

# **Nakase Property**

## **Lake Forest, California**



Historical Resource Evaluation Report

***Prepared by:***

CONSULTING

**G P A**

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## **EXECUTIVE SUMMARY**

The purpose of this report was to determine if the proposed Nakase Property project (the Project) in the City of Lake Forest would impact any historical resources for purposes of review under the California Environmental Quality Act (CEQA). The Project located within the block bounded by Bake Parkway to the northwest, Rancho Parkway to the northeast, Lake Forest Drive to the southeast, and Dimension Drive to the southwest and is comprised of one parcel of land (APN 612-221-01) with the primary address 20621 Lake Forest Drive (the Property). Historically, the Property was used primarily for agriculture production. From the late 1920s through the early 1970s, the Property was developed with orchards. In the late 1970s to early 1980s, the Property was redeveloped as a commercial plant nursery by the Nakase Brothers, which continues operation today.

The proposed Project would involve the development of a residential community on the Property and would result in the removal of all of the existing improvements, which include a residential building constructed circa 1931 and multiple structures used for nursery operations. The Property is not currently listed under any national or state landmark or historic district programs. Additionally, a records search prepared by the South Central Coastal Information Center did not indicate any prior evaluations of the Property as a potential historical resource.

As such, GPA Consulting (GPA) was retained to complete this Historical Resource Evaluation Report (HRER) as part of the environmental review of the Project in compliance with the California Environmental Quality Act (CEQA). The Property was evaluated in this report using the National Register of Historic Places and California Register of Historical Resources. Although archaeological sites may be considered historical resources, this report was limited to historical resources that are part of the built environment. After careful research and evaluation, GPA concluded that the Property does not appear to be individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources due to lack of significance and integrity. Therefore, the Property is not a historical resource as defined by CEQA. The recommended California Historical Resource Status Code for the Property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. As the Project would have no impact on historical resources, no further study is recommended or required.

# 1. INTRODUCTION

## 1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not a proposed project (Project) would impact historical resources. The Project consists of one parcel located at 20621 Lake Forest Drive in the City of Lake Forest, also identified as APN 612-221-01 (the Property). The Property is 121.08 acres of land that was first cultivated as part of a larger orchard operation as early as 1927. It is currently occupied by the Nakase Brothers Wholesale Nursery (Nakase Bros.) The Project would result in the development of the Property and would remove all the existing improvements, which includes multiple temporary structures used for nursery operations, as well as the removal of a single-family residence and detached garage that that were constructed circa 1931.



Figure 1. the Property (GPA Consulting)

GPA Consulting (GPA) was retained to identify and evaluate potential historical resources on the Property in compliance with the California Environmental Quality Act (CEQA). Audrey von Ahrens, Architectural Historian II, and Teresa Grimes, Principal Architectural Historian at GPA were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached.



## 1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Researched the Property to confirm that it is not currently listed as a landmark or part of a historic district under national, state, or local programs and that it has not been previously identified or evaluated as a historical resource. The City of Lake Forest does not have a historic preservation ordinance or local criteria for the designation of landmarks. Research involved a records search at the South Central Coastal Information Center at California State University, Fullerton. The records search revealed no previously recorded historical resources on the Property. In addition, there are no known historical resources in the immediate vicinity of the Property.
2. Conducted a field inspection of the Property to ascertain the physical condition of the buildings, structures, and features thereon. Digital photographs were taken during this field inspection.
3. Concluded during the field inspection and through additional research that only two buildings on the Property are older than 50 years of age, a residence and garage. Therefore, the buildings were evaluated individually as a potential historical resource under national and state criteria according to National Park Service and State Office of Historic Preservation standards.
4. Obtained and reviewed existing information provided by the client such as aerial photographs and title reports for the Property. Dates of construction and subsequent alterations were determined by the aerial photographs, as well as additional sources, such as the field inspection and historic maps.
5. Researched the Property and surrounding area at local libraries and archives to establish the general history and context, including a review of the relevant databases, newspapers, directories, books, and newspaper articles.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal and state historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the Property as a potential historical resource. As stated above, the City of Lake Forest does not have a historic preservation ordinance or local criteria for the designation of landmarks.

## 2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> Because the City of Lake Forest does not have a historic preservation ordinance or local criteria for the designation of landmarks, only the National Register and California Register programs are discussed below.

### 2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup>

#### Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>3</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

#### Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>4</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

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<sup>1</sup> Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>4</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



## Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>5</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

## 2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>6</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>7</sup>

### Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

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<sup>5</sup> *National Register Bulletin #15*, 44-45.

<sup>6</sup> Public Resources Code §5024.1 (a).

<sup>7</sup> Public Resources Code §5024.1 (d).



4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>8</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>9</sup>

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

### **SOHP Survey Methodology**

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.

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<sup>8</sup> Public Resources Code Section 4852.

<sup>9</sup> Public Resources Code Section 5024.1.



6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

### 3. ENVIRONMENTAL SETTING

#### 3.1 History and Description of the Property and Vicinity

The Property is located in the block bounded by Bake Parkway to the northwest, Rancho Parkway to the northeast, Lake Forest Drive to the southeast, and Dimension Drive to the southwest. The immediate surrounding consists of suburban land-uses, including auto-oriented commercial, office, industrial and single-family residential developments, predominantly constructed in the 1990s and 2000s. Prior to 1990, the immediate vicinity remained largely undeveloped, and predominately consisted of orchards. The historic town of El Toro was located about four miles to the south of the Property. Like most of Orange County region, El Toro started out as an agricultural community.

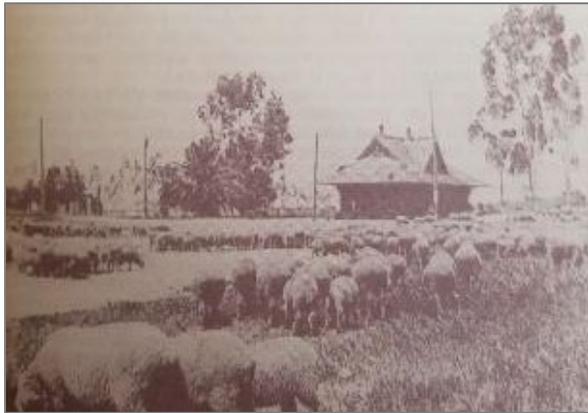


Figure 2. El Toro Depot c.1900 ("Saddleback Valley," 165)

Through a Mexican Land Grant in 1846, Don Jose Serrano settled the area, originally called Rancho Cañada de Los Alisos (the Valley of the Sycamores) but known at the time as El Toro.<sup>10</sup> In 1850, California became the 31<sup>st</sup> state in the union. As a result of the Land Act of 1851 and a two-year drought in the 1860s, the original rancheros went into foreclosure and the land holdings were sold, oftentimes to migrants from the eastern states. In 1884, the greater part of Serrano's Rancho Cañada de Los Alisos was sold to Dwight Whiting. Whiting succeeded in bringing the San Bernardino and San Diego Railway Company to the area.<sup>11</sup> He first leased the land for cattle and dry-farming.<sup>12</sup>

The community of El Toro began to develop, surrounded by the ranches. Near the end of the boom of the 80s, in 1887, the firm of Cook, Gardner, and Victor platted a small town called Aliso City.<sup>13</sup> However, it was too little too late and the majority of the lots were purchased by Whiting who is credited with developing the town. Originally named Aliso City, the town was renamed El Toro in 1888 when the Post Office Department declined to accept the proposed name, Aliso, because of its similarity to Alviso.<sup>14</sup> The town of El Toro consisted of a school, a Catholic church, an Episcopal church, general store, post-office and homes laid out along an orthogonal street

<sup>10</sup> The origin of the name "El Toro" is uncertain, however, many resources suggest it is was named after the bull(s) that roamed the area; "About Lake Forest," City of Lake Forest, accessed October 9, 2018, <https://www.lakeforestca.gov/414/About-Lake-Forest>; Erwin G. Gudde, *California Place Names: The Origin and Etymology of Current Geographical Names*, ed. William Bright (Berkeley and Los Angeles, CA: University of California Press, 1998), 8, 397.

<sup>11</sup> Clara Mason Fox, *A History of El Toro*, (El Toro: Prepared for the El Toro Women's Club, n.d.), 39.

<sup>12</sup> Joe Osterman, "Saddleback Valley: El Toro, Mission Viejo, Laguna Hills, Laguna Niguel," in *A Hundred Years of Yesterdays: A Centennial History of The People of Orange County and Their Communities*, ed. Esther R. Cramer, Keith A. Dixon, Diann Marsh, Phil Brigandi, and Clarice A. Blamer, (Santa Ana, CA: The Orange County Centennial, Inc., 1988), 166.

<sup>13</sup> Pamela Hallan-Gibson, *The Golden Promise: An Illustrated History of Orange County*, (Northridge, CA: Windsor Publications, 1986), 116.

<sup>14</sup> Gudde, 397.

grid. Homes were also built among the orchards outside of the town, and farther out on the ranches were the homes of the leasehold farmers.<sup>15</sup>

Early crops included grapes, walnuts and, apricots, which was one of the most successful boom crops in El Toro.<sup>16</sup> After years of grazing animals and dry farming, new water well-drilling techniques became available in the World War I era and gave way to citrus planting.<sup>17</sup> Smaller properties were purchased, adjoined, and solidly planted with citrus. Orchards and irrigation systems stabilized the land usage in the vicinity until the mid-1960s, with El Toro remaining as the small town that serviced the larger agricultural area.

After World War II, the El Toro Marine Base facilitated the area's development as residential, commercial and industrial growth began to replace the acres of citrus and other agricultural products. The area immediately surrounding old El Toro was the first to be developed and by the 1980s, little of the original town remained as the area exploded with development. North of the town, the orchards remained largely undeveloped until the early 1990s when development began spreading from the south. On December 20, 1991, the city was incorporated under its new name, Lake Forest, which was derived from two man-made lakes and a "forest" of eucalyptus trees that were planted by Dwight Whiting in the early 1900s.<sup>18</sup> By the mid-2000s, almost all of the remaining land was developed with suburban commercial, residential and office uses.

## The Property

### *Description*

The Property is a rectangular parcel containing 121.08 acres of agricultural land, operated as the Nakase Brothers Wholesale Nursery. Existing improvements on the property include multiple temporary structures used for nursery operations, irrigation infrastructure, and a residential building with a detached garage, constructed circa 1931.



Figure 3



Figure 4

*Nakase Bros. Nursery, view looking north from entrance (left) and view looking west toward parking lot and office near the center of the property (right) (GPA, October 03, 2018)*

<sup>15</sup> Osterman, 167.

<sup>16</sup> Hallan-Gibson, 149.

<sup>17</sup> Osterman, 167.

<sup>18</sup> "About Lake Forest."

A paved driveway provides access to the property from Lake Forest Drive at the southern corner. From this approach, the driveway passes the residence, located near the entrance to the nursery, oriented toward Lake Forest Drive at the southern corner. The driveway continues northward, following the southwest property line about halfway up before it takes a 90 degree turn, continuing northwest. The driveway terminates at a surface parking area near the center of the nursery where the main office is located in a modular trailer complex. Multiple trailers are stored on the surface parking lot for packing and shipping.

The rest of the property is dedicated to nursery land with scattered temporary structures used for nursery operations. There are generally three different types of shade structures. The first have long, low rectangular massings and are metal frame structures with flat roofs, entirely clad in corrugated metal with packed earth floor. The second type are pipe-framed greenhouses with either flat or curved roofs and are clad in fabric with operable shades around the perimeter walls. The third type are the simplest structures and have concrete or packed earth floors with metal posts that support draped shade fabric.



Figure 5



Figure 6

*Nakase Bros. Nursery shade structures, view looking east from driveway (left) and view looking west from parking lot near the center of the property (right) (GPA, October 03, 2018)*

Additional improvements on the nursery include an irrigation canal toward the northern portion, and an improved creek along the southern property line. Both of these irrigation systems traverse the property on a northeast-southwest trajectory and terminate at each end of the property where they enter underground concrete pipes. A chicken wire fence surrounds the entire perimeter of the property.

## History

The Property is identified as Lot 'C' of Tract No. 695. The property was part of the Whiting Company holdings prior to 1927. It is unclear exactly when the land was first cultivated, however it was utilized for orchards by the 1930s. An historic aerial from 1931 depicts the property as having orchards and woodlands with a small house depicted on the south corner (see Figure 7).

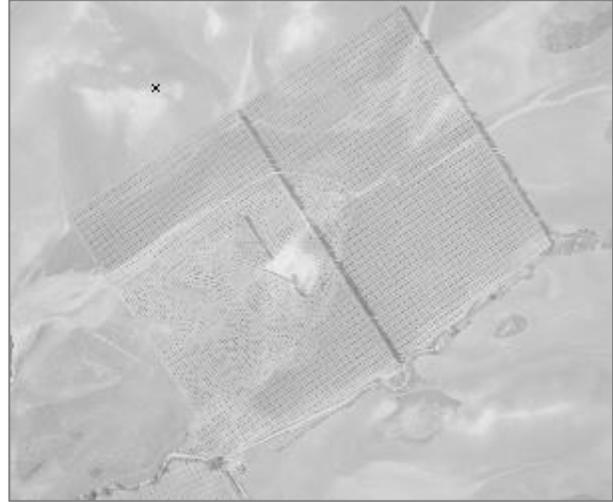


Figure 7. 1931 aerial photograph showing orchards on the Property with the existing residence and garage (UCSB)

In 1927, the Whiting Company property was sold to the First National Bank of Santa Ana. Ten years later, in 1936, a series of back-and-forth transactions occurred between the First National Bank of Santa Ana and a group of investors from Santa Ana within a few months. This same back-and-forth transaction occurred once again in 1951 (see Appendix C). Additional chain of title records reveal that multiple other transactions occurred in 1932, involving the Orange County Title Co., and in 1936, involving all of the aforementioned parties.<sup>19</sup> Many of these additional transactions appear to have involved mineral rights, while others are less clear.

Real estate advertisements in the Santa Ana Register in the 1920s provide some evidence regarding the history of the property prior to the title records, which only date back to 1927. An advertisement for an adjacent property, called Valley View Ranch, refers to the subject property as the Jerome-Browning-Crookshank Ranch. The advertisement also confirms that by 1926, water wells had been developed on the property, and suggests that it had already been converted from a ranch to an orchard at the time.<sup>20</sup> An advertisement from 1928 refers to the subject property as "the big tract developed in the past three or four years by the Los Alisos Ranch company, composed of a group of Santa Ana men."<sup>21</sup> The article also confirms that the Jerome brothers were formerly identified with the development of the property, but had sold their interests. As with many of the properties in the El Toro Foothills, the original ranch property had been planted with orange trees by the late 1920s.<sup>22</sup> Through the 1970s, the property was owned by a group of investors while the orchard was operated by men employed by the syndicate.

<sup>19</sup> Orange County Archives.

<sup>20</sup> "Come in With Us and Help Plant 500 Acres Valencias in the FROSTLESS El Toro Foothills," *Santa Ana Register*, March 11, 1926, 11.

<sup>21</sup> "Whiting Ranch Acreage Sold to Local Men," *Santa Ana Register*, December 1, 1928, 2.

<sup>22</sup> "New Water Well is Secured on Property Near El Toro," *Santa Ana Register*, March 30, 1929, 4.



Figure 8. 1977 aerial photograph showing orchard when purchased by Nakase brothers (UCSB)



Figure 9. 1983 aerial photograph showing conversion of orchard to Nakase Bros. Nursery (UCSB)

Historic Aerials from 1952 and 1967 indicate that there was a shift in the orchard operation with the lower, southwest portion of the Property being cleared of citrus trees by 1967, continuing through 1972. In 1977, the Property was sold to the Nakase Brothers as agricultural land with citrus trees extant on all but the southwest portion. By 1983, almost all of the citrus trees appear to have been removed and replaced by the Nakase Brothers Wholesale Nursery, with only a narrow strip remaining along the northwest property line (see Figures 8 and 9).

### 3.2 Evaluation of Potential Historical Resources

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. As the orchard is gone, the Property as a whole could not be potentially eligible in the context of agricultural development. The Nakase Brothers Wholesale Nursery was not established until after 1977, and none of the existing structures on the Property associated with the nursery use were constructed before 1983. However, to be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance").<sup>23</sup> Since the current use is not older than 50 years of age, and research did not produce any evidence to suggest that it may be of exceptional importance, the Property as a whole was not evaluated as a potential historical resource in the context of commercial plant nursery development. Furthermore, no information was found to suggest that the Nakase family had any earlier associations with the Property. Thus, the Property is not closely associated with the longer history of the Japanese-American community in Orange County.

There are two buildings located on the Property that are over 50 years of age. They are pictured, described, and evaluated below as a potential historical resource under each applicable criterion for the national and state registers.

<sup>23</sup> Title 36 Code of Federal Regulations Part 60.4.

## Residence and Detached Garage

The single-family residence and garage are located at the southern corner of the Property. The residence is oriented to the southeast toward Lake Forest Drive. The garage is oriented to the northwest toward the driveway. The exact date of construction is unknown; however, the single-family residence and detached garage appear in a historic aerial from 1931.

The one-story residence is 'L'-shaped in plan with the foot of the 'L', or shorter elevation, projecting to the northeast. The building has a cross-gabled roof clad in composition shingles. All elevations, except for a portion of the primary elevation, are clad in stucco and have shallow, boxed eaves. The primary elevation is clad in board and batten siding within an elevated porch entryway. The front porch is sheltered beneath the overhanging eave of the side-gabled roof. The eave is open with exposed rafter tails and is supported with simple, square, wood porch supports. The porch has a concrete floor and is accessed by a non-original concrete walkway that wraps around from the rear elevation. The main entrance is centered within the porch and consists of a simple, wood door with horizontally divided lights. The door is flanked by a large, brick chimney (northeast) and group of two windows.

Fenestration is asymmetrical and primarily consists of wood, double-hung-sash windows of various sizes with horizontally divided lights, and simple wood sills. There is one tri-partite window on the southwest elevation with one, large, fixed center window and side casements, each with horizontally divided lights. A secondary entrance is located north of the tripartite window, consisting of a non-original wood slab door with double-hung sash vision light. The door is elevated with non-original concrete steps and sheltered by a wood awning with asphalt shingles.



Figure 10



Figure 11

*Single-family residence, view looking north (left) and view looking south (right)  
(GPA, October 03, 2018)*

Another secondary entrance is located near the center of the northwest elevation on the southwest facing wall of the north wing. The door appears original, though likely relocated within a non-original opening, and consists of a wood door with nine divided lights above wood crossbuck paneling.



Figure 12



Figure 13

*Single-family residence, view looking east (left) and detached garage, view looking south (right)  
(GPA, October 03, 2018)*

The detached garage is rectangular in plan with a side-gabled roof. The roof is clad in composition shingles and has shallow, boxed eaves. The exterior is clad in stucco. The primary entry is located on the north elevation, offset to the west, and consists of a wood garage door. A secondary entry is located on the north end of the east elevation and consists of a wood slab door. To its south is one wood, double-hung-sash window. There is only one opening centered on the south elevation, which consists of board and batten double-doors. There are no openings on the west elevation.

Because no building permits were found for the Property, the dates of alterations are unknown. However, alterations observed from the field inspection include the non-original stucco cladding, the composition shingle roofs, and the addition of the north wing of the residence. According to historic aerials, the addition was constructed between 1949 and 1952. The rest of the windows on the building were likely replaced at this time. The brick chimney on the primary elevation also appears to be non-original.

### **National Register of Historic Places**

#### *Criterion A*

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation is the development of citriculture in Orange County. The potential period of significance identified is circa 1931 to 1977, the date that the orchard was sold and converted to a commercial plant nursery.

The exact date of construction is unknown, however, the single-family residence and detached garage at 20621 Lake Forest Drive are associated with a former ranch property, converted to an orchard circa 1927 in the El Toro Foothills, about three miles north of the historic town of El Toro, known today as the City of Lake Forest. Research suggest that the Property may have been a ranch prior to 1927, known as the Jerome-Browning-Crookshank Ranch and, along with many of the other agricultural properties in the area, was leased from the Whiting Company for livestock and dry-farming. Consistent with historical agricultural development trends in the area, as water became more plentiful with new well-drilling techniques, the Property was converted to an orchard. Owned by a Santa Ana-based syndicate, the Property remained an orchard until 1977. The residence was most likely occupied by the manager of the orchard who was employed by the syndicate.

The orchard was substantially altered between 1977 and 1983 when the Property was sold to the present-day Nakase Brothers Wholesale Nursery, removing the acres of planted citrus trees. A small pond that was present in the central portion of the Property was filled and paved over with a surface parking area, and shade structures were erected throughout the Property for commercial plant nursery development activities. Up until 1983, the residence was surrounded by mature trees at the south corner of the Property, and adjacent agriculture fields to the south. By 1988, the adjacent fields were flattened in preparation for development and a large surface parking lot located immediately adjacent the residence. By 1990, Lake Forest Drive was paved as a four-lane parkway, and commercial development constructed immediately adjacent the residence.

After the conversion of the orchard to nursery, research suggests that the residence and garage were used instead as a field house and mechanic shop, as they are still used today. Because the broad and immediate setting has been so significantly altered, the residence and detached garage no longer reflect an association with the orchard, nor do they retain their original use or association with an agricultural property.

Therefore, the Property does not appear to be eligible within the development of citriculture in Orange County.

#### *Criterion B*

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

As discussed in Section 3.1 above, the Property has been associated with various landowners, investors, and tenant farmers. Although some of the early investors of the ranch and orchard may have been historic personages, research revealed that none of these individuals were closely associated with the Property. Other properties, such as their places of residence or places of business in Santa Ana, would be better examples of significant properties associated with these individuals.

Research did not reveal any information as to who occupied the residence while the Property was utilized as an orchard. Research revealed that frequent tenant turnover was common in the area amongst leasehold farmers. Because of the lack of information available, it does not appear that any individual of historical importance occupied or was closely associated with the Property.

Therefore, the Property does not appear to be eligible under Criterion B.

#### *Criterion C*

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The residence and garage are vernacular and without a distinctive style. The absence of a distinctive architectural style is typical for small, rural residences constructed at this time. There is minimal to no ornament or distinguishing aesthetic features. It most closely resembles typical board and batten bungalows constructed in the area at this time. Because it is not particularly

unique, and has been substantially altered, the residence is not a distinguished example of a style or property type.

As with the original date of construction, the architect and builder are unknown. No building permit records were available for the Property. Additionally, newspaper archive research did not yield any further information about who the architect or builder might have been. The lack of information available suggests that the residence and garage were not designed or constructed by a master, or anyone recognized as unique in the field of architecture.

The last two aspects of Criterion C do not apply to the residence and garage. The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>24</sup> A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the buildings do not possess. Nor does the Property represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts.

Therefore, the Property does not appear to be eligible under Criterion C.

#### *Criterion D*

Criterion D generally applies to archaeological resources and this report only pertains to historical resources that are part of the built environment. This criterion may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the residence and garage. Therefore, they do not appear to be significant under Criterion D.

#### *Integrity*

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the Property is not significant under any of the National Register criteria, it has no period of significance. Nevertheless, the Property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

The residence and garage have not been moved, so they retain integrity of location. Between 1977 and 1983, the orchard was converted to a nursery and many of the mature trees that had surrounded the buildings were removed to make way for a paved driveway through the Property, therefore changing their immediate setting. The surrounding setting has been affected by later construction in the vicinity, which replaced adjacent agriculture fields with a four-lane parkway, and commercial development with large surface parking lots. Therefore, the Property does not retain its integrity of setting. In addition, the buildings no longer retain integrity of feeling or association, as the Property no longer feels like a residence and garage associated with an operating, rural orchard. Other than some board and batten cladding on the residence few of

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<sup>24</sup> *National Register Bulletin* #15, 20.



the original building materials remain. Thus, the buildings do not retain integrity of materials and workmanship. The buildings retain integrity of design as the height, massing, roof configurations, and fenestration patterns remain.

Therefore, the Property has been substantially altered such that it no longer retains overall integrity, nor does it appear to be significant for its association with events or trends under Criterion A, with an individual under Criterion B, or an architectural style, type, or method of construction under Criterion C. Therefore, it is ineligible for listing in the National Register.

#### **California Register of Historical Resources**

The California Register criteria for eligibility mirror those of the National Register. Therefore, the Property is ineligible for listing in the California Register for the same reasons outlined above.



#### **4. CONCLUSION**

The Property is not designated or listed under any national, or state programs, nor has it been identified as eligible for designation in any previous historic resource surveys. As stated in Section 2 of this report (page 3), Lake Forest does not have a historic preservation ordinance or local criteria for the designation of landmarks. GPA evaluated the Property to determine if it would be potentially eligible for listing as a historical resource as part of the environmental review of the proposed Project in compliance with CEQA.

Based on our review, GPA concludes that the Property as a whole and the single-family residence and detached garage specifically do not appear to be eligible for listing in the National or California Registers, due to a lack of significance and integrity. The recommended Status Code for the Property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. In conclusion, the Property does not appear to be a historical resource subject to CEQA. As the Project would have no impact on historical resources, no further study is recommended or required, and no mitigation measures are proposed.



## 5. SOURCES

### Codes

California Code of Regulations, California Office of Administrative Law, State of California Government.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

### National Register Bulletins

*National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, 2002.

*National Register Bulletin #16: How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, 1997.

*National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes.* Washington, D.C.: National Park Service, 1987.

*National Register Bulletin #32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons.* Washington, D.C.: National Park Service, publication date unknown.

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Orange County Archives entitlement records, various dates.

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### Books, Contexts, and Surveys

"Asian Reflections on the American Landscape: Identification and Interpreting Asian Heritage." US Department of the Interior, National Park Service, Cultural Resources. Accessed October 10, 2018. <https://home1.nps.gov/heritageinitiatives/pubs/Asianisms.pdf>.

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Waugh, Isami Arifuku, Alex Yamato, and Raymond Y. Okamura. "The Japanese in California." In *Five Views: An Ethnic Historic Site Survey of California*. California Department of Parks and Recreation, Office of Historic Preservation. Accessed October 10, 2018.  
[https://www.nps.gov/parkhistory/online\\_books/5views/5views4.htm](https://www.nps.gov/parkhistory/online_books/5views/5views4.htm).



## Appendix A - Résumés



**TERESA GRIMES** is a Principal Architectural Historian at GPA. She has over 25 years of experience in the field of historic preservation in the private, public, and non-profit sectors. Teresa is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Her many projects have included historic context statements for Riverside, Calabasas, Glendale, and Carmel-by-the-Sea, and historic resource surveys in Riverside, Whittier, Calabasas, Pasadena, Whittier, and Los Angeles. Teresa has also completed numerous environmental compliance documents involving major

landmarks; examples include the United Artist Theater, Cinerama Dome, Dodger Stadium, Los Angeles Sports Arena, Beverly Hills Post Office, and Baldwin Hills Shopping Center.

#### **Educational Background:**

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

#### **Professional Experience:**

- GPA Consulting, Principal Architectural Historian, 2009-Present
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes/Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Project Manager/Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

#### **Qualifications:**

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

#### **Professional Activities:**

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

#### **Selected Projects:**

- Los Angeles County Museum of Art Master Plan, CEQA Historical Resource Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Times Mirror Square, Los Angeles, CEQA Historical Resource Report, 2017
- 222 W. 2nd Street, Los Angeles CEQA Historical Resource Report, 2017
- 913 S. Figueroa, Los Angeles, CEQA Historical Resource Report, 2017
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Report, 2017
- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- Olympic & Hill, Los Angeles, CEQA Historical Resource Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Farmers Insurance Building, Los Angeles, CEQA Historical Resource Report, 2015-2016
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2013-2014
- May Company, Laurel Plaza, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2011-2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008



**AUDREY VON AHRENS** is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science degree in Historic Preservation and City Planning where she focused her studies on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act applications and the inspection and reporting of properties applying for or with existing Mills Act contracts.

#### **Educational Background:**

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

#### **Professional Experience:**

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- City of Pittsburgh Planning Department, Intern, 2012

#### **Qualifications:**

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

#### **Professional Activities:**

- Downtown Los Angeles Neighborhood Council Planning and Land Use Committee, Public Seat, 2018-Present

#### **Selected Projects:**

- Long Beach Historic District Design Guidelines, Ongoing
- Los Angeles Mills Act Program, Pre-contract Services, 2018
- Laguna Beach Mills Act Program, Application Reports, 2017 - 2018
- Broadway Federal Midtown Branch, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Report, 2018
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Report, 2017-2018
- Golden Avenue Bridge, Placentia, Replacement Project, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- 91/605, Los Angeles County, Improvement Project, Section 106 Historical Resources Evaluation Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Casa de Rosas, Los Angeles, Federal Tax Credit Application Part 1, 2017



## Appendix B – Historic Aerials

**Site Name:**

20621 Lake Forest  
 20621 Lake Forest  
 Lake Forest, CA 92630  
 EDR Inquiry # 4702716.9

**Client Name:**

Hillmann Environmental Co.  
 1745 W Orangewood Avenue  
 Orange, CA 92868-0000  
 Contact: Kristine Savona



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1988	1"=500'	Flight Date: September 13, 1988	USDA
1972	1"=500'	Flight Date: October 30, 1972	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1952	1"=500'	Flight Date: December 12, 1952	USDA
1949	1"=500'	Flight Date: May 05, 1949	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA

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INQUIRY #: 4702716.9

YEAR: 2012

— = 500'





INQUIRY #: 4702716.9

YEAR: 2010

— = 500'





INQUIRY #: 4702716.9

YEAR: 2009

— = 500'





INQUIRY #: 4702716.9

YEAR: 2005

— = 500'





INQUIRY #: 4702716.9

YEAR: 1994

— = 500'





INQUIRY #: 4702716.9

YEAR: 1990

— = 500'



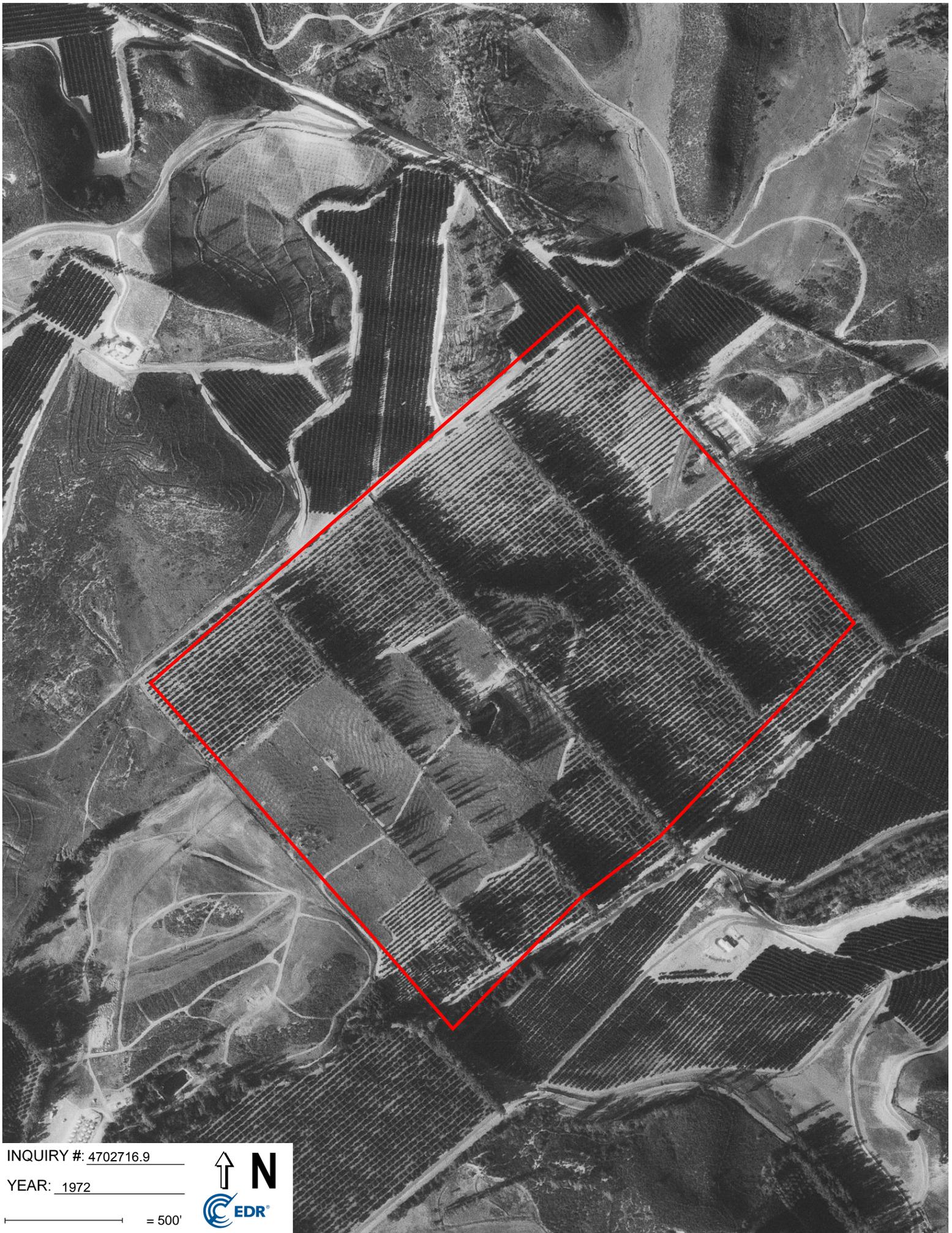


INQUIRY #: 4702716.9

YEAR: 1988

— = 500'





INQUIRY #: 4702716.9

YEAR: 1972

— = 500'





INQUIRY #: 4702716.9

YEAR: 1967

— = 500'





INQUIRY #: 4702716.9

YEAR: 1952

— = 500'





INQUIRY #: 4702716.9

YEAR: 1949

— = 500'



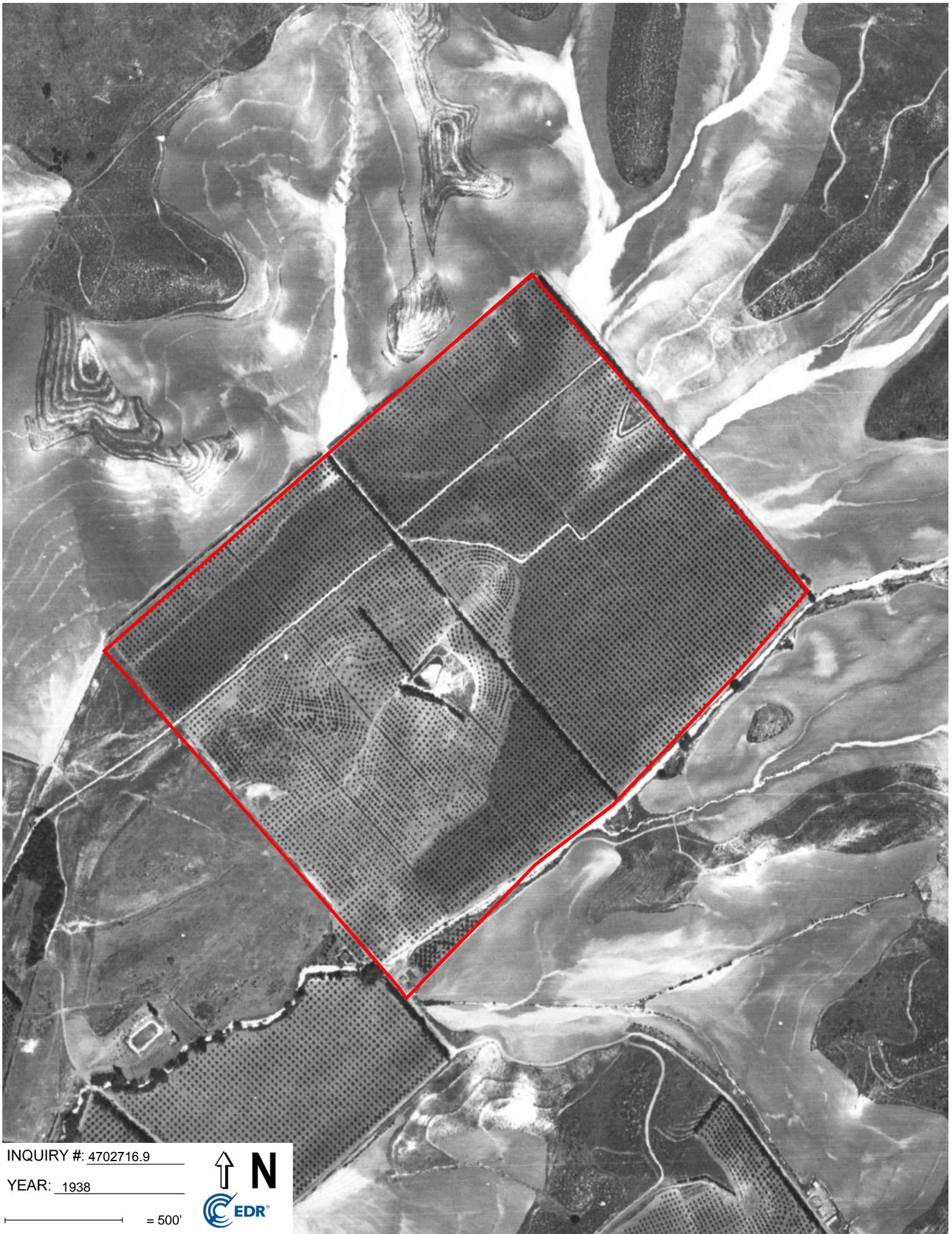


INQUIRY #: 4702716.9

YEAR: 1946

— = 500'





INQUIRY #: 4702716.9

YEAR: 1938

— = 500'





## Appendix C – Chain of Title

CHAIN OF TITLE SUMMARY			
	Grantor(s)	Grantee(s)	Date
Grant Deed	The Whiting Company	First National Bank of Santa Ana	08/29/1927
Grant Deed	The First National Bank of Santa Ana	J.P. Baumgartner J. Lamont McFadden Maydell McFadden E.T. McFadden Florence B. McFadden Walter L. West Lois T. West T.E. Stephenson Cora Stephenson Herbert W. Walker Ethel A. Walker Chas F. Heil	01/03/1936
Grant Deed	J.P. Baumgartner J. Lamont McFadden Maydell McFadden E.T. McFadden Florence B. McFadden Walter L. West Lois T. West T.E. Stephenson Cora Stephenson Herbert W. Walker Ethel A. Walker Chas F. Heil	First National Bank of Santa Ana	03/19/1936
Grant Deed	The First National Bank of Santa Ana	E.T. McFadden Florence B. McFadden J. Lamont McFadden Maydell McFadden Walter L. West Lois T. West Ethel A. Walker Charles F. Heil Elizabeth H. Monegan Helen Berry Walters Terry E. Stephenson	04/26/1951
Grant Deed	E.T. McFadden Florence B. McFadden J. Lamont McFadden Maydell McFadden Walter L. West Lois T. West Ethel A. Walker Charles F. Heil Elizabeth H. Monegan Helen Berry Walters Terry E. Stephenson	First National Bank of Santa Ana	04/30/1951
Grant Deed	Lloyds Bank California (successor in interest to the First National Bank of Santa Ana)	Nakase Brothers	09/23/1977
Grant Deed	Nakase Brothers	Steven M. Nakase Gary S. Nakase Tadashi D. Nakase	05/09/2016



## **Appendix D – Department of Parks and Recreation Inventory Forms**

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) 20621 Lake Forest Drive

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 20621 Lake Forest Drive City Lake Forest Zip 92630

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, decimal degrees, etc., as appropriate)

APN: 612-221-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single-family residence and garage are located at the southern corner of a rectangular parcel containing 121.08 acres of agricultural land. The exact date of construction is unknown; however, the single-family residence and detached garage appear in a historic aerial from 1931.

(see continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single family property, (HP4) Ancillary Building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking northwest, taken 10/04/2018

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

c.1931; Source: UCSB

\*P7. Owner and Address:

Nakase, Tadashi D

9441 Krepp Dr.

Huntington Beach, CA 92646-2708

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

Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

\*P9. Date Recorded: 10/31/2018

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Evaluation Report for Nakase Property, Lake Forest, California," October 2018

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 20621 Lake Forest Drive \*NRHP Status Code 6Z  
Page 2 of 6

B1. Historic Name: none B2.  
Common Name: none

B3. Original Use: Single family residence and detached garage B4. Present Use: Field house and mechanic shop

\*B5. Architectural Style: no style

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

Residence and garage constructed circa 1931; north wing addition to residence constructed circa 1949-1952 with window replacement; application of stucco cladding, composition shingles, replacement of brick chimney completed at unknown date.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Agriculture/Architecture Area Los Angeles

Period of Significance c. 1931-1977 Property Type Single family residence and garage Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for potential listing in the National Register of Historic Places, and California Register of Historical Resources.

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) (HP2) Single family property, (HP4) Ancillary Building

\*B12. References:

See report for full bibliography.

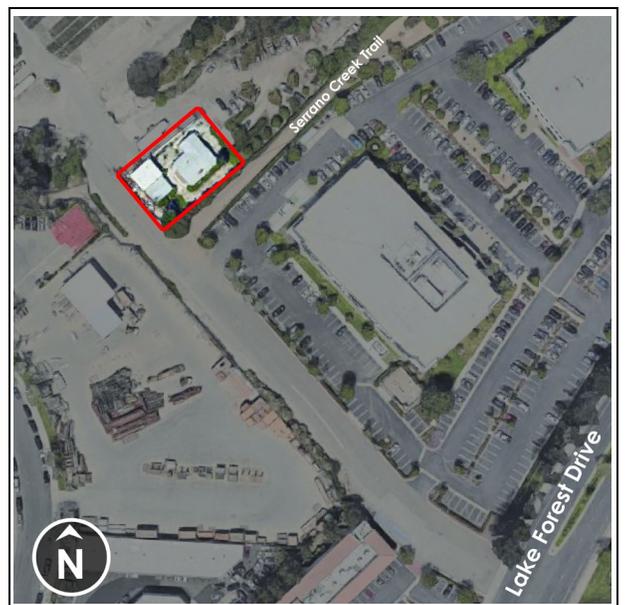
B13. Remarks:

None

\*B14. Evaluator: Audrey von Ahrens

\*Date of Evaluation: October 2018

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 20621 Lake Forest Drive

Page 3 of 6

### P3a. Description (cont.)

The one-story residence is 'L'-shaped in plan with the foot of the 'L', or shorter elevation, projecting to the northeast. The building has a cross-gabled roof clad in composition shingles. All elevations, except for a portion of the primary elevation, are clad in stucco and have shallow, boxed eaves. The primary elevation is clad in board and batten siding within an elevated porch entryway. The front porch is sheltered beneath the overhanging eave of the side-gabled roof. The eave is open with exposed rafter tails and is supported with simple, square, wood porch supports. The porch has a concrete floor and is accessed by a non-original concrete walkway that wraps around from the rear elevation. The main entrance is centered within the porch and consists of a simple, wood door with horizontally divided lights. The door is flanked by a large, brick chimney (northeast) and group of two windows.

Fenestration is asymmetrical and primarily consists of wood, double-hung-sash windows of various sizes with horizontally divided lights, and simple wood sills. There is one tri-partite window on the southwest elevation with one, large, fixed center window and side casements, each with horizontally divided lights. A secondary entrance is located north of the tripartite window, consisting of a non-original wood slab door with double-hung sash vision light. The door is elevated with non-original concrete steps and sheltered by a wood awning with asphalt shingles.

Another secondary entrance is located near the center of the northwest elevation on the southwest facing wall of the north wing. The door appears original, though likely relocated within a non-original opening, and consists of a wood door with nine divided lights above wood crossbuck paneling.

The detached garage is rectangular in plan with a side-gabled roof. The roof is clad in composition shingles and has shallow, boxed eaves. The exterior is clad in stucco. The primary entry is located on the north elevation, offset to the west, and consists of a wood garage door. A secondary entry is located on the north end of the east elevation and consists of a wood slab door. To its south is one wood, double-hung-sash window. There is only one opening centered on the south elevation, which consists of board and batten double-doors. There are no openings on the west elevation.

Because no building permits were found for the property, the dates of alterations are unknown. However, alterations observed from the site visit include the non-original stucco cladding, the composition shingle roofs, and the addition of the north wing of the residence. According to historic aerials, the addition was constructed between 1949 and 1952. The rest of the windows on the building were likely replaced at this time. The brick chimney on the primary elevation also appears to be non-original.

### B10. Significance (cont.)

#### National Register of Historic Places

##### *Criterion A*

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation is the development of citriculture in Orange County. The potential period of significance identified is circa 1931 to 1977, the date that the orchard was sold and converted to a commercial plant nursery.

## CONTINUATION SHEET

Property Name: 20621 Lake Forest Drive

Page 4 of 6

The exact date of construction is unknown, however, the single-family residence and detached garage at 20621 Lake Forest Drive are associated with a former ranch property, converted to an orchard circa 1927 in the El Toro Foothills, about three miles north of the historic town of El Toro, known today as the City of Lake Forest. Research suggest that the property may have been a ranch prior to 1927, known as the Jerome-Browning-Crookshank Ranch and, along with many of the other agricultural properties in the area, was leased from the Whiting Company for livestock and dry-farming. Consistent with historical agricultural development trends in the area, as water became more plentiful with new well-drilling techniques, the property was converted to an orchard. Owned by a Santa Ana-based syndicate, the property remained an orchard until 1977. The residence was most likely occupied by the manager of the orchard who was employed by the syndicate.

The orchard was substantially altered between 1977 and 1983 when the property was sold to the present-day Nakase Brothers Wholesale Nursery, removing the acres of planted citrus trees. A small pond that was present in the central portion of the property was filled and paved over with a surface parking area, and shade structures were erected throughout the property for commercial plant nursery development activities. Up until 1983, the residence was surrounded by mature trees at the south corner of the property, and adjacent agriculture fields to the south. By 1988, the adjacent fields were flattened in preparation for development and a large surface parking lot located immediately adjacent the residence. By 1990, Lake Forest Drive was paved as a four-lane parkway, and commercial development constructed immediately adjacent the residence.

After the conversion of the orchard to nursery, research suggests that the residence and garage were used instead as a field house and mechanic shop, as they are still used today. Because the broad and immediate setting has been so significantly altered, the residence and detached garage no longer reflect an association with the orchard, nor do they retain their original use or association with an agricultural property.

Therefore, the property does not appear to be eligible within the development of citriculture in Orange County.

### *Criterion B*

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

As discussed in Section 3.1 above, the property has been associated with various landowners, investors, and tenant farmers. Although some of the early investors of the ranch and orchard may have been historic personages, research revealed that none of these individuals were closely associated with the property. Other properties, such as their places of residence or places of business in Santa Ana, would be better examples of significant properties associated with these individuals.

Research did not reveal any information as to who occupied the residence while the property was utilized as an orchard. Research revealed that frequent tenant turnover was common in the area amongst leasehold farmers. Because of the lack of information available, it does not appear that any individual of historical importance occupied or was closely associated with the property.

Therefore, the property does not appear to be eligible under Criterion B.

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### *Criterion C*

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The residence and garage are vernacular and without a distinctive style. The absence of a distinctive architectural style is typical for small, rural residences constructed at this time. There is minimal to no ornament or distinguishing aesthetic features. It most closely resembles typical board and batten bungalows constructed in the area at this time. Because it is not particularly unique, and has been substantially altered, the residence is not a distinguished example of a style or property type.

As with the original date of construction, the architect and builder are unknown. No building permit records were available for the property. Additionally, newspaper archive research did not yield any further information about who the architect or builder might have been. The lack of information available suggests that the residence and garage were not designed or constructed by a master, or anyone recognized as unique in the field of architecture.

The last two aspects of Criterion C do not apply to the residence and garage. The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the buildings do not possess. Nor does the property represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts.

Therefore, the property does not appear to be eligible under Criterion C.

### *Criterion D*

Criterion D generally applies to archaeological resources and this report only pertains to historical resources that are part of the built environment. This criterion may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the residence and garage. Therefore, they do not appear to be significant under Criterion D.

### *Integrity*

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the subject property is not significant under any of the National Register criteria, it has no period of significance. Nevertheless, the property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

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The residence and garage have not been moved, so the retains integrity of location. Between 1977 and 1983, the orchard was converted to a nursery and many of the mature trees that had surrounded the buildings were removed to make way for a paved driveway through the property, therefore changing their immediate setting. The surrounding setting has been affected by later construction in the vicinity, which replaced adjacent agriculture fields with a four-lane parkway, and commercial development with large surface parking lots. Therefore, the property does not retain its integrity of setting. In addition, the buildings no longer retain integrity of feeling or association, as the property no longer feels like a residence and garage associated with an operating, rural orchard. Other than some board and batten cladding on the residence few of the original building materials remain. Thus, the buildings do not retain integrity of materials and workmanship. The buildings retain integrity of design as the height, massing, roof configurations, and fenestration patterns remain.

Therefore, property has been substantially altered such that it no longer retains overall integrity, nor does it appear to be significant for its association with events or trends under Criterion A, with an individual under Criterion B, or an architectural style, type, or method of construction under Criterion C. Therefore, it is ineligible for listing in the National Register.

### California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property is ineligible for listing in the California Register for the same reasons outlined above.

### Conclusion

The property as a whole and the single-family residence and detached garage specifically do not appear to be eligible for listing in the National or California Registers, due to a lack of significance and integrity. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation.



## **Appendix E – CHRIS Records Search Results**

**South Central Coastal Information Center**

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542

[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
*Orange, Los Angeles, and Ventura Counties*

10/31/2018

Records Search File No.: 19544.5506

Audrey von Ahrens  
GPA Consulting  
617 S Olive St. Suite 910  
Los Angeles, CA 90014

Re: Record Search Results for the Nakase Brothers Wholesale Nursery

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the El Toro, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area:

As indicated on the data request form, the locations of non-archaeological resources are provided in the following format:  custom GIS maps  shape files  hand-drawn maps  no map

Non-archaeological resources within project area: 0	None
Resources listed in the OHP Historic Properties Directory within project area: 0	None
Reports within project area: 0	None

- Resource Database Printout (list):**  enclosed  not requested  nothing listed
- Resource Database Printout (details):**  enclosed  not requested  nothing listed
- Resource Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Report Database Printout (list):**  enclosed  not requested  nothing listed
- Report Database Printout (details):**  enclosed  not requested  nothing listed
- Report Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Resource Record Copies:**  enclosed  not requested  nothing listed
- Report Copies:**  enclosed  not requested  nothing listed
- OHP Historic Properties Directory:**  enclosed  not requested  nothing listed
- Archaeological Determinations of Eligibility:**  enclosed  not requested  nothing listed
- Los Angeles Historic-Cultural Monuments**  enclosed  not requested  nothing listed
- Historical Maps:**  enclosed  not requested  nothing listed
- Ethnographic Information:**  not available at SCCIC

**Historical Literature:**  not available at SCCIC  
**GLO and/or Rancho Plat Maps:**  not available at SCCIC  
**Caltrans Bridge Survey:**  not available at SCCIC; please go to <http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>  
**Shipwreck Inventory:**  not available at SCCIC; please go to [http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks\\_Database.asp](http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp)  
**Soil Survey Maps: (see below)**  not available at SCCIC; please go to <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

For Isabela Kott  
GIS Technician/Staff Researcher

Enclosures:

(X) Invoice #19554.5506