



Historic Resources Preliminary Potential Visual Impact
Assessment Report in Support of the Historic Town
Center Master Plan Repeal, General Plan Amendment,
and Ordinance Change Project, City of San Juan
Capistrano, Orange County, California

Submitted to:

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Technical Report 19-116

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HISTORIC RESOURCES PRELIMINARY POTENTIAL VISUAL IMPACT ASSESSMENT REPORT IN SUPPORT OF THE HISTORIC TOWN CENTER MASTER PLAN REPEAL, GENERAL PLAN AMENDMENT, AND ORDINANCE CHANGE PROJECT, CITY OF SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA

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Technical Report No. 19-116

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MANAGEMENT SUMMARY

The purpose of the Historic Town Center Master Plan (HTCMP) Repeal, General Plan Amendment, and Ordinance Change Project (Project) is to eliminate inconsistencies between the HTCMP and the City of San Juan Capistrano's (City's) General Plan and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) under particular conditions within the downtown area. This will be achieved through the repeal of the HTCMP, a General Plan Amendment, and changes to the Form Based Code that was adopted in conjunction with the HTCMP. The 2012 Historic Town Center Form Based Ordinance (FBC) limits buildings in the HTCMP area to two stories with a maximum height of 35 feet. While there is a specific exception that allows hotel uses to have three stories, there is no specific height limit called out for three-story buildings. This has created uncertainty as to whether three-story buildings must adhere to the 35-foot height limit called out for two-story buildings. The proposed Project would amend the FBC to clarify that two-story buildings may be up to 35 feet in height and hotel buildings in the Town Center (TC) and Town Center Edge (TCE) area may be three stories and up to 45 feet in height. Chambers Group, Inc. (Chambers Group) has contracted PaleoWest Archaeology (PaleoWest) to provide a preliminary potential visual impacts assessment of the potential impact that newly constructed 45-foot tall buildings within the TC and TCE area may have on historic resources located within the TC and TCE area.

This report summarizes the methods and results of the historic resources preliminary potential visual impacts investigation. This investigation included conducting a records search at the South Central Coastal Information Center (SCCIC) to identify all previously recorded historic-built environment resources located within the HTC area, and a field survey of the TC and TCE area to achieve a better understanding of the general viewsheds of the TC and TCE area.

Based on a review of previously records historic-period built environment resources and observations made during the April 23, 2019 field visit, PaleoWest finds that buildings that are constructed 45-feet or higher will likely result in some level of visual impact on historic resources within the TC and TCE area. Buildings 45-feet tall or higher are inconsistent in massing to the TC and TCE area and may fundamentally affect the integrity of setting for National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) eligible/listed properties and well as properties listed on the Local Register. Please note that this study is preliminary in nature. The potential impact of any new construction on historic resources and the appropriate mitigation measures must be assessed individually on a project by project basis.

1.0 INTRODUCTION

The purpose of the Historic Town Center Master Plan (HTCMP) Repeal, General Plan Amendment, and Ordinance Change Project (Project) is to eliminate inconsistencies between the HTCMP and the City of San Juan Capistrano's (City's) General Plan and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) under particular conditions within the downtown area. This will be achieved through the repeal of the HTCMP, a General Plan Amendment, and changes to the Form Based Code that was adopted in conjunction with the HTCMP.

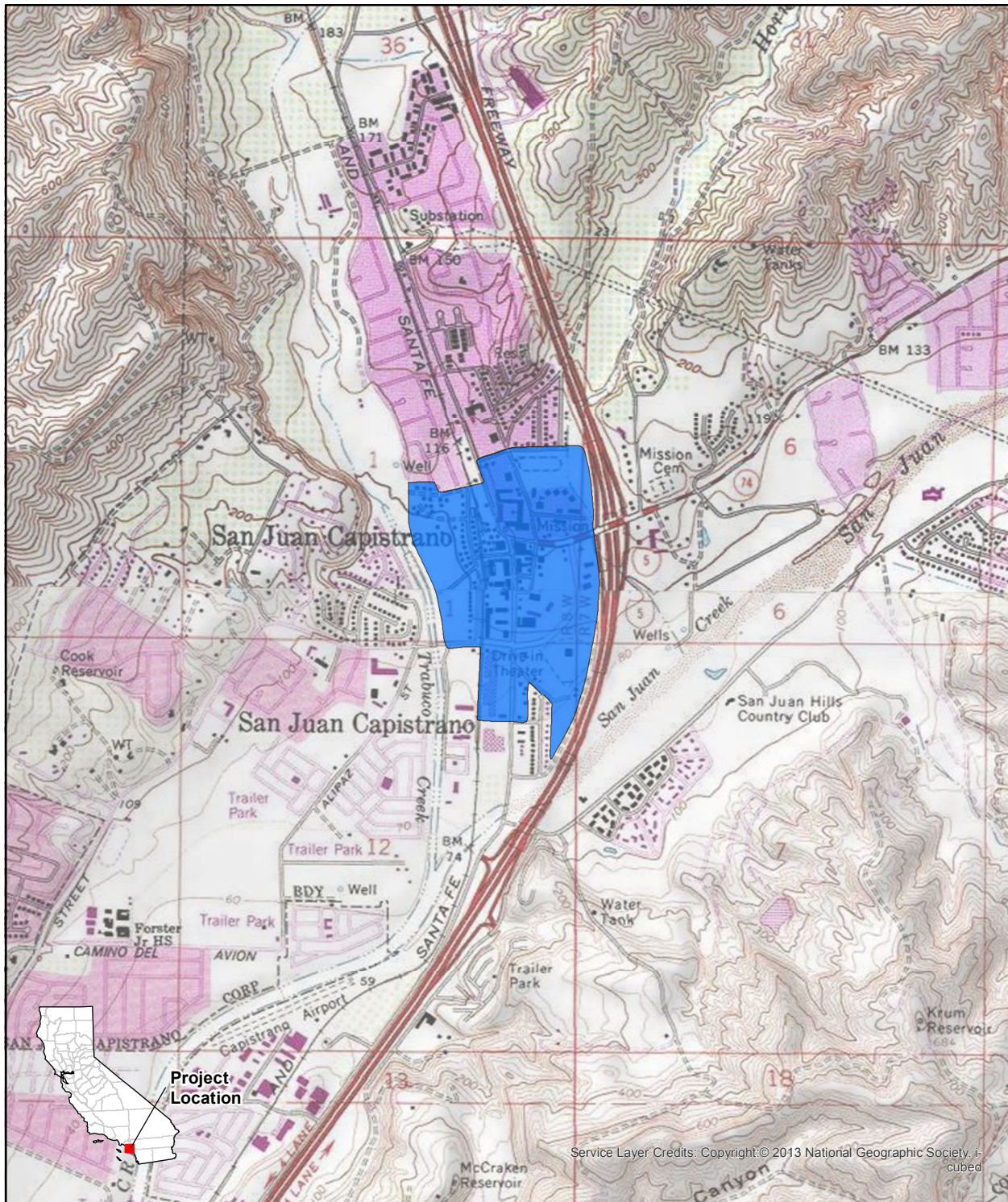
1.1 PROJECT LOCATION AND DESCRIPTION

The proposed Project is located within the City of San Juan Capistrano and consists of the Town Center (TC) and Town Center Edge (TCE) area (see Figures 1-1 and 1-2). The City encompasses approximately 14 square miles of land within southern Orange County. Cities bordering San Juan Capistrano include Mission Viejo to the north, Laguna Niguel to the north and west, and Dana Point and San Clemente to the south. The City is bordered by unincorporated County of Orange land to the east. Regional access to the Project area is provided via the San Diego (I-5) Freeway, a major highway that connects Los Angeles, Orange, and San Diego counties, Ortega Highway (SR-74) that connects to eastern Riverside County, and by Amtrak and Metrolink passenger rail service to San Diego, Los Angeles, and points north.

The Project area consists of the approximately 150 acres that comprise the TC and TCE area of downtown San Juan Capistrano. The site is generally bounded by Acjachema Street to the north, the San Diego (I-5) Freeway to the east, Avenue La Paloma and existing retail to the south, and Paseo Adelanto to the west (see Figure 2, Project Location Map). Local access to the Project area is provided via Ortega Highway (SR-74), Del Obispo Street, and Camino Capistrano.

The 2012 Historic Town Center Form Based Ordinance (FBC) limits buildings in the HTCMP area to two stories with a maximum height of 35 feet. While there is a specific exception that allows hotel uses to have three stories, there is no specific height limit called out for three-story buildings. This has created uncertainty as to whether three-story buildings must adhere to the 35-foot height limit called out for two-story buildings. The proposed Project would amend the FBC to clarify that two-story buildings may be up to 25 feet in height and hotel buildings in the TC and TCE area may be up to 35 feet in height. Chambers Group, Inc. (Chambers Group) has contracted PaleoWest Archaeology (PaleoWest) to provide a preliminary potential visual impacts assessment of the potential visual impact that newly constructed 45-foot tall buildings within the TC and TCE area may have on historic built environment resources located within the TC and TCE area.

This report documents the results of the preliminary potential visual impacts assessment investigation conducted for the proposed Project. Chapter 1 has introduced the Project location and description. Chapter 2 states the regulatory context that should be considered for the Project. Chapter 3 synthesizes the historical context of the Project area and surrounding region. The results of the cultural resource literature and records search conducted at the South Central Coastal Information Center (SCCIC) is presented in Chapter 4. The field methods employed during this investigation and findings are outlined in Chapter 5 with conclusions provided in Chapter 6. This is followed by bibliographic references. The results of the SCCIC records search are included in confidential Appendix A.



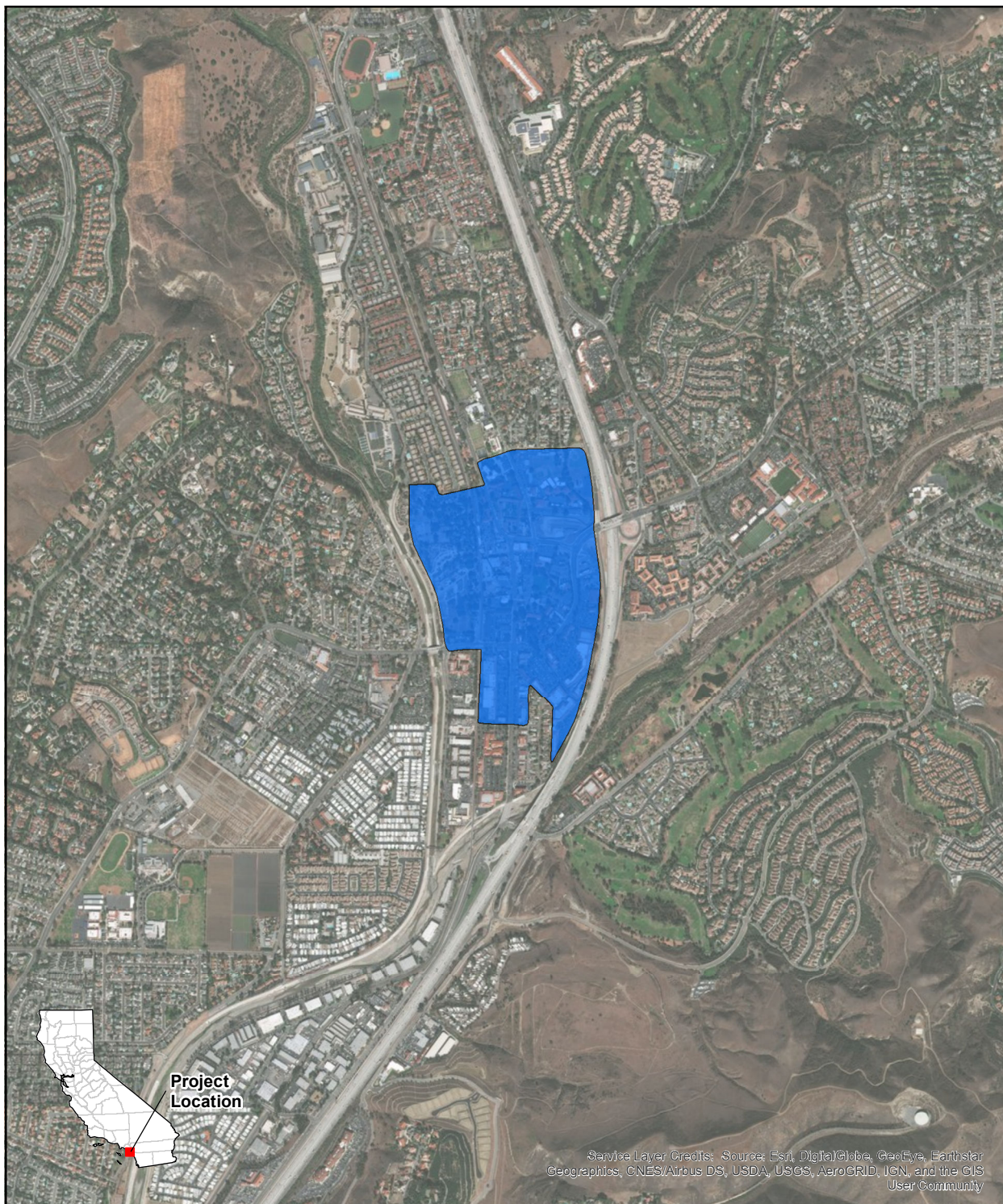
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Figure 1-1
Project Vicinity Map

USGS 7.5' Quadrangles:
San Juan Capistrano, Ca and
Dana Point, Ca, (1977, 1978)

 Project Area



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0 meters 500
1:24,000



Figure 1-2
Project Location Map

USGS 7.5' Quadrangles:
San Juan Capistrano, Ca and
Dana Point, Ca, (1977, 1978)

 Project Area

2.0 REGULATORY CONTEXT

2.1 SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

Were federal funds to be used to execute the proposed improvement, the project would be a federally licensed “undertaking” per 36 CFR 800.2(o) and subject to compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106). Under this regulation, federal agencies are required to identify cultural resources that may be affected by their project actions, assess the significance of these resources and their eligibility for inclusion on the National Register of Historic Places (NRHP) as per 16 USC 470w(5), and consult with the Advisory Council on Historic Preservation regarding project effects on significant resources. Eligibility is based on criteria defined by the Department of the Interior. Generally, districts, archaeological sites, buildings, structures, and objects that possess integrity are potentially eligible for inclusion in the NRHP under the following criteria:

- a) That are associated with events that have made a significant contribution to the broad patterns of our history
- b) That are associated with the lives of persons significant in our past
- c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- d) That have yielded, or may be likely to yield, information important in prehistory or history [36 CFR 60.4]

If a cultural resource is determined to be an eligible historic property under 36 CFR 60.4, then Section 106 requires that the effects of the proposed undertaking be assessed and considered in planning the undertaking, this includes potential visual impacts to previously recorded historic resource in the surrounding area.

To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of the aspects.

2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

Compliance with the California Environmental Quality Act (CEQA) statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project’s impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are “historically significant” resources.

CEQA defines historically significant resources as “resources listed or eligible for listing in the California Register of Historical Resources (CRHR)” (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of

location, design, setting, materials, workmanship, feeling, and association, and meets any of the following criteria for listing on the CRHR:

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 be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

The CRHR recognizes a property's historic integrity through seven aspects or qualities. These include location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of the aspects.

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then project alternatives and mitigation measures must be considered. Additionally, any proposed project that may affect historically significant cultural resources must be submitted to the State Historic Preservation Officer (SHPO) for review and comment prior to project approval by the responsible agency and prior to construction.

2.3 CITY OF SAN JUAN CAPISTRANO HISTORIC AND CULTURAL LANDMARKS

The City of San Juan Capistrano maintains an Inventory of Historic and Cultural Landmarks (Local Register) which consists of a list of structures and sites within the City that have been deemed historically and/or culturally significant at a local level, due to their architectural style and condition; association with historic persons; and/or association with historic events. Potential eligibility of a property for inclusion on the Local Register is considered based on the following three criteria:

1. A historic building, object or site is one which has been found to have significance to the community as a whole and has been officially designated on the Inventory of Historic and Cultural Landmarks by resolution of the City Council as being worthy of public interest and protection.
2. A historic district is a collection of buildings or sites which, although perhaps not all qualifying individually, as a group they have been found to have significance to the community as a whole and have also been officially designated on the Inventory of Historic and Cultural Landmarks by resolution of the City Council as being worthy of public interest and protection.
3. A building or site of distinction is one which is unique and of interest to the community as a whole and may be potentially historic. Due to perhaps age or alteration, some may not qualify for

more formal designation and protection. Others may qualify for more formal designation and protection when the owner desires to have the building or site considered for designation.

3.0 HISTORICAL OVERVIEW

The following brief historical overview was largely excerpted from the City of San Juan Capistrano General Plan (City of San Juan Capistrano 2002).

The San Juan Capistrano region was home to the Acagchermen, or Juaneno, people for centuries prior to the arrival of the Spanish in 1776. In 1776 Franciscan missionaries led by Junipero Serra established Mission San Juan Capistrano in the Capistrano Valley. The mission prospered and exerted increasing control over the local Native American population over time. After Mexico won its independence from Spain in 1821, mission lands were absorbed by the new government through the Secularization Act of 1833. Mission lands were sold or awarded to Mexican citizens and later American investors. By 1841 the community of San Juan Capistrano was declared a pueblo instead of a religious parish and shortly after the mission lands were sold to John Forster (City of San Juan Capistrano 2002).

After the end of the Mexican-American War in 1848 California became a territory of the United States and was granted statehood in 1850. In 1860 the United States government returned the San Juan Capistrano mission lands to the Catholic church. The community of San Juan Capistrano grew slowly, but the arrival of the railroad in 1881 opened the community to significant growth and change. In the early 1900s, San Juan Capistrano and its mission began to become a tourist destination. The mission itself, which had been in decline for years, began to recover under the leadership of Father John O'Sullivan in 1910. The community of San Juan Capistrano incorporated as a general law city on April 19, 1961 (City of San Juan Capistrano 2002).

4.0 RESEARCH METHODS

A records search was conducted at the SCCIC at California State University, Fullerton on April 2, 2019. This inventory effort included the Project area and a 0.25-mile radius around the Project area, collectively termed the Project study area. The objective of this records search was to identify historic-period built environment resources that have been previously recorded within the study area during prior cultural resource investigations.

4.1 NRHP AND CRHR ELIGIBLE/LISTED HISTORIC BUILT ENVIRONMENT RESOURCES

The SCCIC search included a review of all recorded historic-period built environment resources on file for the specified area. The results from the information center indicated that 40 historic-period built environment resources were previously identified within the 0.25-mile search radius. Of the 40 previously identified historic-period built environment resources, the SCCIC indicated that 34 are located within the TC and TCE. Of the 34 identified within the TC and TCE, 15 are eligible for/listed on the NRHP. No resources identified were eligible only for the CRHR. Additional research indicates that one additional NRHP eligible/listed property is located within the TC and TCE that was not identified in the records search (Manuel Garcia Adobe/ 31861 Camino Capistrano). Please see Table 4-1 and Figure 4-1 below for further information regarding these historic-period built environment resources.

Table 4-1
NRHP Eligible/Listed Historic Built Environment Resources within the TC and TCE

Map Reference No.	Primary No.	Name/Address	NRHP Eligibility
1	P-30-160088	Mission San Juan Capistrano/ 26801 Ortega Highway and 31522 Camino Capistrano	NRHP Listed
2	P-30-160106	Montenez Adobe/ 31745 Los Rios Street	NRHP Listed
3	P-30-160107	Rios Adobe/ 3178 Los Rios Street	NRHP Eligible
4	P-30-160120	Santa Fe Depot/ 26701 Verdugo Street	NRHP Eligible
5	P-30-160122	River Street	NRHP Legible
6	P-30-160123	Los Rios Street Historic District	NRHP Listed
7	P-30-160127	Domingo Yorba Adobe/ 31871 Camino Capistrano	NRHP Listed
8	P-30-160128	Blas Aguilar Adobe (Casa de Esperanza)/ 31806 El Camino Real	NRHP Listed

9	P-30-160130	Judge Richard Egan Residence/ 31829 Camino Capistrano	NRHP Listed
10	P-30-161915	Essinger Building/ 31866 Camino Capistrano	NRHP Listed
11	P-30-176615	Hot Springs Road, Ortega Highway	NRHP Listed
12	P-30-177075	Stroschein House/ 31682 El Camino Real	NRHP Listed
13	P-30-177432	El Peaon Complex/Ferris Kelly Buildings/ 26822, 26832, 26842 Ortega Highway; 31752, 31754, 31762 Camino Capistrano	NRHP Eligible
14	P-30-177441	Los Rios St	NRHP Listed
15	P-30-177442	Nick's Café, Mexico Lindo, Vaquero West	NRHP Eligible
16	-	Manuel Garcia Adobe/ 31861 Camino Capistrano	NRHP Listed



Figure 4-1

USGS 7.5' Quadrangles:
San Juan Capistrano, Ca and
Dana Point, Ca, (1977, 1978)
T8, R7&8

- Project Area
- NRHP Eligible Resource
- NRHP Listed Resource
- NRHP Listed Los Rios Street Historic District



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4.2 INVENTORY OF HISTORIC AND CULTURAL LANDMARKS LISTED RESOURCES

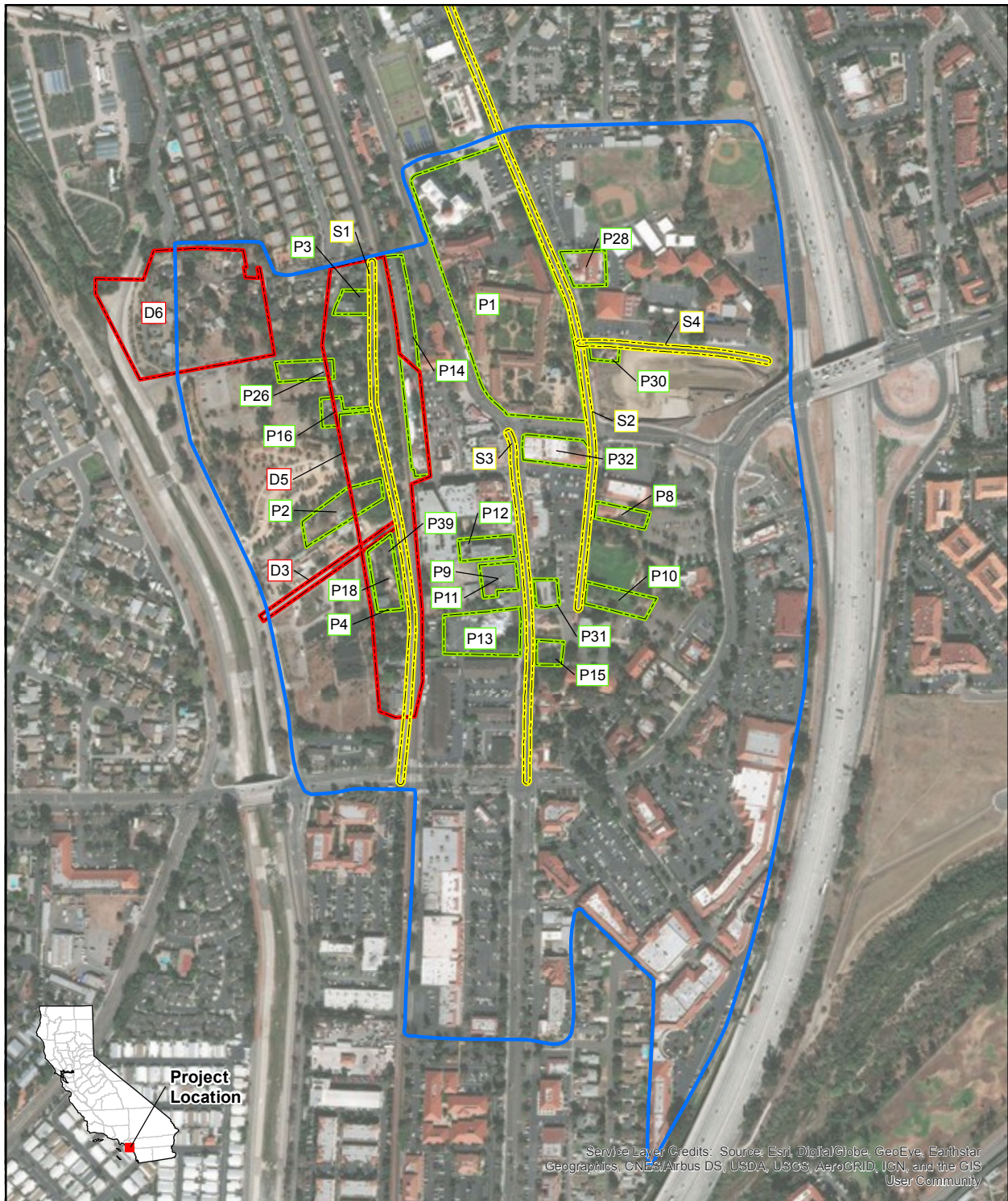
As of October 2018, which represents the most recent listing of historic and cultural landmarks available at the time of this report, the Local register includes 40 individual properties, 6 historic districts, and 4 historic streets. Of these resources listed on the Local Register 28 are located within the TC and TCE. Please see the Table 4-2 and Figure 4-2 below for further information regarding these historic-period built environment resources.

Table 4-2
Local Register Listed Historic Built Environment Resources within the TC and TCE*

Local Register No.	Name and Address
P1	Mission San Juan Capistrano/ 26801 Ortega Highway and 31522 Camino Capistrano
P2	Rios Adobe/ 3178 Los Rios Street
P3	Montenez Adobe/ 31745 Los Rios Street
P4	Silvas Adobe/ 31861 Los Rios Street
P8	Blas Aguilar Adobe (Casa de Esperanza)/ 31806 El Camino Real
P9	Manuel Garcia Adobe/ 31861 Camino Capistrano
P10	Burrue Adobe Ruins/ El Camino Real and First Street
P11	Domingo Yorba Adobe/ 31871 Camino Capistrano
P12	Juan Avila Adobe/ 31831 Camino Capistrano
P13	El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe/ 31891 Camino Capistrano
P14	Santa Fe Depot/ 26701 Verdugo Street
P15	Judge Richard Egan Residence/ 31829 Camino Capistrano
P16	Buddy Forster Residence/ 31721 Los Rios Street

P17	Frank A. Forster Mansion/ 27182 Ortega Highway
P18	The Jose Dolores Garcia/Albert Pryor House/ 31831 Los Rios Street
P26	English/Hardy House/ 26652 Ramos Street
P28	Community Christian Church/ 31612 El Camino Real
P30	Stroschein House/ 31682 El Camino Real
P31	Essinger Building/ 31866 Camino Capistrano
P32	El Peaon Complex/Ferris Kelly Buildings/ 26822, 26832, 26842 Ortega Highway; 31752, 31754, 31762 Camino Capistrano
P39	Arley Leck House/ 31865 Los Rios Street
D3	River Street (located in Los Rios Historic District)
D5	Los Rios Historic District
D6	Little Hollywood/ 31362 and 31342 Ramos Street; 26604 Mission Street
S1	Los Rios Street (from Del Obispo Street to Mission Street)
S2	El Camino Real (from Ortega Highway to Del Obispo Street)
S3	Camino Capistrano (from Ortega Highway to Del Obispo Street)
S4	Spring Street (from El Camino Real to east terminus at I-5)

*P# indicates property, D# indicates district, S# indicates street



0 feet 600
0 meters 150
1:7,200



Figure 4-2
USGS 7.5' Quadrangles:
San Juan Capistrano, Ca and
Dana Point, Ca, (1977, 1978)
T8, R7&8

- Project Area
- Local Register Listed Street
- Local Register Listed Property
- Local Register Listed District

5.0 FIELD INVESTIGATION

5.1 FIELD METHODS

A pedestrian survey of the TC and TCE was conducted by PaleoWest on April 23, 2019. During the field survey, various viewsheds within the TC and TCE were observed and photo documented to achieve a better understanding of the general viewsheds within the TC and TCE area. Some representative photos have been included below.



Figure 5-1 View of buildings located on Camino Capistrano, facing south from Mission San Juan Capistrano



Figure 5-2 View of buildings located on Camino Capistrano, facing north from Forster Street



Figure 5-3 View towards Mission San Juan Capistrano, facing west from Ortega Highway and Del Obispo Street



Figure 5-4 View of Los Rios Historic District facing north

6.0 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

6.1 CONCLUSIONS

Based on a review of previously recorded historic built environment resources and observations made during the April 23, 2019 field visit, PaleoWest finds that buildings that are constructed 45-feet or higher will likely result in some level of potentially significant and unavoidable visual impact on historic built environment resources within the TC and TCE area. The NRHP recognizes a property's historic integrity through seven aspects or qualities. These include location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of the aspects. Buildings 45-feet tall or higher are inconsistent in massing to the TC and TCE area and may fundamentally affect the integrity of setting and feeling for NRHP eligible/listed historic built environment resources and well as properties listed on the Local Register. Please note that this study is preliminary in nature. The potential impact that any new construction may have on historic resources and the appropriate mitigation measures must be assessed individually on a project by project basis. Considerations such as the proximity of the proposed project to historic resources and the design of the project must be taken into consideration in order to accurately assess the project's impact on historic resources.

6.2 POTENTIAL MANAGEMENT RECOMMENDATIONS

As noted above, this study is preliminary in nature and is not intended to serve as a definitive guide to assessing the visual impacts of new construction or mitigating potential impacts. Mitigation measures should be developed on a case-by-case basis in consultation with the lead agency and take into consideration the specific potential impacts that a project may have on the historic resources that the project may affect. A mitigation measure established for a specific project, when applied to a different project, may not mitigate the potential impacts in both cases. Potential mitigation measures for impacts on historic resources may include, but are not limited to, the following:

Prior to the approval of discretionary entitlements and associated CEQA review for future site-specific development associated with the Project area that either 1) impacts an historic structure or 2) is located adjacent to an historic structure, the project applicant shall complete, or cause to be completed the following:

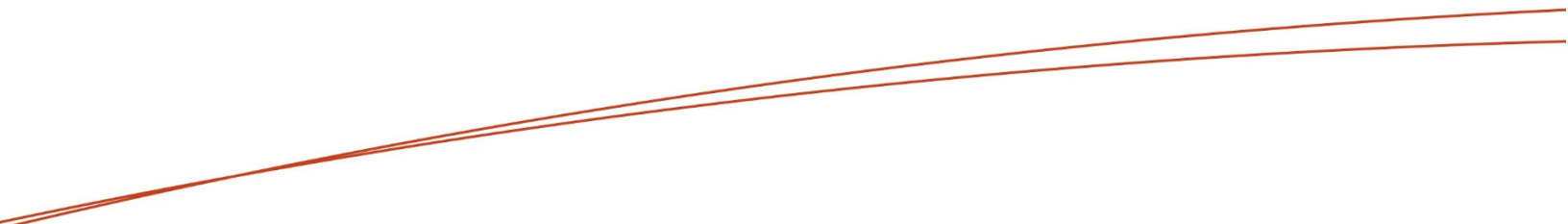
- a. Prepare a historic resources evaluation to provide an updated historic integrity evaluation of the historic site pursuant to the requirements of the CEQA Guidelines, the National Register of Historic Places criteria and the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation (often referred to as "HABS documentation"). In the event the evaluation concludes the site retains its historic integrity, the requirements governing the significance of impacts and mitigation of impacts to historical resources set forth in CEQA Guidelines Sections 15064.5 (b) and 15126.4(b) shall be addressed in the CEQA document prepared for the project. In the event the evaluation concludes the site does not retain its integrity, then the City shall submit the report to the California Office of Historic Preservation for a concurrence determination pursuant to National Register of Historic Places procedures.
- b. For buildings or improvements proposed adjacent to an historic structure listed in the National Register of Historic Places, site-specific development plans shall be evaluated to determine if the design of the proposed structures is compatible with the adjacent historic resource in accordance with the Secretary of the Interior's Standards and CEQA Guidelines Section 15064.5(b) and 15126.4(b). Stringent design guidelines shall be required for projects located adjacent to historic buildings taking into account the potential for indirect and visual impacts. Mitigation measures must be recommended and incorporated into future site specific projects to reduce indirect visual impacts as part of the discretionary entitlement and CEQA review process. Specific measures may include but are not limited to re-orienting or adjusting the location of proposed buildings or improvements; incorporating features and elements consistent with architectural design guidelines; reducing the height and/or massing of the proposed structures or buildings; increased setbacks and screening of the structure with native trees.

7.0 REFERENCES

City of San Juan Capistrano

2002 *City of San Juan Capistrano General Plan*. City of San Juan Capistrano, May 7, 2002

2018 *Inventory of Historic and Cultural Landmarks*. October 2018.



Appendix A. Records Search Results (Confidential)

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-150054		Resource Name - Love House; Other - zip 92675; Other - P-30-176991	Building	Historic	HP02 (Single family property)	1995 (D. Slawson, Greenwood and Associates)	OR-01553, OR-03942
P-30-150081		Resource Name - Hugo Forster Home	Building	Historic	HP02 (Single family property)	1977	LA-10430, OR-00329, OR-03790, OR-03861
P-30-150082		Resource Name - Old Zanja Cistern; Other - zip 92675	Structure	Historic	AH06 (Water conveyance system)	1977; 2006 (R. Mason, ECorp)	LA-10430, OR-00329, OR-03508, OR-03861
P-30-160088		OHP Property Number - 039456; Resource Name - Mission San Juan Capistrano; CHL - 200; Other - zip 92675	Building	Historic	HP16 (Religious building)	1936 (John Samuel Fox, CA Dept of Natural Resources Division of Parks); 1970 (Kenneth E. Ford, OC General Planning Program); 1980 (J. Arbuckle)	OR-03942
P-30-160106		OHP Property Number - 039475; Resource Name - Montanez Adobe; Other - zip 92675	Building	Historic	HP44 (Adobe building/structure)	1975 (W. W. McKinley, Historical Society of San Juan Capistrano)	OR-03510, OR-03942
P-30-160107		OHP Property Number - 039476; Resource Name - Rios Adobe; Other - zip 92675	Building	Historic	HP44 (Adobe building/structure)	1975 (McKinley, W. W., Historical Society of San Juan Capistrano)	
P-30-160120		OHP Property Number - 039489; Resource Name - Sarducci's Capistrano Depot; Other - Santa Fe Depot; Other - Sarducci's Restaurant; Other - zip 92675	Building, Element of district	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	OR-04186
P-30-160122		OHP Property Number - 039491; Resource Name - River St; Other - zip 92675	Structure, Element of district	Prehistoric, Historic	AH07 (Roads/trails/railroad grades); HP37 (Highway/trail)	2011 (Sherri Gust, Cogstone)	
P-30-160123		OHP Property Number - 039492; Resource Name - Los Rios Street Historic District; Other - zip 92675	District	Historic		1976 (Byrnes, Ilse, San Juan Capistrano Historic Society)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-160126		OHP Property Number - 039495; Resource Name - Frank A Forster House; Other - Forster Mansion; Other - SJC5; Voided - 30-150084	Building	Historic	HP02 (Single family property)	1977; 1984 (Ilse M. Byrnes); 1985 (Stephen R. Van Wormer, ARMC); 2006 (Mitch Stone, Judy Triem, San Buenaventura Research Associates)	OR-00329, OR-00956, OR-03508, OR-03942
P-30-160127		OHP Property Number - 039496; Resource Name - Domingo Yorba Adobe & Casa Manuel Garcia; Other - zip 92675; Other - NRHP Building #82002222	Building	Historic	HP02 (Single family property); HP44 (Adobe building/structure)	1981 (Ilse M. Byrnes, San Juan Capistrano Historical Society); 2011 (Amy Glover, Cogstone Resource Management)	OR-03942
P-30-160128		OHP Property Number - 039497; Resource Name - Blas Aguilar Adobe, Casa Esperanza; Other - Casa De Esperanza; Other - Blas Aguilar Adobe; Other - zip 92675	Building, Structure	Historic	HP02 (Single family property); HP44 (Adobe building/structure) - Adobe Building	1988 (Stephen R. Van Wormer, LSA and Associates, Inc); 1990 (Byrnes, Ilse M.); 2007 (Lichtenstein, Robert J., Applied Earthworks, Inc.)	OR-00898, OR-03765, OR-03942, OR-04186
P-30-160130		OHP Property Number - 039499; Resource Name - Harmony Hall, Egan Residence; Other - Egan Residence; Other - Harmony Hall; Other - zip 92675	Building	Historic	HP02 (Single family property)	2011 (Teri Delcamp,, City Historian)	OR-01057
P-30-161915		OHP Property Number - 076136; Resource Name - Esslinger Bldg; Other - zip 92675	Building	Historic	HP06 (1-3 story commercial building)	1987 (Ilse M. Byrnes, Historical Society of San Juan Capistrano); 1988 (Stephen R. Van Wormer, LSA and Associates, Inc.); 2011 (Amy Glover, Cogstone)	OR-00898, OR-03942, OR-04186
P-30-162531		OHP Property Number - 098189; Resource Name - San Juan Capistrano Mission Cemetery; Other - zip 92675	Other	Historic	HP40 (Cemetery)	1985 (S. Van Wormer, ARMC); 2006 (M. Stone, J. Triem, San Buenaventura Research Associates)	LA-10430, OR-03508, OR-03861
P-30-176615		OHP Property Number - 181624; Resource Name - Hot Springs Rd, Ortega Hwy; Other - State Route 74 (SR-74)	Structure	Historic	HP37 (Highway/trail)	1976 (I. Byrnes, San Juan Capistrano Historical Society); 2008 (Supernovicz, Dana E., Caltrans)	LA-10430, OR-03134, OR-03588, OR-03666, OR-03856, OR-03861, OR-03915

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-176663		OHP Property Number - 144278; Resource Name - Atchison, Topeka & Santa Fe RR, Burlington Northern Santa Fe RR; Other - Burlington Northern Santa Fe; Other - Metrolink Railroad; Voided - 30-176664; Other - CRM TECH 789-50H & 951-1H; Other - California Southern Railroad	Structure	Historic	HP37 (Highway/trail) - Railroad; HP39 (Other)	2002 (D. Ballester, CRM Tech); 2002 (Bai Tang and Josh Smallwood, CRM Tech); 2007 (S. McCormick); 2012 (MK Meiser, AECOM); 2016	LA-07871, LA-08158, OR-03383, OR-03517, OR-03519, OR-03551, OR-03555, OR-03573, OR-03747, OR-03797, OR-03822, OR-03835, OR-03864, OR-03866, OR-03905, OR-03910, OR-03916, OR-03919, OR-03929, OR-03942, OR-03983, OR-04020, OR-04045, OR-04058, OR-04074, OR-04096, OR-04131, OR-04154, OR-04156, OR-04169, OR-04182, OR-04186, OR-04217, OR-04229, OR-04257, OR-04290, OR-04292, OR-04331, OR-04367, OR-04374, OR-04385, OR-04404, OR-04457
P-30-176700		OHP Property Number - 144271; Resource Name - Former CSRR / AT&SF RR (segment)	Structure	Historic	HP39 (Other) - Railroad	2003 (R. Shepard, BonTerra)	OR-03969, OR-04374
P-30-176807		Resource Name - Trabuco Creek Bridge; Other - Del Obispo Bridge	Structure	Historic	HP19 (Bridge)	2006 (C. Demcak, ARMC)	OR-04176, OR-04374
P-30-176991		Resource Name - Jose Dolores Yorba House; Other - Charles Love House; Other - zip 92675; Other - P-30-150054	Building	Historic	HP02 (Single family property)	1988 (Stephen R. Van Wormer, LSA and Associates, Inc.)	OR-00898, OR-03942

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177075		OHP Property Number - 172634; Resource Name - Carl Stroschein House, The Little Yellow House; Other - Stroschein; Other - zip 92675	Building	Historic	HP02 (Single family property)	2008 (Ilse M. Byrnes); 2011 (Amy Glover, Cogstone)	
P-30-177426		Resource Name - Birtcher-Pacific Bldg & Plaza; Other - site of former Casa Grande	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177427		Resource Name - Camino Plaza	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177428		Resource Name - Camino Real Playhouse; Resource Name - Pacific Bell Bldg	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177429		Resource Name - Ortega's Capistrano Trading Post; Resource Name - Old Mission Trading Post	Building	Historic	HP06 (1-3 story commercial building)	2011 (Jan Siegel, Teri Delcamp, City of San Juan Capistrano)	
P-30-177430		Resource Name - El Adobe Plaza Ph 1	Building	Historic	HP06 (1-3 story commercial building)	2011 (Jan Siegel & Teri Delcamp, City of San Juan Capistrano)	
P-30-177431		Resource Name - El Adobe Plaza Ph 2	Building	Historic	HP06 (1-3 story commercial building)	2011 (Jan Siegel, Teri Delcamp, City of San Juan Capistrano)	
P-30-177432		Resource Name - Ferris-Kelly Complex, El Peon	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177433		Resource Name - Proctor-Stafford Buildings; Resource Name - Old Barn Antiques Mall	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust and Amy Glover, Cogstone)	
P-30-177434		Resource Name - Pedro's Tacos; Resource Name - Mission Taco; Resource Name - Green Burrito	Building	Historic	HP06 (1-3 story commercial building)	2011 (Jan Siegel, Teri Delcamp, City of San Juan Capistrano)	
P-30-177435		Resource Name - Provincial Bldg, Provincial-Romer Bldg; Other - Kelly & Romer Bldg; Other - zip 92675	Building	Historic	HP06 (1-3 story commercial building); HP14 (Government building)	2011 (Jan Siegel, Teri Delcamp, City of San Juan Capistrano)	
P-30-177436		Resource Name - Pryor/Liberado & Florio Garcia House	Building	Historic	HP02 (Single family property); HP06 (1-3 story commercial building)	2011 (Jan Siegel, Teri Delcamp, City of San Juan Capistrano)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177437		Resource Name - Swallows Inn	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177438		Resource Name - Union Bank, San Juan Capistrano Bank	Building	Historic	HP06 (1-3 story commercial building)	2011 (Sherri Gust, Cogstone)	
P-30-177439		Resource Name - Camino Capistrano; Other - Central St	Structure	Historic	HP37 (Highway/trail)	2011 (Sherri Gust, Cogstone)	
P-30-177440		Resource Name - El Camino Real; Other - Calle Principal; Other - Occidental St	Structure	Historic	HP37 (Highway/trail)	2011 (Sherri Gust, Cogstone)	
P-30-177441		Resource Name - Los Rios St	Structure	Historic	HP37 (Highway/trail)	2011 (Sherri Gust, Cogstone)	
P-30-177442		Resource Name - Nick's Café, Mexico Lindo, Vaquero West; Other - Mexico Lindo; Other - Vaquero West	Building	Historic	HP02 (Single family property); HP06 (1-3 story commercial building)	2008 (Teri Delcamp, City of San Juan Capistrano)	
P-30-179861		Resource Name - Spring St	Structure	Historic	HP37 (Highway/trail)	2006 (M. Stone, J. Triem, San Buenaventura Research Associates)	OR-03508, OR-03942
P-30-179862		Resource Name - San Juan Elementary School	Building	Historic	HP14 (Government building)	2006 (M. Stone, J. Triem, San Buenaventura Research Associates)	OR-03942

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PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS.....	NAMES.....	CITY NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CR1			
167554		201 W MARQUITA		SAN CLEMENTE	P	1927	HIST. SURV.	2672-0018-0199	09/25/06	5D2	A			
							HIST. SURV.	2672-0003-0050	12/31/95	3D	A			
167555		204 W MARQUITA		SAN CLEMENTE	P	1928	HIST. SURV.	2672-0020-0138	09/25/06	3D	A			
							HIST. SURV.	2672-0018-0200	09/25/06	3D	A			
							HIST. SURV.	2672-0003-0051	12/31/95	3D	A			
167587		222 W MARQUITA		SAN CLEMENTE	P	1948	HIST. SURV.	2672-0018-0201	09/25/06	5D2	A			
							HIST. SURV.	2672-0013-0000	12/31/95	6L	A			
167574		230 W MARQUITA	SWIGART HOUSE	SAN CLEMENTE	P	1929	HIST. SURV.	2672-0020-0139	09/25/06	3D	AC			
							HIST. SURV.	2672-0018-0202	09/25/06	3D	AC			
							HIST. SURV.	2672-0003-0003	12/31/95	3B	A			
167739		236 W MARQUITA		SAN CLEMENTE	P	1928	HIST. SURV.	2672-0020-0140	09/25/06	3D	AC			
							HIST. SURV.	2672-0018-0203	09/25/06	3D	AC			
167571		267 W MARQUITA		SAN CLEMENTE	P	1927	HIST. SURV.	2672-0020-0141	09/25/06	3D	AC			
							HIST. SURV.	2672-0018-0204	09/25/06	3D	AC			
							HIST. SURV.	2672-0003-0066	12/31/95	3B	A			
167561		104 W PASEO DE CRISTOBAL		SAN CLEMENTE	P	1929	HIST. SURV.	2672-0020-0147	09/25/06	3D	A			
							HIST. SURV.	2672-0018-0024	09/25/06	3D	A			
							HIST. SURV.	2672-0003-0056	12/31/95	3D	A			
167562		114 W PASEO DE CRISTOBAL		SAN CLEMENTE	P	1929	HIST. SURV.	2672-0020-0148	09/25/06	3D	A			
							HIST. SURV.	2672-0018-0036	09/25/06	3D	A			
							HIST. SURV.	2672-0003-0057	12/31/95	3D	A			
148706			FISHERMAN'S RESTAURANT AND BAR	(VIC) SAN CLEMENT	M		HIST. RES.	DOE-30-03-0024-0000	11/14/03	6Y				
							PROJ. REVW.	FHWA030903C	11/14/03	6Y				
148705	30-176664		METROLINK / BURLINGTON NORTHERN SA	(VIC) SAN CLEMENT	P	1882	HIST. RES.	DOE-30-03-0023-0000	11/14/03	6Y				
							PROJ. REVW.	FHWA030903C	11/14/04	6Y				
144271			ATCHISON TOPEKA & SANTA FE SURFLIN	SAN JUAN CAPISTRA	U	1887	HIST. RES.	DOE-30-03-0015-0000	10/29/03	6Y				
							PROJ. REVW.	FHWA030815A	10/29/03	6Y				
065291	30-161806		GOODWIN-ROSENBAUM HOUSE	SAN JUAN CAPISTRA	U		HIST. RES.	DOE-30-87-0001-0000	08/12/87	2S2	C			
							PROJ. REVW.	FHWA870720A	08/12/87	2S2	C			
087652	30-162255		SAN JUAN CREEK BRIDGE, AT & SF RR	SAN JUAN CAPISTRA	P	1917	HIST. RES.	DOE-30-93-0002-0000	02/18/94	6Y				
							PROJ. REVW.	COE931220C	02/18/94	6Y				
039498	30-160129	32701 ALIPAZ ST	CONGDON, JOEL R., RESIDENCE	SAN JUAN CAPISTRA	P	1876	HIST. RES.	NPS-02000801-9999	07/22/02	1S	B			
							NAT. REG.	30-0054	03/29/02	3S	B			
							ST. FND. PRG	619.0-HP-88-30-007	12/19/88	7L				
							HIST. SURV.	2675-0013-0000		7N				
133039		32701 ALIPAZ ST	STORAGE BARN	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0003	07/22/02	6X				
133037		32701 ALIPAZ ST	CONGDON, JOEL R., WATER TOWER	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0001	07/22/02	1D	B			
133040		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0004	07/22/02	6X				
133041		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0005	07/22/02	6X				
133042		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0006	07/22/02	6X				
133038		32701 ALIPAZ ST	FRUIT STAND	SAN JUAN CAPISTRA	M		HIST. RES.	NPS-02000801-0002	07/22/02	6X				
154951		32122 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST. RES.	DOE-30-05-0004-9999	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154952		32152 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST. RES.	DOE-30-05-0004-0001	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154953		32162 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST. RES.	DOE-30-05-0004-0002	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154954		32172 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1954	HIST. RES.	DOE-30-05-0004-0003	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154955		32192 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST. RES.	DOE-30-05-0004-0004	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154956		32212 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST. RES.	DOE-30-05-0004-0005	05/10/05	6Y				
							PROJ. REVW.	FHWA050418D	05/10/05	6Y				
154957		32222 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST. RES.	DOE-30-05-0004-0006	05/10/05	6Y				

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PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS			
154958		32232 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	PROJ.REVW.	FHWA050418D	05/10/05	6Y			
							HIST.RES.	DOE-30-05-0004-0007	05/10/05	6Y			
154959		32242 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	PROJ.REVW.	FHWA050418D	05/10/05	6Y			
							HIST.RES.	DOE-30-05-0004-0008	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
154961		32252 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST.RES.	DOE-30-05-0004-0010	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
154960		32262 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1954	HIST.RES.	DOE-30-05-0004-0009	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
154962		32282 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0011	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
154963		32292 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0012	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
154964		32302 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0013	05/10/05	6Y			
							PROJ.REVW.	FHWA050418D	05/10/05	6Y			
098189	30-162531	AVENIDA LOS CERRITOS	SAN JUAN CAPISTRANO MISSION CEMETE	SAN JUAN CAPISTRA		1868	PROJ.REVW.	FHWA950809D	11/13/95	6Y			
039456	30-160088	CAMINO CAPISTRANO	MISSION SAN JUAN CAPISTRANO	SAN JUAN CAPISTRA	P	1776	ST.FND.PR	619.0-HP-88-30-009	12/19/88	7L			
							HIST.RES.	NPS-71000170-0000	09/03/71	1S			
							HIST.SURV.	2675-0001-0000	09/03/71	1S			
							HIST.RES.	SHL-0200-0000	06/20/35	7L			
153130		29943 CAMINO CAPISTRANO	WILLIAMS, ROGER Y., HOUSE / SWANNE	SAN JUAN CAPISTRA	M	1916	HIST.RES.	NPS-06001237-0000	01/10/07	1S			
							NAT.REG.	30-0077	10/27/06	1S			
164752		29943 CAMINO CAPISTRANO	GARAGE / WILLIAMS, ROGER Y., HOUSE	SAN JUAN CAPISTRA	P	1923	HIST.RES.	NPS-06001237-0001	01/10/07	1D			
164753		29943 CAMINO CAPISTRANO	WATER TOWER / WILLIAMS, ROGER Y.,	SAN JUAN CAPISTRA	P	1923	HIST.RES.	NPS-06001237-0002	01/10/07	1D			
039496	30-160127	31781 CAMINO CAPISTRANO	DOMINGO YORBA ADOBE/CASA GARCIA AD	SAN JUAN CAPISTRA	P	1860	HIST.RES.	NPS-82002222-0000	02/04/82	1S			
076136	30-161915	31866 CAMINO CAPISTRANO	ESSLINGER BUILDING	SAN JUAN CAPISTRA	P	1938	HIST.RES.	NPS-88000557-0000	05/16/88	1S			
039499	30-160130	31879 CAMINO CAPISTRANO	JUDGE RICHARD EGAN HOUSE	SAN JUAN CAPISTRA	P	1883	ST.FND.PR	619.0-HP-88-30-008	12/19/88	3			
							HIST.SURV.	2675-0014-0000		3S			
167826		31562 EL CAMINO REAL	SAN JUAN ELEMENTARY SCHOOL	SAN JUAN CAPISTRA	M	1920	ST.PT.INT.	30-0093	12/01/11	7J			
							PROJ.REVW.	FHWA070723A	08/20/07	6Y			
							HIST.RES.	DOE-30-07-0001-0000	08/20/07	6Y			
172634		31682 EL CAMINO REAL	CARL STROSCHEIN HOUSE/THE LITTLE Y	SAN JUAN CAPISTRA	P	1927	HIST.RES.	NPS-09000823-0000	10/14/09	1S			
							NAT.REG.	30-0084	07/21/08	3S			
039497	30-160128	31806 EL CAMINO REAL	CASA DE ESPERANZA/BLAS AGUILAR ADO	SAN JUAN CAPISTRA	M	1794	HIST.RES.	NPS-90001484-0000	10/01/90	1S			
							HIST.SURV.	2675-0012-0000	10/01/90	1S			
							NAT.REG.	30-0005	10/01/90	1S			
							ST.FND.PR	619.0-HP-88-30-005	12/19/88	7L			
098185	30-162530	31620 GANADO RD		SAN JUAN CAPISTRA			PROJ.REVW.	FHWA950809D	11/13/95	6Y			
039467	30-160098	LOS RIOS ST	RAILROAD UTILITY BUILDING	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0006	04/04/83	1D			
039477	30-160108	LOS RIOS ST	RIOS ADOBE UTILITY STRUCTURE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0016	04/04/83	1D			
039492	30-160123	LOS RIOS ST	LOS RIOS STREET HISTORIC DISTRICT	SAN JUAN CAPISTRA	P	0000	HIST.RES.	NPS-83001216-9999	04/04/83	1S			
039489	30-160120	LOS RIOS ST	SANTE FE DEPOT	SAN JUAN CAPISTRA	P	1894	HIST.RES.	NPS-83001216-0028	04/04/83	1D			
039488	30-160119	LOS RIOS ST	OLD SHED	SAN JUAN CAPISTRA	P	1895	HIST.RES.	NPS-83001216-0027	04/04/83	1D			
039468	30-160099	31600 LOS RIOS ST	CLIFF BLANK HOUSE #1	SAN JUAN CAPISTRA	P	1908	HIST.RES.	NPS-83001216-0007	04/04/83	1D			
039469	30-160100	31631 LOS RIOS ST	CLIFF BLANK HOUSE #2	SAN JUAN CAPISTRA	P	1946	HIST.RES.	NPS-83001216-0008	04/04/83	1D			
039470	30-160101	31661 LOS RIOS ST	LABAT HOUSE	SAN JUAN CAPISTRA	P	1887	HIST.RES.	NPS-83001216-0009	04/04/83	1D			
039471	30-160102	31665 LOS RIOS ST	OLIVARES-MESA HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0010	04/04/83	1D			
039472	30-160103	31701 LOS RIOS ST	STANFIELD HOUSE	SAN JUAN CAPISTRA	P	1925	HIST.RES.	NPS-83001216-0011	04/04/83	1D			
039473	30-160104	31711 LOS RIOS ST	TRULIS HOUSE	SAN JUAN CAPISTRA	P	1910	HIST.RES.	NPS-83001216-0012	04/04/83	1D			
039466	30-160097	31712 LOS RIOS ST	CLARENCE LOBO HOUSE	SAN JUAN CAPISTRA	P	1910	HIST.RES.	NPS-83001216-0005	04/04/83	1D			
039465	30-160096	31720 LOS RIOS ST	FRANK VELASQUEZ HOUSE	SAN JUAN CAPISTRA	P	1922	HIST.RES.	NPS-83001216-0004	04/04/83	1D			
039464	30-160095	31730 LOS RIOS ST	YGNACIO SOTO HOUSE	SAN JUAN CAPISTRA	P	1921	HIST.RES.	NPS-83001216-0003	04/04/83	1D			
039474	30-160105	31731 LOS RIOS ST	RODMAN HOUSE	SAN JUAN CAPISTRA	P	1925	HIST.RES.	NPS-83001216-0013	04/04/83	1D			
039475	30-160106	31735 LOS RIOS ST	MONTANEZ ADOBE	SAN JUAN CAPISTRA	P	1894	HIST.RES.	NPS-83001216-0014	04/14/83	1D			

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039463	30-160094	31752 LOS RIOS ST	DELLA RAMOS HOUSE	SAN JUAN CAPISTRA	P	1918	HIST.RES.	NPS-75000450-0000	04/21/75	1S				
039480	30-160111	31781 LOS RIOS ST	RIOS ADOBE UTILITY STRUCTURE	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0002	04/04/83	1D				
039479	30-160110	31791 LOS RIOS ST	OLIVARES ACCESSORY BUILDING	SAN JUAN CAPISTRA	P	1935	HIST.RES.	NPS-83001216-0019	04/04/83	1D				
039478	30-160109	31791 LOS RIOS ST	VICTOR OLIVARES HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0018	04/04/83	1D				
039476	30-160107	31793 LOS RIOS ST	RIOS ADOBE	SAN JUAN CAPISTRA	P	1794	HIST.RES.	NPS-83001216-0017	04/04/83	1D				
039490	30-160121	31831 LOS RIOS ST	PRYOR HOUSE	SAN JUAN CAPISTRA	P	1880	HIST.RES.	NPS-83001216-0015	04/04/83	1D				
							NAT.REG.	30-0040	08/21/98	7J				
039481	30-160112	31851 LOS RIOS ST	OYHARZABAL HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0029	04/04/83	1D				
039482	30-160113	31861 LOS RIOS ST	SILVAS ADOBE	SAN JUAN CAPISTRA	P	1794	HIST.RES.	NPS-83001216-0020	04/04/83	1D				
039483	30-160114	31881 LOS RIOS ST	ANTONIO BECERRA HOUSE	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0021	04/04/83	1D				
039484	30-160115	31891 LOS RIOS ST	RENAL BROWN HOUSE	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0002	04/04/83	1D				
039485	30-160116	31901 LOS RIOS ST	BELLE REYES HOUSE	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0023	04/04/83	1D				
039486	30-160117	31911 LOS RIOS ST	OLIVARES HOUSE #1	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0024	04/04/83	1D				
039487	30-160118	31921 LOS RIOS ST	OLIVARES HOUSE #2	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0025	04/04/83	1D				
081416	30-161995	26604 MISSION ST		SAN JUAN CAPISTRA	U		PROJ.REVW.	HUD921102C	12/09/92					
							PROJ.REVW.	HUD921102C	12/09/92	6Y				
123361		ORTEGA HWY	GREYSTONE VILLA	SAN JUAN CAPISTRA	F	1915	HIST.RES.	NPS-02000151-9999	11/09/99	1S	A			
							NAT.REG.	30-0046	11/09/99	3S	A			
130916		ORTEGA HWY	STONE DEER #2	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0003	03/15/02	1D	A			
							NAT.REG.	30-0046	03/15/02	3D	A			
130915		ORTEGA HWY	STONE DEER #1	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0002	03/15/02	1D	A			
							NAT.REG.	30-0046	03/15/02	3D	A			
130914		ORTEGA HWY	GREYSTONE VILLA QUONSET HUT GARAGE	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0001	03/15/02	1D	A			
							NAT.REG.	30-0046	03/15/02	3D	A			
039495	30-160126	27182 ORTEGA HWY	FRANK A. FORSTER HOUSE	SAN JUAN CAPISTRA	P	1909	HIST.RES.	NPS-86002405-0000	09/11/86	1S				
039459	30-160090	27832 ORTEGA HWY	PARRA, MIGUEL, ADOBE	SAN JUAN CAPISTRA	M	1841	HIST.RES.	NPS-79000515-0000	08/21/79	1S				
							FED.FND.PR	629.0-79-HPF-30-01	01/01/79	7L				
							HIST.RES.	NPS-78000731-0000	09/11/78	1S				
039458	30-160089	27832 ORTEGA HWY	HARRISON HOUSE	SAN JUAN CAPISTRA	M	1905	HIST.RES.	NPS-79000515-0000	08/21/79	1S	C			
							FED.FND.PR	629.0-79-HPF-30-03	01/01/79	7L				
179657		28241 ORTEGA HWY		SAN JUAN CAPISTRA	P	1951	PROJ.REVW.	FHWA070308E	06/13/07	6Y				
179658		28281 ORTEGA HWY		SAN JUAN CAPISTRA	P	1932	PROJ.REVW.	FHWA070308E	06/13/07	6Y				
179660		28341 ORTEGA HWY		SAN JUAN CAPISTRA	P	1953	PROJ.REVW.	FHWA070308E	06/13/07	6Y				
081414	30-161993	31342 RAMOS ST		SAN JUAN CAPISTRA	U	1922	PROJ.REVW.	HUD921102A	12/09/92	6Y				
081415	30-161994	31362 RAMOS ST		SAN JUAN CAPISTRA	U	1922	PROJ.REVW.	HUD921102B	12/09/92	6Y				
039491	30-160122	RIVER ST	RIVER ST	SAN JUAN CAPISTRA	U		HIST.RES.	NPS-83001216-0030	04/04/83	1D				
090903	30-162292	35565 SIEVERS CANYON RD	SIEVERS ADOBE	SAN JUAN CAPISTRA	F	1827	HIST.RES.	SPHI-ORA-019	11/16/84	7L				
167836		SPRING ST	SPRING STREET	SAN JUAN CAPISTRA	M	1875	PROJ.REVW.	FHWA07023A	08/20/07	6Y				
							HIST.RES.	DOE-30-07-0002-0000	08/20/07	6Y				
039462	30-160093	26720 VERDUGO RD	COMBS HOUSE	SAN JUAN CAPISTRA	P	1870	HIST.RES.	NPS-83001216-0001	04/04/83	1D				
179654		30981 VIA CRISTAL	HANKEY/ROWSE HOUSE	SAN JUAN CAPISTRA	P	1884	PROJ.REVW.	FHWA070308E	06/13/07	6Y				
179661		30882 VIA ERRACARTE	ERRACARTE HOUSE	SAN JUAN CAPISTRA	P	1910	PROJ.REVW.	FHWA070308E	06/13/07	6Y				
147078		SR 74	ORTEGA HIGHWAY SEGMENT	(VIC) SAN JUAN CA	S	1932	HIST.RES.	DOE-30-04-0002-0000	02/19/04	6Y				
							PROJ.REVW.	FHWA040112A	02/19/04	6Y				
181624		SR 74	ORTEGA HWY / HOT SPRINGS RD PM 1.0	(VIC) SAN JUAN CA	S	1930	ST.AG.5024	ST.AG.-2660-0004	09/03/08	7R				
039461	30-160092	SR 74	MACHADO BRIDGE, BRIDGE #55-62	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0005-0000		7R				
039460	30-160091	SR 74	BRIDGE #55-60	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0004-0000		7R				
039494	30-160125	SR 74	SERRA BRIDGE, BRIDGE #55-64	(VIC) SAN JUAN CA	S	1929	HIST.SURV.	2675-0007-0000		7N				
039493	30-160124	SR 74	DE ANZA BRIDGE, BRIDGE #55-63	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0006-0000		7N				
039788	30-160415		DOWNTOWN SANTA ANA HISTORIC DISTRI	SANTA ANA	UFP	1877	HIST.RES.	NPS-84000438-9999	12/19/84	1S	A			
							HIST.SURV.	2701-0009-9999	01/01/81	7K	A			
							HIST.RES.	DOE-30-80-0006-9999	11/12/80	2S	A			



INVENTORY OF HISTORIC AND CULTURAL LANDMARKS (IHCL)

city of san juan capistrano, california

The Inventory of Historic and Cultural Landmarks (IHCL) consists of a list of structures and sites within the City that have been deemed historically and/or culturally significant, at a local level, due to their architectural style and condition; association with historic persons; and/or association with historic event(s). Structures and sites listed on the IHCL require City discretionary review and approval of rehabilitation and/or site development plans prior to issuance of any grading or building permit. Private structures listed on the IHCL are potentially eligible for "Mills Act" contracts with the City, which can provide a marginal reduction in property tax liability in exchange for commitments to maintain such structures in their original condition and/or rehabilitate them in a historically appropriate manner.

No.	Property Name & Address	Assessor Parcel No.
P1.	Mission San Juan Capistrano (NRHP) 26801 Ortega Highway & 31522 Camino Capistrano	124-180-06, 124-180-03
P2.	Rios Adobe 31781 Los Rios Street	121-160-16
P3.	Montañez Adobe (NRHP) 31745 Los Rios Street	121-143-14
P4.	Silvas Adobe 31861 Los Rios Street	121-160-48
P5.	Mission Kiln 31401 El Horno Street	124-202-46
P6.	Miguel Parra Adobe (NRHP) 27762 Ortega Highway	666-191-18
P7.	Pablo Pryor Adobe/Hide House 33751 Camino Capistrano	121-254-04
P8.	Blas Aguilar Adobe (Casa de Esperanza) (NRHP) 31806 El Camino Real	124-160-08, -19
P9.	Manuel Garcia Adobe (NRHP) 31861 Camino Capistrano	121-150-28
P10.	Burrueal Adobe Ruins El Camino Real and Forster Street	124-160-12
P11.	Domingo Yorba Adobe (NRHP) 31871 Camino Capistrano	121-150-28
P12.	Juan Avila Adobe 31831 Camino Capistrano	121-150-26

No.	Property Name & Address	Assessor Parcel No.
P13.	El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe 31891 Camino Capistrano	121-150-13
P14.	Santa Fe Depot 26701 Verdugo Street	121-141-17
P15.	Judge Richard Egan Residence (NRHP) 31829 Camino Capistrano	124-160-32
P16.	Buddy Forster Residence (building) 31721 Los Rios Street (formerly 25642 Cam. Del Avion)	121-143-17
P17.	Frank A. Forster Mansion (NRHP) 27182 Ortega Highway	666-241-09
P18.	The Jose Dolores Garcia/Albert Pryor House 31831 Los Rios Street	121-160-47
P19.	Hankey/Rowse Cottage 30981 Via Cristal (formerly 28232 Ortega Highway)	664-031-26
P20.	C. Russell Cook Barn 32222 Del Obispo Street	121-182-58
P21.	Hot Springs Dance Hall 32506 Paseo Adelanto	668-101-03
P22.	Joel Congdon Residence (NRHP) 32701 Alipaz Street	121-190-57
P23.	R. B. Cook House/Ocean Hills Community Church 32272 Del Obispo Street	121-182-60
P24.	Errecarte House 30882 Via Errecarte (formerly 28432 Ortega Highway)	664-053-01
P25.	Harrison Farmhouse (NRHP) 27762 Ortega Highway	666-191-18
P26.	English/Hardy House 26652 Ramos Street (formerly on Camino Capistrano)	121-143-02
P27.	Old San Juan Capistrano Fire Station Complex La Matanza and El Horno	124-203-03, -21
P28.	Community Christian Church 31612 El Camino Real	124-170-11

No.	Property Name & Address	Assessor Parcel No.
P29.	Eyraud-Chabre-Lohrbach House 31382 El Camino Real	124-190-07
P30.	Stroschein House (NRHP) 31682 El Camino Real	124-170-08
P31.	Esslinger Building (NRHP) 31866 Camino Capistrano	124-160-17
P32.	El Peon Complex/Ferris Kelly Buildings 26822, 26832, 26842 Ortega Highway 31752, 31754, 31762 Camino Capistrano	124-160-23
P33.	Durnford/Marco Forster House 31319 Andres Pico Road	124-201-24
P34.	Ross Ranch House 31491 La Calera Street	124-212-16
P35.	Walter Congdon House (rear); C.C. McCary House (front), 31501 La Matanza Street	124-203-23
P36.	Albert Pryor Jr. House 31321 Andres Pico Road	124-201-17
P37.	Bill Rosenbaum House 31440 El Camino Real	124-202-27
P38.	Hugo Forster House #2 31341 Andres Pico Road	124-201-13
P39.	Arley Leck House (building) 31865 Los Rios Street	121-160-48
P40.	Roger Y. Williams/Swanner House Complex (NRHP) 29991 Camino Capistrano	121-050-03; portion of 121-050-19
Historic Districts		
D1.	Mission Refuse Area, El Camino Real & El Horno	124-203-15
D2.	Mission Cemetery, Ortega Highway	650-142-02
D3.	River Street (located in the Los Rios Historic District)	portions of 121-160-17, -20, -21, -22, & -28
D4.	Capistrano Union High School Site/Stone Field (Serra Continuation High School), 31422 Camino Capistrano	124-190-22

No.	Property Name & Address	Assessor Parcel No.
D5.	Los Rios Historic District (NRHP)	121-141-17, -20, -21, -22, -23, -24; 121-142-11, -13, -14; 121-143-03, -04, -05, -15, -16, -17; 121-160-08, -09, -10, -11, -14, -15, -16, -17, -41, -47, -48
D6.	Little Hollywood: 31362 & 31342 Ramos Street, 26604 Mission Street	121-142-01, -17; 649-281-05
Historic Streets		
S1.	Los Rios Street (from Del Obispo Street to Mission Street)(NRHP)	
S2.	El Camino Real (from La Zanja to Forster Street)	
S3	Camino Capistrano (from Ortega Highway to Del Obispo Street)	
S4.	Spring Street (from El Camino Real to east terminus at I-5)	
Other NRHP Listings, not on local IHCL		
	Hot Springs Road, Ortega Hwy., (NRHP)	

(NRHP) "National Register of Historic Places"