a NR eligible district
- 3D.** Appears eligible for NR as a contributor to a NR eligible district through survey
- 3S.** Appears eligible for NR individually
- 5D3.** Appears to contribute to a district that appears eligible for local listing/ designation
- 5S3.** Appears to be individually eligible for local listing or designation
- 5B.** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.



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6L. Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

6Z. Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.

7N. Needs to be reevaluated. This status code was given to properties that were not visible from the public right-of-way.

7R. Identified in Reconnaissance Level Survey: Not evaluated.



Yorba Linda Historic Survey

- Inventoried 2,432 properties constructed prior to 1965
- 68 Properties were previously identified or evaluated
- 5 Properties are currently listed on the National Register
- Zero Properties are Currently listed on the California Register
- Zero Properties on local register



Yorba Linda Historic Survey

- 131 properties were recorded on DPR 523A Forms
- 25 properties were recorded on DPR 523B Forms
- 1 National Register Historic District (Park Place)
- 1 local Historic District (Main Street Historic District)



Yorba Linda Historic Survey

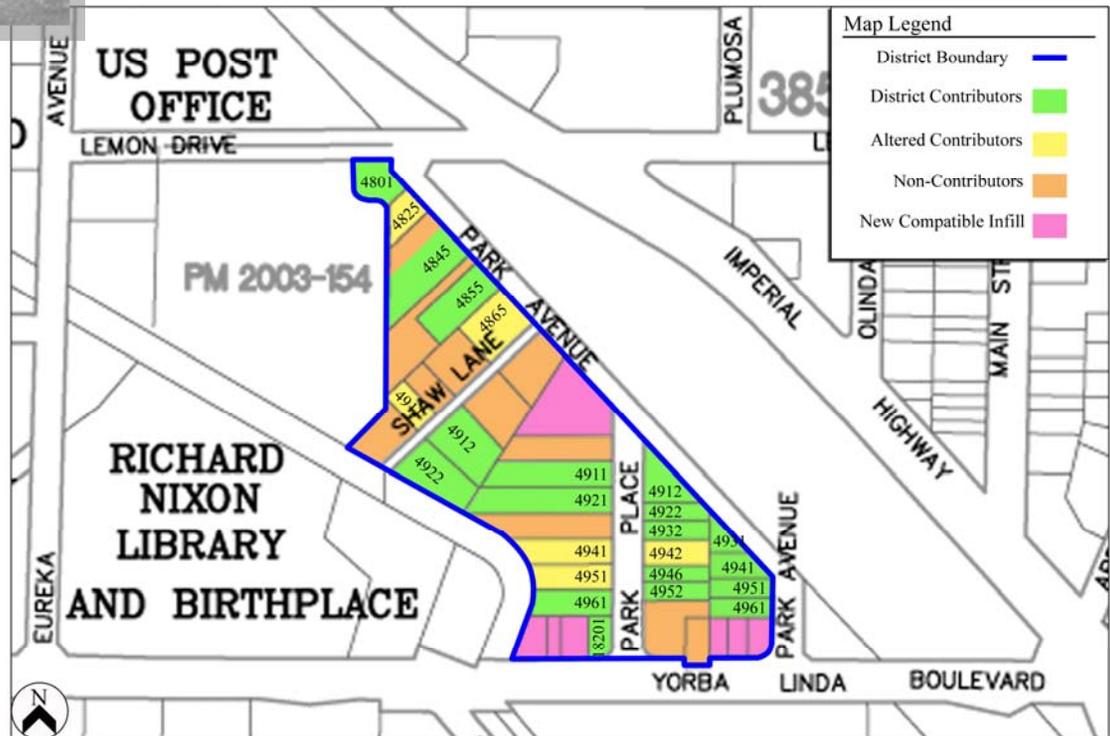
- 26 properties appear individually eligible for the local register (5S3)
- 68 properties were determined ineligible for local listing (6L)
- Approx. 2,000 properties were determined NOT significant (6Z)
- 38 properties will need to be re-evaluated (7N)

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Park Avenue Historic District

- (24) Contributing Buildings
- (16) Non-Contributing Buildings

Park Avenue - Park Place Historic District



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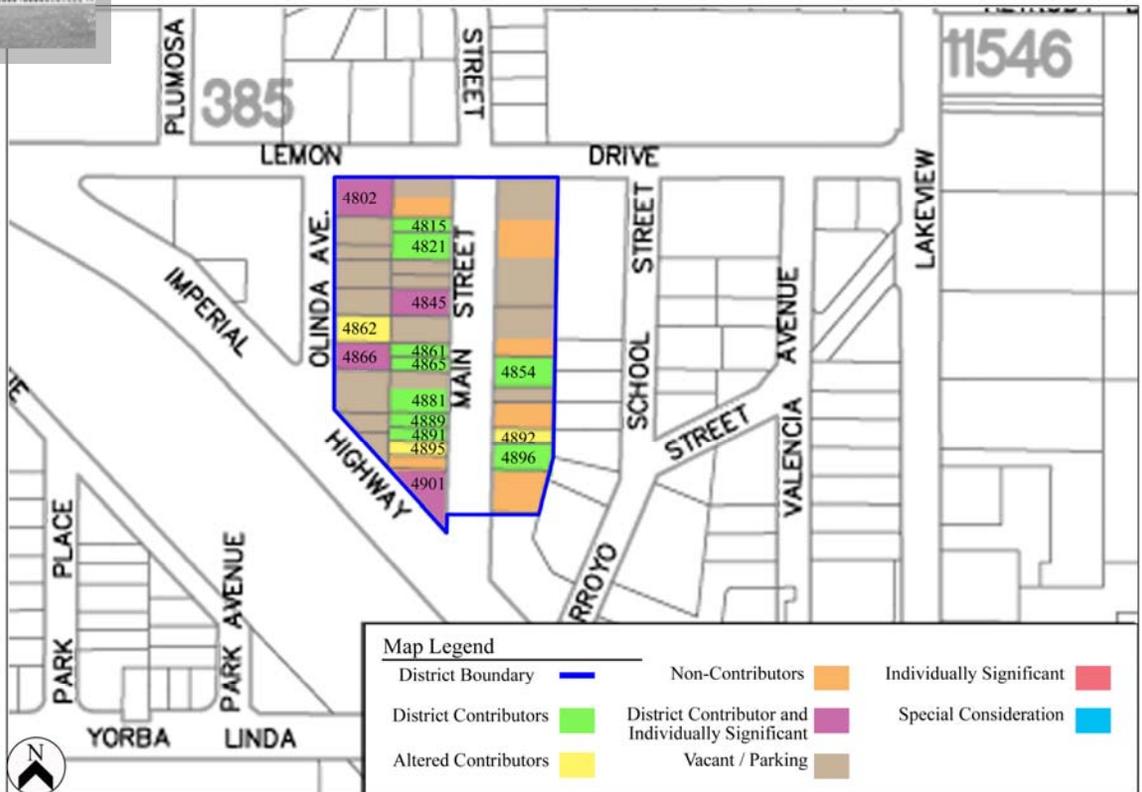
Main Street Historic District

- (16) Contributing Buildings
- (6) Non-Contributing Buildings

Main Street Historic District



Yorba Linda Historic Survey



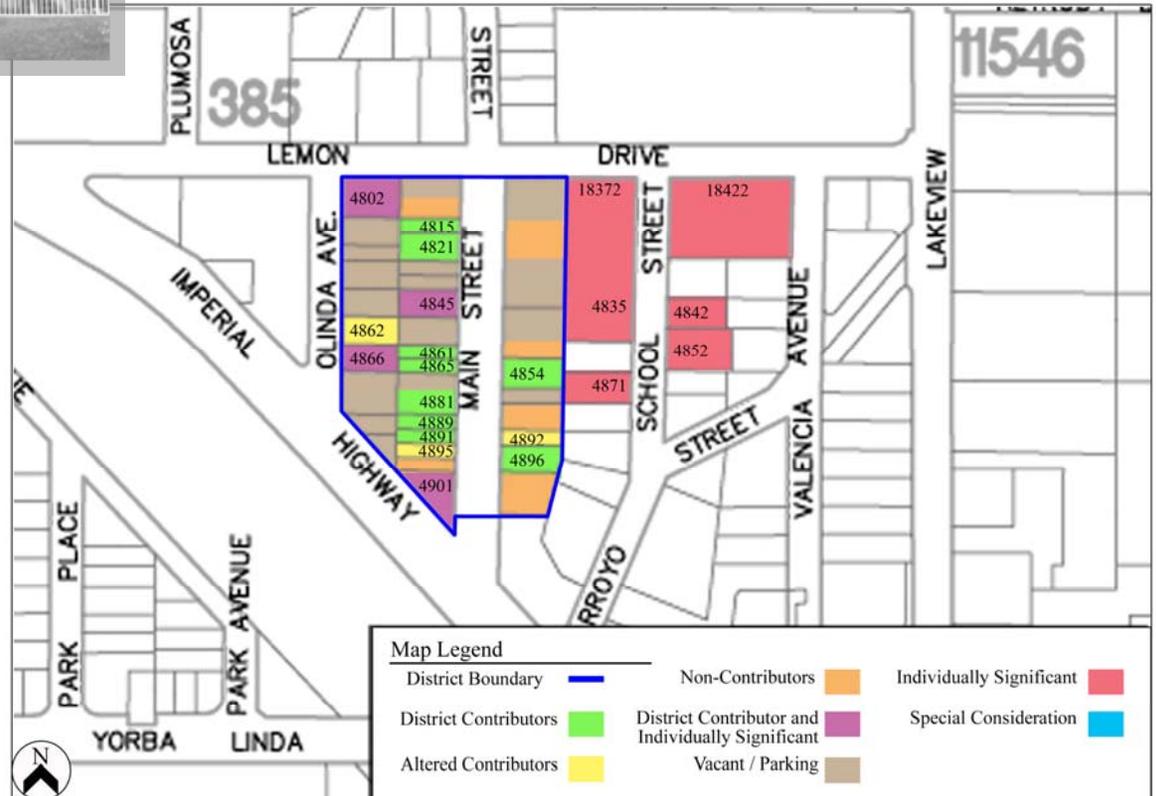
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Main Street Historic District

- (16) Contributing Buildings
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Yorba Linda Historic Survey



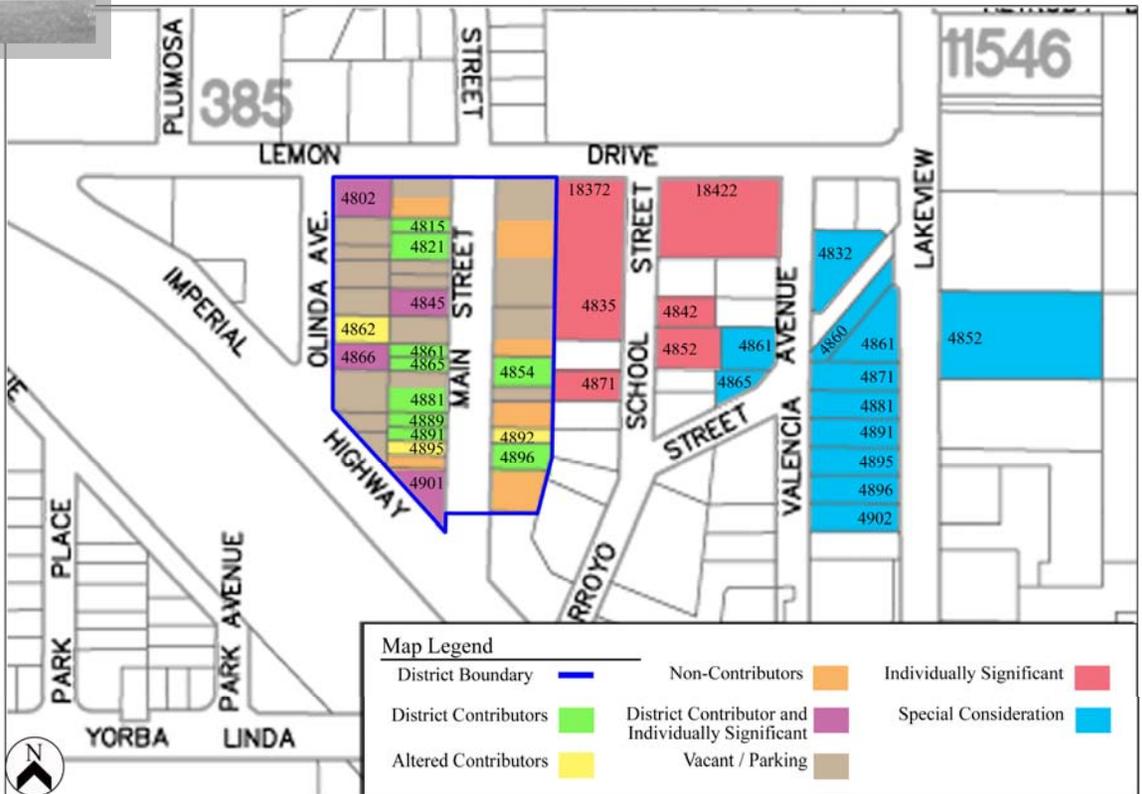
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Main Street Historic District

- (16) Contributing Buildings
- (6) Non-Contributing Buildings



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National Register Listed Properties



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- Anaheim Union Water Co. Canal and Pomegranate Road
- Bixby-Bryant Ranch House
- Richard Nixon Birthplace
- Pacific Electric Railway Company Depot (Polly's Pies)
- West Home, 4791 Palm Ave. (demolished)



Yorba Linda Historic Survey

- (12) properties previously determined eligible for the NR (updated in current survey)
- (5) buildings previously determined eligible for local (not listed- updated)
- (26) properties determined significant locally w/ current study
- (5) buildings both individually significant and district contributors
- (68) determined to warrant special consideration in local planning (6L)
- (38) will need re-evaluation

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So Now What?

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Feedback from Public:



Yorba Linda Historic Survey

- Generally Positive
- Concern over Some Properties Being Missed
- Interest in How to Treat 6L Properties
- Additional Information on Persons and Residences within Town Center Area
- Rename “Main Street Historic District” to other name “Town Center Historic District”
- Some Interest in Including School Street Properties or Lakeview Properties in local HD



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Recommendation # 1

Review existing Objectives and Goals in the City's General Plan, Revise Appropriately and Integrate into Historic Resources Element of City's General Plan.



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Recommendation # 2

Consider local designation of the recommended historic districts to establish an official register or list of historically significant properties within Yorba Linda.



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Recommendation # 3

Adopt an Historic Preservation Ordinance to establish a preservation commission/ board, designation procedures, review process, appeals, economic hardship, etc.



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Recommendation # 4

Consider defining the district areas with special signage to promote awareness and pride within the community.



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Recommendation # 5

Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation, conduct public outreach efforts and prepare fact sheets about historic preservation for owners.



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Recommendation # 6

Prepare design guidelines for the two proposed district areas to assist with the design of proposed alterations to contributing buildings, altered buildings, and compatible infill.



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Recommendation # 7

Consider preparation of a National Register Nomination for the Park Avenue District so owners may be eligible for financial incentives.



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Recommendation # 8

Post information from this survey on the City's website or otherwise make the information readily available to the public.



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Recommendation # 9

Consider providing financial incentives to property owners for the ongoing maintenance of their properties, including Mills Act and Historic Building Code.



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Recommendation # 10

Review current preservation policy and determine how to integrate the survey findings into the overall planning process including integrating design review with CEQA.



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Recommendation # 11

Establish a procedure to moving historic buildings to designated areas within the city to help protect them in the event of a proposed demolition.



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Recommendation # 12

Conduct additional research/oral history program on some of the property owners of the earliest residences and showcase some of the early families and significant individuals in Yorba Linda's history.



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Recommendation # 13

Consider establishing a downtown business district and developing a Main Street Program for the City's town center.



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Recommendation # 14

Conduct an oral history outreach project on the early residents of the City of Yorba Linda to document the city's history.

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Additional Recommendations

Recommendation # 15

Require Training for Staff
and Commissioners in
Historic Preservation;

How to implement policy,
etc.



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Additional Recommendations

Recommendation # 16

Hire a Historic Preservation Professional to Review all Projects involving historic properties in the City.



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City/ Public Participation

- Process Mapping
- Establishing Policy
- Public Input
- Streamlining CEQA project Reviews

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Questions?



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Questions?