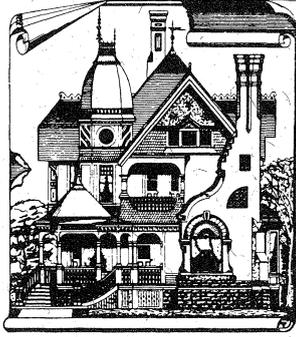


Appendix C  
**Historic Resources Technical Report**

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**THE BUILDING  
BIOGRAPHER  
TIM GREGORY**

- ❖ Building Histories
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State, and National Landmarking
- ❖ Historic Preservation and Archival Consulting

HISTORIC RESOURCES TECHNICAL REPORT:

**THE WINTERSBURG JAPANESE PRESBYTERIAN  
MISSION/CHURCH  
AND THE  
FURUTA RESIDENCES**

**7622 AND 7642 WARNER AVENUE AND  
17102 SOUTH NICHOLS STREET  
HUNTINGTON BEACH, CALIFORNIA**

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## TABLE OF CONTENTS

I. Project Description.....	2
II. Identification of the Resources.....	2
III. The Historic Context.....	7
IV. Evaluation of the Historic Significance of the Resources.....	9
V. Findings of Effect and Recommended Mitigation Measures.....	10
VI. Sources.....	12
Appendix 1 The California Register and CEQA Requirements (General Information).....	16
Appendix 2 Identification of Existing Resources and Their Historic Context (Background).....	17
Appendix 3 Evaluation of Historic Resources (Background).....	21
Appendix 4 Findings of Effect and Recommended Mitigation Measures (Background).....	25
Appendix 5 Map.....	28
Appendix 6 Assessor's Records.....	29
Appendix 7 Orange County Japanese American Council: Historic Building Survey Pamphlet.....	30
Appendix 8 Photographs.....	31
DPR 523 Form and Photograph.....	following Appendix 8



## **I. Project Description**

This is a technical report on the historic resources found in an approximately 4.38-acre parcel located at the southeast corner of Warner Avenue and South Nichols Street in the City of Huntington Beach. Known historically as the Wintersburg Japanese Presbyterian Mission (later Church) and the Furuta residences, the addresses of the resources are: 7622 and 7642 Warner Avenue and 17102 South Nichols Street (APN #s: 111-372-06 and 111-372-07). The client has requested an evaluation of the historic resources and a summary of any alternatives which may be needed to reduce project impacts on these resources if they are found to be significant.

The purpose of this report is to assist Culbertson, Adams & Associates, Inc., Greystone Homes, and the City of Huntington Beach in their determination of the historical significance of the resources. Also to be determined: if any future changes to the resources will constitute a significant environmental impact and, if so, what mitigation measures may be necessary.

The five steps necessary in such a study are: 1) identification of the resources; 2) identification of the resources' historic context; 3) evaluation of the historic significance of the resources; 4) determination (findings) of the proposed project's effect on any significant resources; and 5) recommendation of project alternatives or mitigation measures to minimize the project's possible negative effects.

In summary, this technical report contains the synopsis of the consultant's cultural resources identification and evaluation investigation. Sections of this report discuss the Identification of the Resources, the Historic Context, Evaluation of Historic Resources, Findings of Effect and Recommended Mitigation Measures, and Sources. California Historic Resources Inventory (DPR 523) forms, prepared as a result of the investigation, are appended.

## **II. Identification of the Resources**

(Please see Appendix 1 for a background discussion on the identification and historic context phase.)

Field visits to the project site were carried out on September 17 and 26, 2002. The buildings, structures and amenities were observed, described, and photographed.

Research was undertaken before and after the site visit in order to further identify the history of the resources and their context. The first step was an investigation of the resources' age through a search of property records housed at the office of the Orange County Assessor. Historical files were also consulted at the Huntington Beach Public Library, the History Room of the Santa Ana Public Library and the central branch of the Los Angeles Public Library (the oldest public library collection in Southern California). A search was also made in various on-line historical and biographical databases available on the Internet. The focus of this research was to determine if

the history of the site had any connection to persons or events of national, state-wide or local significance during its period of habitation. As many documentary resources as possible within realistic time and budget constraints were investigated and are listed under Sources (Section VI).

The research on the site is reported below and is also summarized on DPR 523 forms appended at the end of this report. In completing the forms, the consultant followed the "Instructions For Recording Historical Resources" issued by the California State Office of Historic Preservation (SHPO) in March 1995 and subsequent updates.

There are six historical resources on the site: three residences (Furuta Houses #1 and 2; and Parson's House); a barn; and two church buildings (Churches #1 and 2). Furuta house #2, the newest building on the site, is still occupied. The other buildings have only recently been abandoned. All the resources are in fairly good shape and have retained most of their integrity.

History: The Wintersburg Japanese Presbyterian Mission was founded in 1904 by the local Presbytery to serve the growing Japanese population in the area of the now-vanished unincorporated community of Wintersburg. The first chapel (Church #1) and the Manse (Parson's House) were dedicated on May 8, 1910.

In 1930, the Mission became a fully-fledged Church and, in that year, the Presbyterian Ministers' Association of Orange County began to plan for a new building. The new building (Church #2) was completed in 1934 at the front of the property on Warner Avenue. The pastor in 1934 was the Rev. K. Kikuchi. By the 1940s, he had been succeeded by the Rev. Kiyoshi Noji. In 1966, the Japanese congregation moved to Garden Grove. By 1968, the old church building was leased to the Church of God Sabbatarian. They were followed by The Rainbow Christian Fellowship. The building, last used by a Hispanic congregation, is currently owned by Mas Yonemura, a resident of Berkeley.

Meanwhile, in 1912, Charles Mitsuji Furuta (1882-1953), a native of Japan, built a home for himself and his family to the east of the Mission (Furuta House #1 and Barn). Mr. Furuta was a prominent supporter of the Mission (and later Church). Orange County directories first identify him as a laborer, but by the 1920s, he was raising gold fish in ponds south of the Mission, the remnants of which still exist. Living with Mr. Furuta were his Japan-born wife Yukiko (Yashima) Furuta (1895-1989) and children Grace (who later worked as a nurse), Kazuko, and Raymond (Ray) Hirakaru Furuta (1914-1995). By the 1940s, Ray's wife Martha M. Furuta was also living at the same residence. It wasn't until the late 1940s that directories listed the Furutas' address as 7642 Wintersburg Avenue. Up until then, their mailing address, as well as that of the Mission, was a box on Rural Delivery route 1. (Evidently Wintersburg Avenue did not become Warner Avenue until after the area was annexed by the City of Huntington Beach as the North #1 Annexation of August 1957.)

In 1947, Ray and Martha Furuta moved to a new house at 17102 South Nichols Street (Furuta House #2). By then, directories were identifying both Charles and Ray Furuta as "horticulturists." Ray Furuta became well-known for the Japanese lilies he grew in the goldfish

ponds his father had created north of his house. Marketed daily, the flowers were highly perishable but were described as “beautiful.”

No original building permits are extant in City files for the older buildings on the site, since they were constructed when the area was identified as the unincorporated community of Wintersburg, and the County of Orange has retained no permits dating before 1954. However, the Orange County Assessor recorded that County permit 18728 was issued for the construction of Furuta House #2 in December 1947. The cost was estimated at \$2,000.

City permits reveal that a new porch was built for the Japanese Presbyterian Church (probably on the older building—Church #1) in August 1958. Also added to the older building was a ten-foot extension at the rear. An addition was built onto 17102 South Nichols Street (Furuta House #2) in November 1963 at a cost of \$12,200, the owner acting as his own contractor. Alterations costing \$300 were permitted for 7642 Warner Avenue (Furuta House #1) in November 1968 and its electrical system was upgraded in October 1997. In September 1978, a permit allowed the partition of a room in the newer church (Church #2) to create a foyer and a nursery.

The Orange County Assessor visited the property in February 1948 to record the construction of Furuta House #2, still unfinished at the time. It was described as a one-story residence with a concrete foundation, walls of stucco over chicken-wire with a skirt of wood siding, and a low-pitched hipped roof covered with shakes. Interior finishes were plaster and plasterboard. The house contained one living room, two bedrooms, a bathroom, and a kitchen. There was also a garage which the Assessor shows as having been later converted to living space.

The Assessor visited the property again in September 1952 and described Church #1 as a “Sunday School” building, constructed in 1911, with a foundation of concrete piers, board-and-batten walls, and a gabled roof covered in composition shingles. The interior was finished in Celotex and plywood and had a coved ceiling. Church #2, constructed in 1934, had a concrete foundation, walls of stucco over wood sheeting, and a gabled shingled roof. The major interior finish was Celotex.

In November 1952, the Assessor described Furuta House #1 as a one-story frame residence, built in 1914. It had a wood foundation, board-and-batten walls, and a gabled shingled roof. (The foundation was later described as “raised concrete.”) The house contained two living rooms (one was probably a dining room), two bedrooms, one bathroom, and a kitchen. The primary interior finish was plasterboard.

In January 1964, the Assessor recorded the addition to Furuta House #2 which added a living room, a family room, two more bedrooms, and one more bathroom.

Copies of the Assessor’s records can be found in Appendix 6.

Physical Description: The site is located at the southeast corner of Warner Avenue and South Nichols Street in the City of Huntington Beach. It contains six historical resources: Church #1 and a Parson's House (rear of 7622 Warner Avenue); Church #2 (front of 7622 Warner Avenue); Furuta House #1 and a barn (7642 Warner Avenue); and Furuta House #2 (17102 South Nichols Street).

*Church #1 and Parson's House (rear of 7622 Warner Avenue)*—The church building, constructed in 1911, is a single-story wood-frame structure measuring approximately 50 feet north-south by 20 feet east-west. It has a centrally-located entry porch on its north side that measures approximately 6 by 8 feet. The walls of the building are board-and-batten, except for the south end, and the roof is a high-pitched front-facing gable with open eaves. The wooden windows are double-hung sash with single panes in each sash. The north (front) facade has only a pair of paneled doors centered on the entry porch which is sheltered by its own gabled roof. The porch is approached by one concrete step. The west elevation has three evenly spaced windows on its northerly end and a single door with a glass panel on its southerly end. The south (rear) elevation and the south end of the east elevation are faced with a composition material designed to look like brick. (This wall covering probably identifies the 1958 addition to the structure.) The addition has a shed roof that slopes southwards at a lower height than the main gabled roof of the older part of the building. The south elevation has two evenly spaced casement windows with eight panes each. On the westerly end of the south elevation is a recessed wood-floored porch that has a door and three-paned windows. This porch connects with the breeze-way that separates Church #1 from the Parson's House immediately adjacent to it. The east elevation of Church #1 has four evenly spaced windows with an eight-paned sash window at its southerly end. The interior of Church #1 is comprised of a large room with wainscoted walls and a coved wood ceiling. The addition on the south end contains a kitchen.

The Parson's House, also built in 1911, is a one-story board-and-batten farmhouse, approximately 21 feet east-west by 23 feet north-south, in a saltbox style, where the rear portion of the side-facing gable roof tapers at a lower pitch than the front. The foundation of the house is hidden in most places by a lattice skirting. The roof's eaves are closed. Windows are wooden double-hung sash. The north (front) elevation has an almost full-length porch with a shed roof supported by four square wooden posts and a wooden balustrade. The porch ends about five feet from the west end of the house where four wooden steps ascend to it. There are two large sash windows on each side of the centrally located screened and paneled front door. The west elevation has one window centered under the gable with a single door centered under the salt-box part of the roof extension. This door is approached by three wooden steps. The south (rear) elevation has a square window tucked under the eave and a single paneled door on its easterly end. Two windows appear on the east elevation, looking out onto the breeze-way connecting the Parson's House with Church #1 immediately adjacent to it.

The predominant landscape feature of this part of the property is a mature pepper tree that shades the Parson's House on its northwest corner.

*Church #2 (front of 7622 Warner Avenue)*—This one-story stucco building, built in 1934, measures approximately 30 feet north-south by 82 feet east-west. The main roof is side-facing, but the 4-by-20-foot entry porch projecting at the westerly end of the north (front) facade has its own front-facing gable roof. The main roof on the easterly end of the front facade is lower in height than the rest of the roof. This portion of the building has one wooden double casement window with six panes of opaque glass. West of it on the main part of the building are four evenly spaced wooden casement windows with eight panes of opaque glass and double transoms above. The front door is recessed about two feet into the wall of the entry porch under an arched opening. The porch is approached by two concrete steps. The double entry doors are paneled with good-quality wood. Above the doors is a molded arc of wood. A light fixture is centered in the porch ceiling over the doors. A sign mounted on the church wall carries the words: "Church of God/Casa de Oracion/Monte Sinai." A plastic sign projecting from the wall over the entry porch carries the words: "Rainbow [barely visible] Fellowship/A 7<sup>th</sup> Day Pentecostal Church." The west elevation of Church #2 has three single casement windows northerly of a single paneled and glass door on the southerly end with a concrete stoop approached by two parallel steps on both ends. A circular vent appears in the top of the gable-end. On the westerly end of the south (rear) elevation is a single door approached by three steps and a small casement window to the east. Next, to the east, is a solid double door and four casement windows identical to those on the front elevation. On the easterly end of the rear elevation is a single door with a glass panel surmounted by another window with four panes. East of it is a solid door with a plain glass window adjacent to it. Both easterly doors are served by a continuous bi-level stoop, the levels of which are connected by steps. The east elevation of the building consists of three evenly-spaced single casement windows. Circular venting appears in the gable-end. The interior of Church #2 has a high-ceilinged auditorium on its easterly side with a raised stage at the end. The building also contains a kitchen, two bathrooms, a classroom, and a foyer. The foyer is entered by way of the double paneled doors from the entry porch on Warner Avenue. (The high quality of the wood used in the doors, as opposed to the rest of the building, indicates they may have been brought in from another site.)

*Furuta House #1 and a barn (7642 Warner Avenue)*—This is a one-story board-and-batten cottage that measures approximately 27.5 feet east-west by 46.5 feet north-south. It has a front-facing gable, the roof of which is covered with composition shingles. Wooden brackets support the gable at each side and are notched into the barge-board. Eave-ends are exposed on the east and west sides of the building. Although most wall surfaces are board-and-batten, the wall under the front gable is shingled. Lattice venting appears at the apex of the gable, and there is a knob pendant hanging from the center of the barge-board. An entry porch with a wood floor is centered in the front elevation and has its own roof supported by tapering wood posts. The gable-end of the porch roof and the railing around the porch are filled in with board-and-batten. The plain front door is centered on the porch. To each side of the front porch are double-hung sash windows with "battered" upper lintels. Three wood steps approach the porch. Clapboard skirting hides the foundation. The east elevation has two single sash windows on its northerly end and two smaller, higher windows of the same style to the south. A band of windows, indicating a laundry porch, appears on the extreme southerly end. The west elevation of the

house has a large sash window in the center, with two narrower windows to the south and north of it. Another band of windows appears on the extreme southerly end. The south (rear) elevation has the same roof features as the front elevation, but the wall under the gable-end is shingled on its westerly end and features board-and-batten on its easterly end. An addition to the house projects four feet out of the westerly end of the rear wall which has its own hipped roof, lower than the main roof. It has a band of three windows. The easterly end of the facade of the older part of the house has a glass-paned door with a double, newer sliding window to its east. The interior of the house consists of a living/dining room combination, two bedrooms with a shared closet, a kitchen, a bathroom, and a laundry area. The plain woodwork and door hardware appear to be original.

The barn is located approximately forty feet southeast of the cottage. Measuring approximately 37 feet square, its front-facing gable is covered in very old wood shingles. The north (front) elevation is dominated by two large sliding doors made of vertically laid boards. The west elevation has an addition about twelve feet from the front of the building that projects about eight feet westwards. It has board-and-batten walls and its own shed roof. This addition appears to extend around all three sides of the barn as well, the barn's original gable roof visible above the shed-like roof of the addition. The interior of the barn has been used as a workshop and contains a long-unused GTO automobile.

The landscape around the house and barn includes a large open field at the south end of the property with a row of low fan-palms along its westerly edge. Other plantings close to the house include bird-of-paradise, hibiscus, and a well-maintained row of box hedges along the front path and near the front porch that has been trimmed in a topiary-like manner. To the west of the cottage is a side-garden with fruit trees on its south end. Two fir trees dominate the property on its northeast corner.

*Furuta House #2 (17102 South Nichols)*—This is a typical, largely stucco post-World War II suburban house with a hipped roof, a recessed entry porch centered in the west (front) wall with newer metal sliding windows at each side, and a clapboard veneer along the lower one-third of the walls. An extension at the north end of the house, set back towards the east, is similarly styled and contains a garage.

Photographs of these historic resources can be found in Appendix 8 and on the DPR forms following Appendix 8.

### **III. The Historic Context**

As discussed in Appendix 2, in order to assess previously recorded and as yet unevaluated cultural resources, a historic context must be developed, revolving around a theme, place, and time. Then, it is possible to evaluate and study the identified cultural resources within the research framework of the historic context.

*Wintersburg*--The little unincorporated agricultural community of Wintersburg was founded about 1890 by Henry Winters. He and D. E. Smeltzer had discovered that the "Willows" area north and east of Huntington Beach between the old and new beds of the Santa Ana River possessed peat land which, when drained, produced exceptional crops of celery. Celery soon became the chief produce of the district. At the height of production, nearly 6,000 acres were devoted to the planting of celery. By 1910, 1,212 freight-car-loads of that vegetable were shipped from the four stations that the Southern Pacific Railroad had established in the area at Celery, Los Bolsas, Smeltzer, and Wintersburg (about one mile south of Smeltzer). These stations were on a branch line running from Newport Beach to Santa Ana that had originally been established by James McFadden in 1897. Unfortunately, a blight destroyed the celery crop, so that by 1930, beans had become the most common product of the area.

Born in Ohio in 1860, Mr. Winters founded the Orange County town that would later bear his name by purchasing twenty acres from which he harvested a variety of crops. His display of vegetables at the 1893 World's Columbian Exposition is credited with putting Orange County's agricultural resources on the map. Mr. Winters served as president of the California Celery Company in 1898 and went to the East Coast to publicize the product. He donated two lots to the community of Wintersburg, one for the freight depot and another for a mercantile store. In exchange for his efforts, the townspeople circulated a petition that the town be named Wintersburg. Mr. Winters and his wife Cordelia later moved to the City of Orange.

Wintersburg remained a very small, scattered town. It had its own post office for only a few years around the turn-of-the-20th-century and briefly hosted its own telephone exchange and a section in the Huntington Beach local newspaper. The 1918 Orange County directory described it as having "good schools, churches, and mercantile establishments" with regular auto stage connections with Huntington Beach and Santa Ana. However, the census of 1930 counted only 52 inhabitants, not including a settlement adjacent to Ocean View School, which had become the center of the community. In the later 1930s, according to the Huntington Beach Historical Society, the Wintersburg area served as home to the Alpha Beta markets' feedlot and meat packing plant. In 1957, Wintersburg was annexed into the City of Huntington Beach.

The Wintersburg area was known for its relatively large Japanese-American population which had begun with the arrival of farmhands around 1893, joining the Chinese and Italian laborers who had preceded them. One source says that at least seventy Japanese workers lived in bunkhouses in the Smeltzer/Wintersburg area and observations were made that they adhered to their ethnic customs which seemed strange to their Anglo neighbors. Similar to what their colleagues were undergoing elsewhere in California, the Japanese were discriminated against, first-generation (or Issei) immigrants being forbidden to own real property. However, by the 1920s, the Japanese community had become better accepted. Japanese-American farmers built up extensive agricultural holdings in the Wintersburg area where they raised peppers, beans, and various other products. Fish farms and hatcheries, such as the goldfish ponds tended by Charles Furuta, were other specializations of the local Japanese-American community. During World War II, Japanese-Americans in California were rounded up and sent to internment camps

throughout the western United States. Many lost their properties, although a few were watched over by sympathetic neighbors. (The Wintersburg Japanese Presbyterian Church escaped confiscation because, by church law, it belonged to the local Presbytery rather than to the congregation.) By 1980, the entire Asian community in Orange County (of which Japanese-Americans are only a part) accounted for just 5% of the total population.

Except for the Furuta houses and the Japanese Presbyterian Church, very little remains of Wintersburg. Two of the few other surviving landmarks is an old wooden church building on the southwest corner of Warner Avenue and Gothard Street and a two-story Craftsman-style house on Gothard.

Themes of the Historic Context:      Agriculture, 1900- , Wintersburg (Huntington Beach)  
    Ethnic Heritage, 1900- , Wintersburg (Huntington Beach)  
    Religion, 1900- , Wintersburg (Huntington Beach)

Resource Attributes: Farm/ranch; Religious building

#### **IV. Evaluation of the Historic Significance of the Resources**

(Please see Appendix 3 for a background discussion on the evaluation phase.)

Using the criteria of the California Register of Historical Resources, the consultant must determine the significance of identified resources on the project site.

The Historic Resources Survey prepared for the City of Huntington Beach by Thirtieth Street Architects, Inc. in 1986 does not include the historic resources discussed in this report because the Survey was limited to the downtown area and adjacent neighborhoods. However, the resources are flagged in the City's General Plan as significant structures, but with no explanation as to why.

Also in 1986, the Japanese American Council of Orange County published a Historic Building Survey of pre-1940 Japanese-related sites, identifying the Wintersburg Japanese Presbyterian Church (both the 1910 and 1934 buildings), the 1911 manse and the Furuta's 1912 house as being among 33 surviving buildings of historical interest in the County. The Council stated that buildings identified on the Survey "form a link to...history which can still be seen today." In the succeeding 16 years, some of the 33 surveyed buildings, including the Garden Grove Japanese School, have been demolished. The original 1910/1911 buildings associated with the Wintersburg Japanese Presbyterian Church are identified on the survey as the oldest surviving Japanese-American religious structures in Orange County. (The only other church listed on the survey is the Japanese Free Methodist Church in Anaheim, the buildings of which date from 1922). A copy of the Survey pamphlet is reproduced in Appendix 7.

Within the broad historic context of Orange County history, the Furuta residences and the Wintersburg Japanese Mission/Church have considerable significance. Representing a way of life that has just about vanished from the urban areas of Southern California, they are among very few surviving buildings from one of Orange County's earliest Anglo settlements and are among a dwindling number of historic resources related to Japanese-American life in the County.

Summary of Significance:

As a site: of local significance under criterion A (patterns of settlement). As such, they are potentially eligible for listing on the California Register of Historical Resources.

Integrity: Good. Although all but Furuta residence #2 are suffering from deferred maintenance, the buildings have had only minor alterations since their original construction.

National Register Evaluation code: 3D (Each building is potentially eligible for listing in the National Register as a contributor to a historic district)

**V. Findings of Effect and Recommended Mitigation Measures**

(Please see Appendix 4 for a background discussion on this phase of the process.)

If the consultant finds that a proposed project will have an adverse effect on any significant resource situated on the project site, he must assess the extent of the effect and recommend possible mitigation measures which could range from "No Project" to documentation before demolition.

Findings Of Effect: The project, as proposed, will remove all the historic resources now on the site, and so will definitely have an adverse effect on them.

Recommended Mitigation Measures:

1) The Furuta family have long been associated with the property and were strong supporters of the Japanese Presbyterian Church since its founding. However, it is highly recommended that the Japanese American Council of Orange County also be contacted and allowed input into the environmental review process and the final disposition of the historic resources. If the Council cannot be reached, then Heritage Orange County, a non-profit preservation organization located in Santa Ana, should be consulted. Their contact is Elizabeth Neaves at 714-835-7287.

2) Sound reasons should be provided by the project developer as to why the historic resources cannot be retained in their current location.

3) If the resources are to be removed, the City should seriously consider relocating at least Furuta House #1, Church #1, and the Parson's House (as the oldest and most unique resources) to another appropriate publicly-accessible location within or adjacent to the City (such as a heritage park if one exists) where they can be interpreted as early examples of Japanese-American life in Orange County. (The barn associated with Furuta House #1 would probably not survive a move.)

4) Further documentation of the structures should be undertaken utilizing the standards of the Historic American Building Survey (HABS). Photo-documentation only of Church #2 and Furuta House #2 would be sufficient. However, the other older and more unique structures should be documented by HABS-level measured drawings as well as by photo-documentation.

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Huntington Beach.

Works Progress Administration

1936 Cities and Towns: Orange County Series (Research Project #3105). Sponsored by Board  
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## Appendix 1

### The California Register and CEQA Requirements (General Information)

In the CEQA Guidelines Revisions, adopted October 26, 1998, the statement is made that “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment” [15064.5(b)].

The Guidelines define historical resources as any of the following: 1) listed, or determined to be eligible for listing, in the California Register of Historical Resources; 2) included in a local register of historical resources or identified as significant in a historical resources survey, as defined by the Public Resources Code [PRC §5020.1(k) and §5024.1(g)]; or 3) determined to be significant by a lead agency provided the determination is supported by substantial evidence and meets the criteria for listing on the Register [15064.5(a)(1-4)].

“The California Register is an authoritative guide in California used by state and local agencies, private groups, and citizens to identify the state’s significant historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” [PRC §5024.1(a)]. Resources listed on the Register, or determined to be eligible for the Register, are to be considered when there is a discretionary action subject to CEQA. The lead agency on a project must determine not only if the resource is listed, but also if it is eligible for listing. Unlike the process for determining eligibility under Section 106 of the National Historic Preservation Act, the State Office of Historic Preservation has no authority to make consensus determinations for the California Register for purposes of CEQA. The evaluation of resources for eligibility is solely the responsibility of the lead agency. The agency may require the property owner to furnish this eligibility information during the process of a project’s environmental review.

The Guidelines also provide processes for obtaining: a formal determination of eligibility for the California Register; clarification of eligibility and expedited review; and a non-binding informal opinion of eligibility. A formal determination of eligibility for the California Register requires a nomination for listing that will be granted when the property cannot be listed solely due to owner objection. An informal or non-binding opinion may be obtained from the State Historic Preservation Officer regarding whether or not a historical resource may be eligible for nomination or potentially eligible for listing on the California Register. Such informal opinions, however, will not be a substitute for a formal determination or listing and a formal nomination must be submitted within 90 days or the informal opinion expires.

The State Office of Historic Preservation requires that all historic resources be recorded on DPR 523 forms for the sake of consistency and completeness and to better evaluate their eligibility for the California Register.

The following appendices discuss this consultant’s evaluative process in determining the eligibility of a historic resource for the California Register and in arriving at his conclusions regarding project impact and possible mitigation measures.

## Appendix 2

### Identification of Existing Resources and Their Historic Context (Background)

Both federal and state guidelines require that the first step in the review process should be the identification of cultural resources (i.e., historic properties). Various levels of preliminary archival research and on-site survey investigations for cultural resources can be applied during this step. This evaluator normally chooses a mid-range level of archival research in order to facilitate the preparation of the "historic context" and eligibility evaluations for the California Register, the next steps in the process.

A research methodology is developed to comply with federal and state mandates and guidelines for identifying cultural resources, be they in the form of buildings, sites, structures, objects, or contributors to historic districts. A thorough field visit, including the preparation of a written and photographic record, is the best foundation for identifying and later evaluating any cultural resources found on the project site.

Historic research based on a sound methodology is crucial at this stage of the investigation. Architectural history and analysis may be necessary for sites with extant buildings and structures. Physical characteristics such as site structure, content, and integrity are crucial variables in later evaluation of the resource's eligibility for the California Register.

Architectural components of extant or relic buildings, structures, and/or objects within the project area should be sufficiently preserved to contain data for research and interpretation. Ideally, the original design and subsequent alterations should be identifiable as discrete occupational episodes associated with a temporally defined occupation. Architecture should represent identifiable functional association. Archival materials should be available to reconstruct a partial or complete history of the project area.

The National Park Service (NPS) stipulates that the significance of any historic property should be made within the "historic context" developed for that area (Parker 1985; Interagency Resources Division, Bulletin 16A, 1991). "Historic context" is defined as the sum of information pertaining to an area, organized by theme, place, and time.

The National Register of Historic Places (NRHP) suggests that "a theme is the equivalent of a research problem, and an historic context is developed by placing the problem in an appropriate setting in both time and space" (Interagency Resources Division, Bulletin 16A, 1991). For instance, a broad historic context might be identified as "Western U.S. Expansion, Mid-19th Through 20th Centuries." A more focused historic context might be "Early to Mid 20th Century Agricultural Development of the (locality)."

A "historic context" is associated with identified cultural resources through the concept of "resource attributes" (called "property types" by the NRHP). These attributes allow

geographically diverse historic properties that share physical and associative characteristics to be linked together under a set of commonly agreed-upon descriptive terms and compared as to their relative significance within the historic context. As an example, an appropriate resource attribute for the sites associated with the contexts mentioned above, given the agricultural theme, might be "Farm/Ranch."

Major themes have evolved during the past two decades of cultural resources investigations at various 19th and 20th century sites in southern California. Possible research themes and their associated resource attributes, adapted from the "Areas of Significance" and "Functions and Uses" for eligibility evaluations for the NRHP, are listed on the following page:

## EXAMPLES OF POTENTIAL RESEARCH (HISTORIC CONTEXT) THEMES

Agriculture	Exploration
Architecture	Funerary
Archaeology: Prehistoric	Government
Aboriginal	Health/Medicine
Non-aboriginal	Industry/Processing/ Extraction
Art	Irrigation
Chronology	Land Use
Commerce/Trade	Landscape Architecture
Communications	Law
Community Planning and Development	Literature
Conservation	Maritime History
Defense	Material Culture
Demography	Military
Economics	Performing Arts
Education	Philosophy
Engineering	Politics/Government
Entertainment/Recreation	Religion
Environmental Adaptation	Residential
Ethnic Heritage: Asian	Science
Afro-American	Settlement Patterns
European	Social History
Hispanic	Subsistence
Native-	Technology
American	Tourism
Pacific Islander	Transportation
	Other (e.g., Invention)

## EXAMPLES OF POTENTIAL ASSOCIATED RESOURCE ATTRIBUTES

Amusement Park	New Deal Public Works Project
Ancillary Building	Public Utility Building
Bridge	Railroad Depot
Canal/Aqueduct	Religious Building
Cemetery	Rural Open Space
Civic Auditorium	Ship
Commercial Building, 1-3 stories	Single Family Property
Commercial Building, over 3 stories	Stadium/Sports Arena
Community Center	Street Furniture
Dam	Theater
Educational Building	Train
Engineering Structure	Trees/Vegetation
Ethnic Minority Property	Urban Open Space
Farm/Ranch	Women's Property
Folk Art	
Government Building	
Highway/Trail	
Hospital	
Hotel/Motel	
Industrial Building	
Lake/River/Reservoir	
Landscape Architecture	
Lighthouse	
Military Property	
Mine	
Monument/Mural/Gravestone	
Multiple Family Property	

More than one research theme might be applicable. Further research within and adjacent to the project area could build on these themes and develop them into a historic context that characterizes the cultural development of the entire community.

Many of the research themes are inter-related. The analysis of architectural, archival, and oral history data for one theme will simultaneously address several other themes. For instance, the study of historical material culture (i.e., artifacts) provides a wealth of information concerning subsistence patterns, household composition (e.g., gender, adults, children, infants), socioeconomic status, trade networks and commodity flows (local, regional, national, and international), historical site use and activity, spatial inter-relationships of features and buildings, site evolution, and other themes. The documentary record by itself may not contain sufficient data to provide answers for all the research questions arrived at. Other data generated through architectural, archaeological, oral history and specialized analysis may provide complementary information which will provide answers to these and other research questions.

Research questions pertaining to the themes are developed prior to and during the course of fieldwork. Other research questions arise during the subsequent analysis of the field and historic research data.

A multi-disciplinary approach is used during the identification and historic context phase of the cultural resource investigation project. Archival documents and cartographic sources, oral history interviews, as well as field surveys are all used to locate, define, and provide interpretations for the cultural resources within the project area. Furthermore, this data is combined to reconstruct the most accurate picture of the project area. In turn, the research data is useful in the construction of the historic context and in evaluating the significance of the sites identified within and adjacent to the project area.

## Appendix 3

### Evaluation of Historic Resources (Background)

Evaluation of sites is the second step in the review process. The first step, "Identification", has been accomplished through research, development of an historic context, and a field survey of cultural resources within the project area. In making an evaluation of a resource's significance, the consultant refers to the following sources: the implementing regulations for the California Register (California Public Resources Code, section 4852), CEQA and Historical Resources (a technical bulletin issued by the Governor's Office of Planning and Research) and National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. (As mentioned below, the California Register criteria mirror those for the National Register and this publication thoroughly addresses the evaluation process.)

CEQA mandates that a cultural resource's significance must be established before project impacts to the resource can be assessed. All data gained from the field survey, architectural analysis, research, and historic context will be assembled and interpreted with respect to each site. In turn, the multi-disciplinary data will be used to evaluate the individual site's potential eligibility for the California Register.

In order to accomplish this, evaluative investigations must begin at the sites themselves. Field investigations should document cultural features, site boundaries, and the nature and association of site features within each lot or property of the project area. The integrity of the cultural resource (i.e., its state of intactness and the extent of alteration from its original appearance either deliberately made or the result of deterioration over time) must also be addressed. Such changes will then be documented by historic research and, where applicable, architectural research. (It should be noted that while interior modifications of a historic property may affect its integrity, in most cases exterior integrity is considered the foremost determinant of whether a property still retains enough of its original significance.)

During the evaluation phase of the investigations, the resources are assessed and evaluated for their potential to address and exemplify important historic themes. The intent of the evaluation is to assess the presence/absence of data that is needed to answer research questions. A site that has lost substantial integrity through deterioration or alteration may thereby have lost much of its significance. If similar, more intact, sites have been identified in close proximity to the subject site, the site may be considered of lesser value than if it is the only such site found locally, and therefore unique, even if of poor integrity.

"Criteria for listing historical resources on the California Register are consistent with those developed by the National Park Service for listing properties on the National Register of Historic Places (NRHP), but have been modified for state use in order to include a range of historical resources which better reflect the history of California" (Department of Parks and Recreation 1998).

### Criteria for Evaluating the Significance of Historical Resources

An eligibility evaluation for each cultural resource within the project area should be made under the following criteria for the California Register of Historical Resources as established by the revised CEQA Guidelines [15064.5(a)(3)(A-D)]:

“A resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria...including the following:

1. Be associated with events contributing to the broad patterns of the state’s history and culture;
2. Be associated with historically important people;
3. Embody distinctive characteristics of a type, period, region, or construction method, or represent the work of a creative individual; or
4. Have the potential for yielding important information in California’s history or prehistory.”

Thus, Criterion 1 is usually associated with "events," Criterion 2 is associated with "persons," Criterion 3 is associated with "design/construction," and Criterion 4 is associated with "information potential." Some historical archaeological sites may be evaluated for eligibility under Criteria 1, 2, and/or 3, but most are evaluated under Criterion 4. (Please note that the criteria for the NRHP are worded very similarly, except that they put more emphasis on the resource’s significance on the national level. The NRHP criteria are labeled A through D rather than 1 through 4 and are often found on DPR 523 forms.)

**Criterion 1. Events.** Properties are considered important if they are associated with significant events. Association through the historic context has to be demonstrated. Providing evidence of direct association of the events with the historic property is necessary. Properties can also be considered important if they are the best examples of the result of historic settlement patterns (“event,” in this case, being rather broadly defined).

**Criterion 2. Person.** “Historically important people” refers to individuals whose activities are demonstrably important within a local or state context. Correlation of an individual within the framework of the historic context is crucial. Also, his/her ties with a specific property and/or an event is important.

**Criterion 3. Design/Construction.** Resources represented by extant architecture are evaluated under this criterion. Elements that are important under Criterion 3 include distinctive

characteristics of a type, period, or method of construction, or the work of a master, possessing high artistic value. Integrity of the property is an especially important factor under this criterion.

Criterion 4. In order to qualify for eligibility for the California Register under this criterion, the archaeological site (i.e., historic property) has to meet two conditions: 1) the site must have yielded or be likely to yield information such as archaeological data or historic data that will have potential to answer research questions; and 2) the yielded information must be important with respect to historical archaeology and other related historic preservation fields.

Related Criteria--Generally, a historic property, to be considered eligible, should be of a certain age, not be a reconstruction, and have never been moved from its original location. Federal guidelines have traditionally prescribed a 50-year age for cultural resources evaluated for eligibility for the NRHP (36 CFR 60.4); however, a 45-year age threshold is becoming increasingly acceptable due to delays in project implementation which can often stretch five years or more beyond the evaluation date. The California State Office of Historic Preservation has stated that, minimally, a site "must be at least 45 years of age" (1989:3). However, the National Park Service and the State Office of Historic Preservation do recognize special sites that have achieved significance even though they may be less than 45 years old, have been reconstructed, or have been relocated (Sherfey and Luce 1979; Interagency Resources Division 1987).

The NRHP has developed a chart of seven numerical evaluation codes for pinpointing the status of a historic resource. California Register regulations also recognize these codes and require that they be entered onto DPR 523 forms.

- 1 Listed in the NRHP
- 2 Determined eligible for the NRHP in a formal process involving federal or state agencies
- 3 Appears eligible for listing in the NRHP in the judgment of the professional evaluator
- 4 Might become eligible for listing in the NRHP when certain conditions are met
- 5 Not eligible for the NRHP but may be significant at the local level
- 6 None of the above
- 7 Undetermined

These initial numerical codes can be further sub-classified by adding a letter code. Among the most commonly used letter codes are:

- S Resource is separately listed in the NRHP
- D Resource is included as a contributor to a NHRP-listed district
- B Both S and D above

M Resource may become eligible as a contributor to a NRHP-listed district when more documentation is found or restoration work performed

Refinements may be made to these alphanumeric codes by adding still more letters and/or digits to cover all categories of actual or potential National Register eligibility. These finer divisions are not listed here in view of space limitations.

Any historic resource given an initial NRHP code of 1 through 3 is eligible for listing on the California Register. A resource given an initial code of 4 or 5 may be eligible for listing on the California Register, but only after undergoing a formal nomination process involving the agreement of the local jurisdiction and the State Historical Resources Commission. In any case, it is recommended that resources with an initial code of 4 or 5 be given special consideration in local planning.

## Appendix 4

### Findings of Effect and Recommended Mitigation Measures (Background)

Based on the eligibility evaluations for the California Register, a findings of effect (i.e., “no effect”, “no adverse effect”, or “adverse effect”) will be prepared for any sites eligible for the California Register within the project area. This is the third step of the review process. Sites that will not be adversely affected by the proposed project will be preserved in place and “no effect” or “no adverse effect” will occur. Sites that cannot be preserved in-situ within the project area will suffer adverse effects by the proposed project and will require treatment or data recovery to mitigate the loss of that site data. Recommendations for treatment and data recovery are to be proposed for each project. A report containing all germane information relevant to the study is to be prepared and submitted to the lead agency. (In a case where a local historic preservation ordinance has not been enacted, the evaluation report is designed to be of sufficient comprehension, in terms of the identification, evaluation, and treatment of cultural resources, to be of value in the context of any future ordinance the locality may enact within its jurisdiction.)

The revised CEQA Guidelines include: 1) a definition of a significant impact as being that which eliminates the resource or alters the characteristics that made the property eligible for the California Register; 2) guidance on mitigating impacts by utilizing the Secretary of the Interior’s Standards for Rehabilitation; and 3) a ban on using categorical exemptions when there is a possibility of adverse change.

A project area represents the Area of Potential Effect (APE). As a result of a proposed project, the APE will undergo direct and/or indirect changes with impact on cultural resources that may have been evaluated as eligible or potentially eligible for the California Register.

The evaluator must determine whether the demolition or alteration of existing architectural, landscape, and/or archaeological features constitute an effect on any significant cultural resources within the project area. If there is an effect, the evaluator must decide whether the effect is adverse or not adverse.

Federal, state, and local historic preservation procedures for assessing effects and mitigation of adverse effects from a proposed project on cultural resources eligible for the California Register call for prudent and feasible alternatives. Planned construction, usually an adverse effect, may not always permit in-situ preservation of the historic cultural resources within and directly adjacent to the project area. Therefore, project alternatives or mitigation measures must be proposed to preserve and/or document the significant cultural resources that will be destroyed by a project.

The revised CEQA Guidelines establish that "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would

be materially impaired" [15064.5(b)(1)]. Where there is no local protective ordinance or other regulation in place or where protective actions such as mitigation measures are insufficient to avoid a "substantial adverse change" in the significant resource, the Lead Agency should conclude that an adverse change will occur (Governor's Office 1994). A full EIR will need to be prepared at this point if not already called for by other environmental impacts of the project.

### Project Alternatives or Mitigation Measures

The revised CEQA Guidelines advise that "a lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures." The guidelines also state that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) "shall be considered as mitigated to a level less than a significant impact on the historical resource" [15064.5(b)(1)(C)(3-4)].

Among the alternatives or mitigation measures which can be considered for a significant site are:

1. No Project (no construction of the planned development); or
2. Mitigation of the Project's Effect on the Cultural Resources by:
  - 2a. Adaptive reuse of the historic resource(s) within the project. Such reuse of building facades and architectural features has become an innovative and highly successful means of mitigating impacts on historic buildings in numerous cities with historic buildings. The facades should be restored in conformance with the Secretary of the Interior's Standards. Adaptive reuse may also involve the construction of new buildings, sometimes as in-fill between existing historic structures. Guidelines for the design of new buildings should include such concerns as architectural style, materials, height, setbacks, colors, textures, street-scape patterns, matching of the existing overall rhythm of new development to the surrounding area, structural detailing, signage, and exterior treatments.

Various incentives exist for the adoption of this mitigation measure, such as use of the State Historical Building Code (Health and Safety Section 18950, et seq.) instead of the Uniform Building Code; and financial incentives such as local property tax relief through the Mills Act (Revenue and Taxation Code Sections 439 et seq.), the Marks Historical Rehabilitation Act, and federal investment tax credits for the rehabilitation of income-producing property. Other incentives such as facade easements or low-interest construction loans may also be available through the local jurisdictions.

2b. Relocation of the resource(s). This mitigation is a problematical one. The majority of historic buildings will lose their significance when removed from their original setting or context. Relocation is usually preferable to demolition from the purely historic preservation standpoint, but the National Register will rarely maintain a relocated structure's listing and then only if it meets rigid criteria, such as prior application, re-creation of the original setting at the new site, and the retention of the structure's original compass orientation. Buildings that are significant under Criterion C are the most likely to retain significance after moving.

2c. HABS-level architectural documentation. The Historic American Building Survey is a program of the National Park Service that documents historic resources in great detail. It requires measured drawings, intensive historical research, large format photographs, and prescribed procedures for transmission and archival preservation. Published guides to HABS are available from the National Park Service.

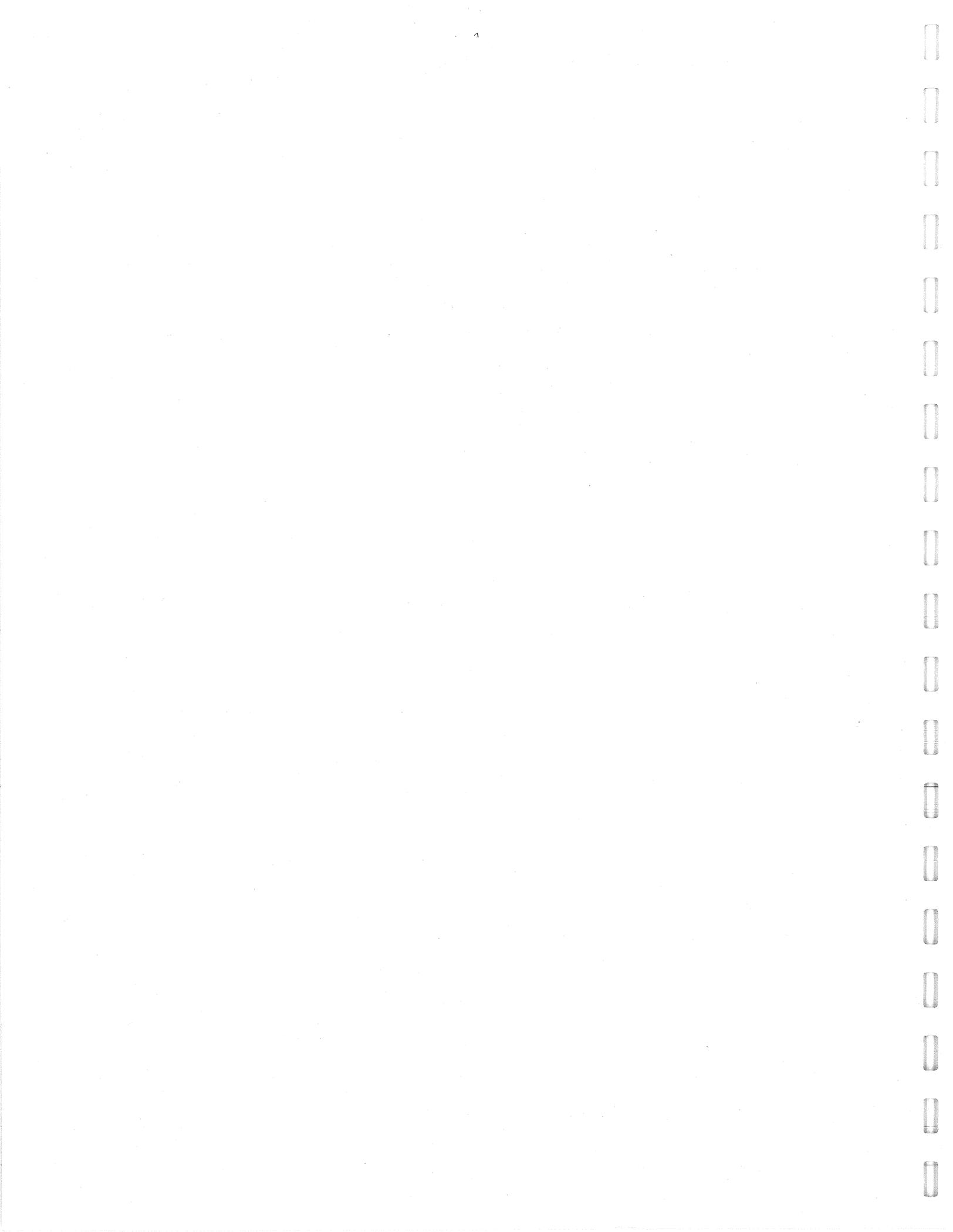
2d. Less thorough architectural documentation. This normally includes complete photographic documentation of the site and a detailed historical report. This permanent record shall include a history of the site, documentation of the building itself, adjacent structures, and street-scapes. The record should be made publicly accessible by placing it in the care of a local historical society, academic institution, or public library.

In regard to 2c and 2d above, the revised CEQA Guidelines warn that “in some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource, will not mitigate the effects to a point where clearly no significant effect on the environment would occur” [15126.4(b)(2)].

When a project will have significant effects, a Statement of Overriding Considerations, allowing the project to go forward despite the effects, may only be considered by a lead agency after feasible alternatives and mitigation measures have first been accepted.

**APPENDIX 5**

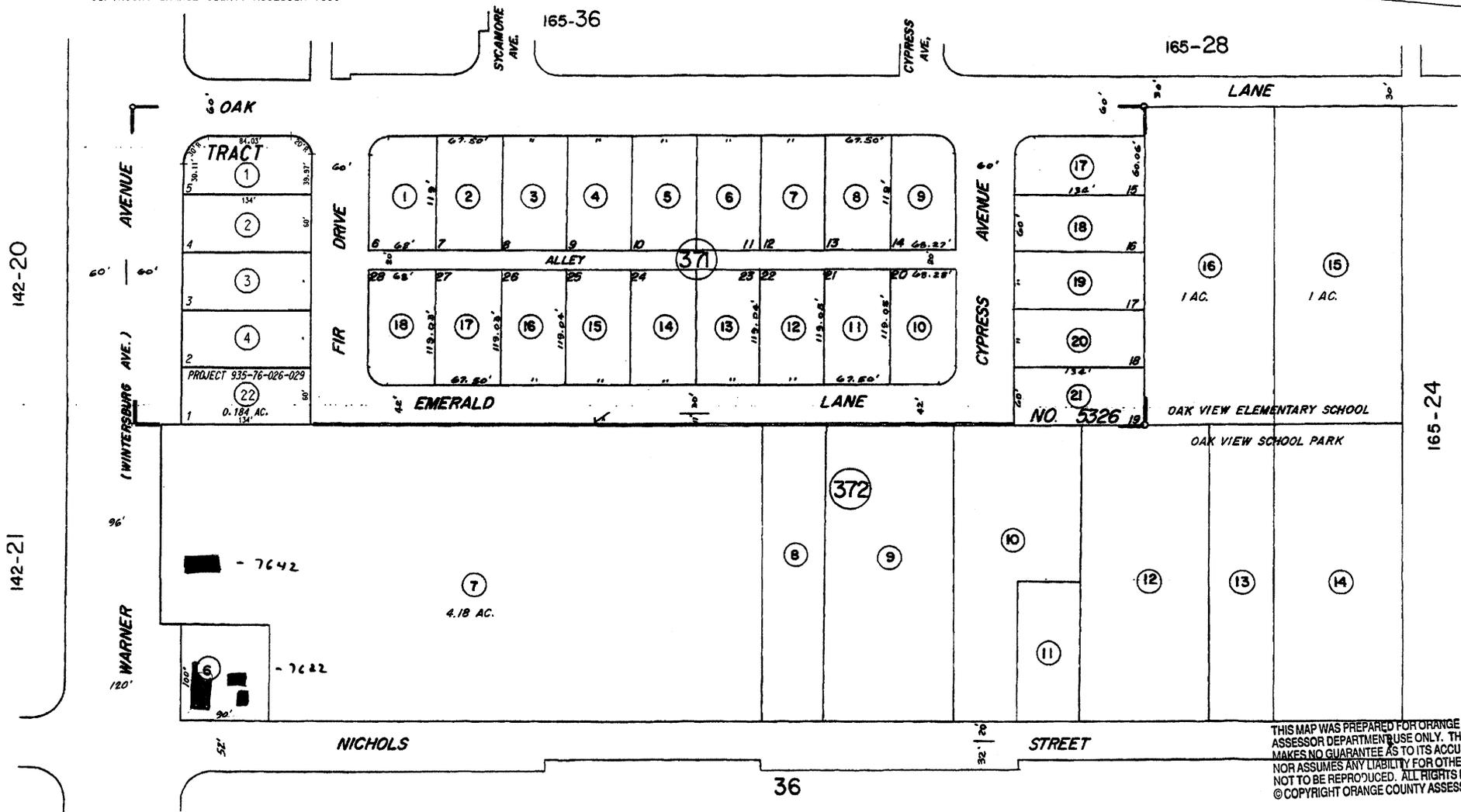
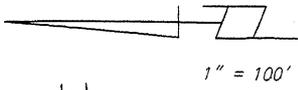
Map



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POR. E1/2, N.W.1/4, N.E.1/4, SEC. 26, T.5 S., R.11 W.

111-37



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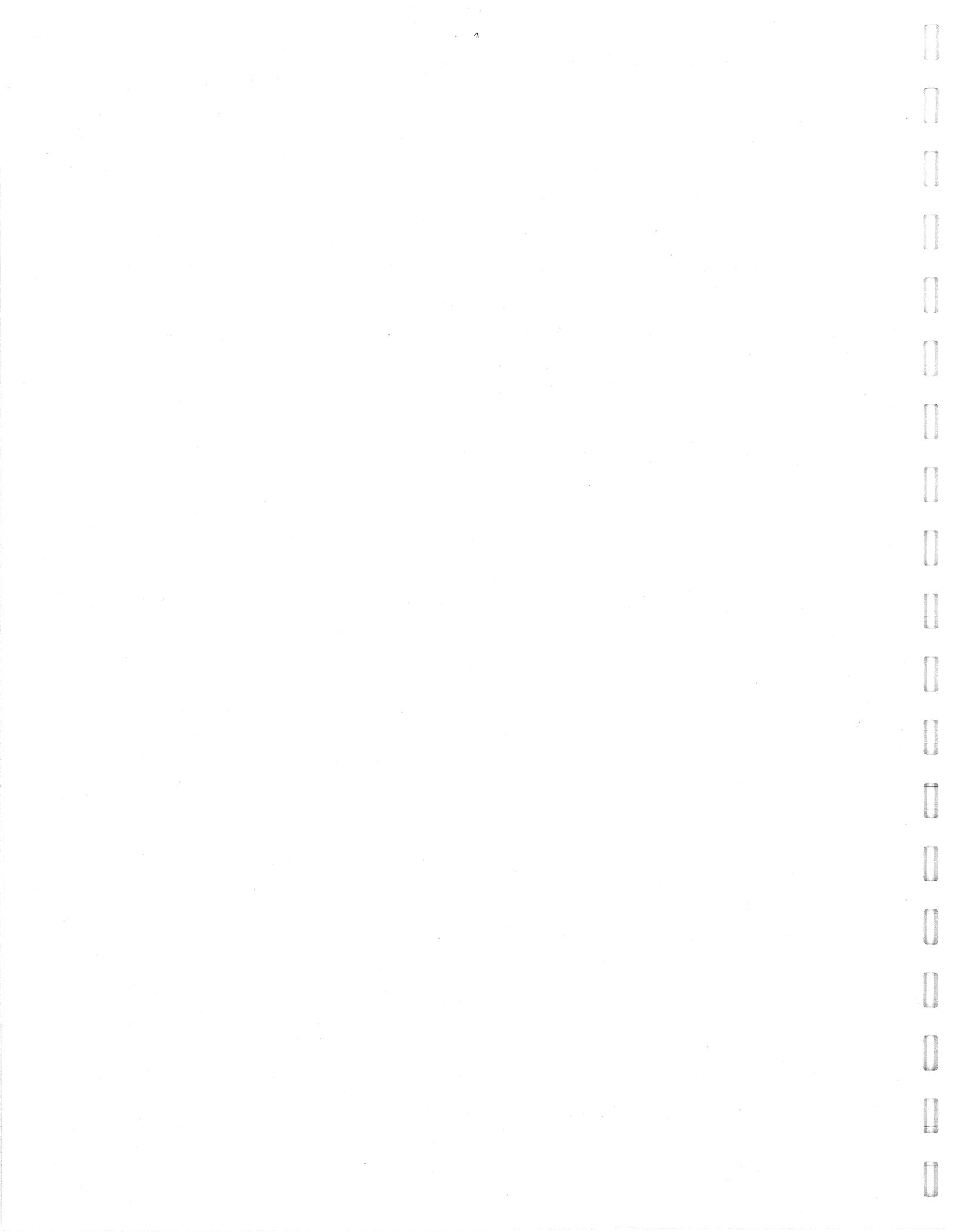
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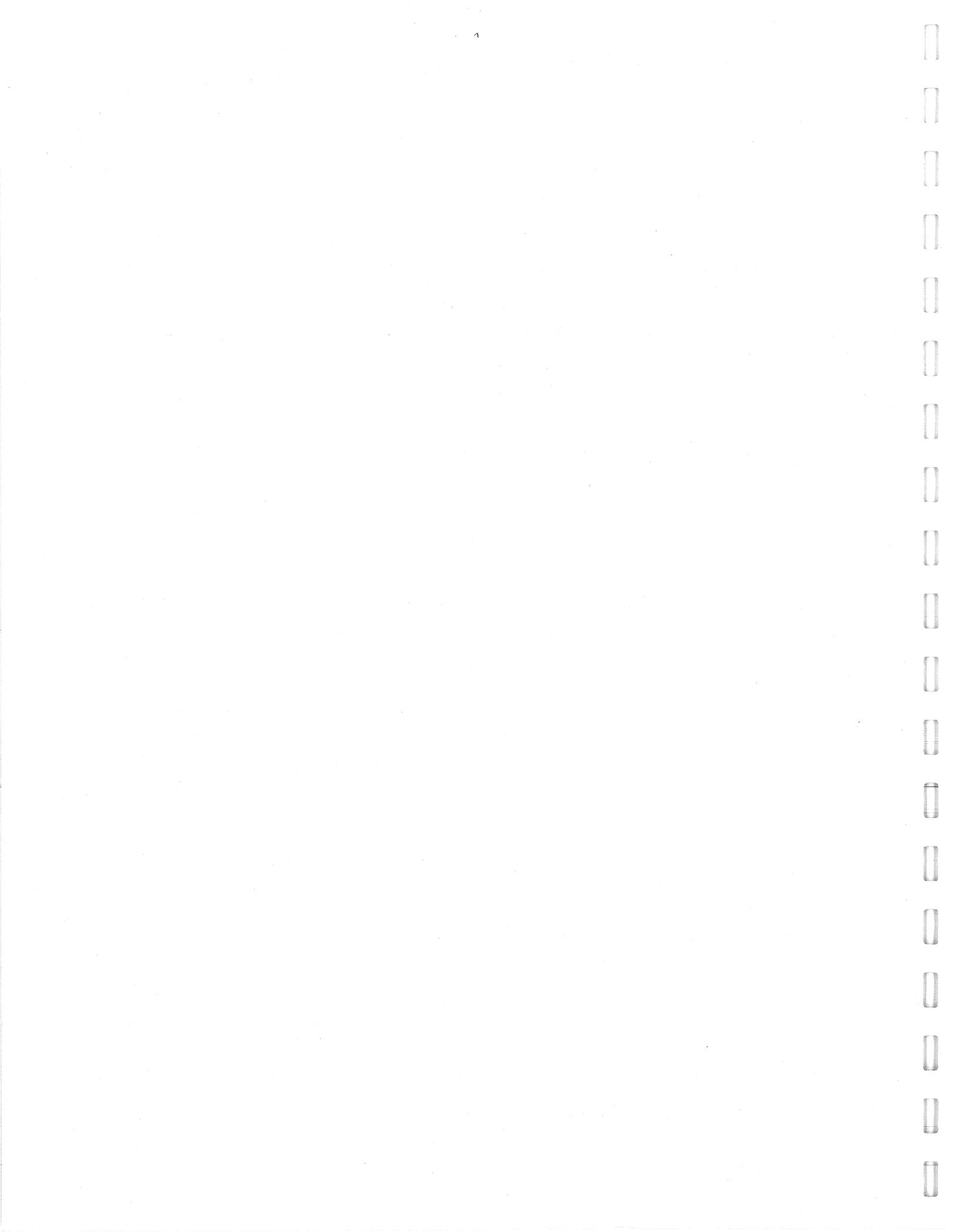
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BDDK 111 PAGE 37 COUNTY OF ORANGE

1-1-02



**APPENDIX 6**  
Assessor's Records



**OUT-BUILDINGS**

Option	Yr.	Floor	Dimensions	Area	@	Cost	% Gd.	% Good Value
<del>Sunday School</del>	<del>11</del>	<del>NS</del>	<del>Draw</del>	<del>831</del>	<del>400</del>	<del>3324</del>	<del>30</del>	<del>997</del>
3-B	11	wd	Draw	831	400	3324	30	997
SUNDAY SCHOOL	11	wd	Draw	831	400	3324	30	997

Street 7622 Wintarsburg Map 17  
 District Ocean View Sheet 2 of 2  
 Tract Sec 26-5-11 3

111-372-6  
 76105 ft - 76120 ft - 7614 - 7614 - 7614  
 Lot (5) Block Parcel 11-370-3

STORE	Store Front	Flat	INTERIOR	Bs.	1st	2nd
Garage	" " Recessed	" "	Unfinished			
Warehouse	Plate in Wood	Metal	Int. Stucco			
Factory	Folding " "	Metal	Plaster			
Office	Brick Pressed	Enam.	Plasterboard			
Bank	Terra Cotta	Tile	wood			
Medical	Stucco on		Celotex			
Theatre	Frame	x	Ceiling			
Church	Siding	Alum.	Paint			
School	Corr. Iron		Trim			
Shop	Trim		FLOOR Ct.			
CONSTRUCTION	FOUNDATION	Lt. Hvy.	Unfinished			
Wall height 9	Wood	Brick	Finished			
Steel Frame	Concrete	Reenf.	Asphalt Tile			
Concrete	" Reenf.	Depth	Joists 2x6 24			
" Blocks	Fill		Single OP			
Pum	" "		Double			
Pilasters	Tile		Hardwood			
Fill	Bond Bm.		Plank			
Brick Pressed	Enam.		Toilet Lav.			
Adobe	" "		Sink Shower			
Frame	x		Factory plmb.			
Stucco on	Alum.		AIR COND'g			
Siding	" "		Gas Wall			
Corr. Iron			Gravity			
Painted			Forced			
Unfinished			Electric			
Steel Sash			Steam			
Sprinkler System	Elevator		B.T.U.			
Fire Escape	Fire Escape		LIGHT Elect.			
			Fluorescent			
			Cond. BX. KT.			

Owner	
Builder	
Permit	445 23437
Date	9-59 5-78
Est. Cost	300 51500
Use	Adm. INTER. PART

Remarks Ext. 50  
 NO VALUE CHANGE, NO ENTRY BUT  
 SCRAP LUMBER SHOW WORK EITHER COMPLETE  
 OR IN PROGRESS 12-19-76 DN  
 Ch 4 '59 (H) 3502

YEAR	1911 (H)	% Good			
		53-3-30	Roof	Chp	Med
CLASS	OB		Plumb.		Good
			Elec.		
			Const.		

Call date & \$	9/17/59	11/3/59	11/3/59	11/3/59
Date	NOV 5 21	1959	1964	1964
Areas		OB	OB	
@ \$				
Building Cost				
% Good				
% Good Value				
A. Val				
A. Val				
OB	220	250	250	
Assessed Value	190	250	250	

164	997	250
	847	
Old	562	220
New	623	250
A. Val		



**OUT-BUILDINGS**

Description	Yr.	Floor	Dimensions	Area	@	Cost	% Ed.	Depr. Value
<del>Age 7</del>			<del>10x16</del>	<del>160</del>	<del>1.66</del>	<del>266</del>	<del>30</del>	<del>80</del>
<del>Live</del>			<del>10x16</del>	<del>160</del>	<del>1.66</del>	<del>266</del>	<del>30</del>	<del>80</del>
<del>Rating</del>			<del>10x16</del>	<del>160</del>	<del>1.66</del>	<del>266</del>	<del>30</del>	<del>80</del>
22-22			10x16	160	1.66	266	30	80

eff - 15

Street 7132 Westchester Map 1  
 District 1600 Sheet 3 of 3  
 Tract 26.5  
545 ft x 7150 ft x 120 ft x 710 ft  
7132  
 Lot 16 Block 16  
 111-372-4  
 A.P. 11-370-15

RESIDENCE UNITS	ROOF: Hi	Low	Shed	Interior Unfinished	Bs.	1st	2nd
Duplex	Flat	Hip	Gable	Unfinished			
Double Apartment House	Modern Shingles		Cut Up Shakes	Int. Stucco			
Hotel	Tile		Tile Trim	Plaster			
Motel 5000 Without Kitchen	Composition Shingles		Gravel Alum.	Plasterboard			
" Single With	Corru. Iron			Plywood			
Garage				Celotex			
				Ceiling			
				Paint			
				Trim Chp			
				Good Med.			
				ROOM Living			
				Rumpus, Bar			
				Sunroom, Den			
				Bedrooms			
				Kitchen			
				Sink			
				Bathroom			
				Floor			
				Walls			
				Tub			
				Stall			
				Toilet			
				Lavatory			
				Tray			
				Fireplace			
				Elect. Heat			
				Gas Wall			
				Gas Floor			
				Grv. Forcd			
				Radiated			
				B.T.U.			
				LIGHTING			
				Fluorescent			
				Conduit			

Owner	
Builder	
Permit	
Date	
Est. Cost	
Use	

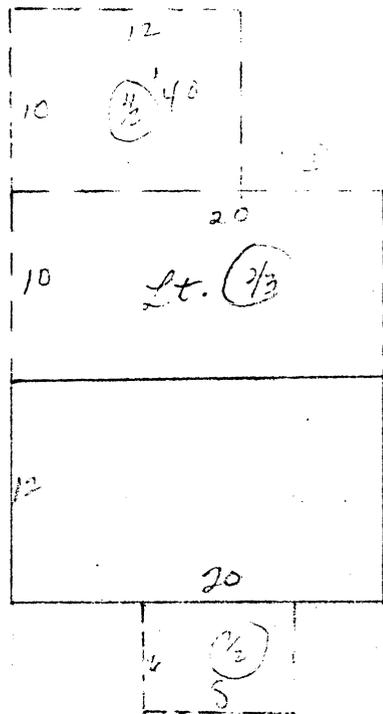
REMARKS used as parking garage '57  
NA 2.14  
OK '79-12-19-78 D.A.

HHPP 40  
 HHXX 100  
 NETPP

YEAR	1911 1940	Cheap Med. Good
CLASS	D.1.5A	% Good 45-30%

Call date & #	9-12-50
Date	3-23-59-7 1960 OK
Areas	456
@ s	310
Building Cost	1413
% Good	30
Depr. Value	423
Assessed Value	140
Assessed Value O. B.	30
Total Assessed Value	170

Old		
New	80	30
A. Val.		







**OUT-BUILDINGS**

Option	Yr.	Floor	Dimensions	Area	@	Cost	% Gd.	Depr. Value
<del>...</del>			<del>20x26</del>	<del>520</del>	<del>75</del>	<del>39000</del>		
<del>...</del>			<del>9x36</del>	<del>324</del>	<del>50</del>	<del>16200</del>		
<del>...</del>			<del>8x26</del>	<del>208</del>	<del>160</del>	<del>33280</del>		
<del>...</del>			<del>8x14</del>	<del>112</del>	<del>160</del>	<del>17920</del>		
			20x26	520	122	634		
			9x36	324	160	5184		
			8x26	208	160	33280		
			8x14	112	160	17920		
						1020	40	408

Street 7642 Wintersburg Map \_\_\_\_\_  
 District 10000 - 10000 Sheet 1 of 2  
 Tract 26-5-11

W 1/2 - NE 1/4 - NW 1/4 - NE 1/4 (EX W 100 ft - 175 ft)  
111-372-7  
 Lot (4) Block 4 1/2 Parcel 111-370-2

RESIDENCE UNITS	ROOF: Hi Flat Modern Shingles Tile Composition " Shingles Corru. Iron	Low Hip	Shed Gable Cut Up Shakes Tile Trim	Interior Unfinished	Bs.	1st	2nd
Double Apartment House Hotel Hotel 5000 Without Kitchen " " Single , Double Garage	FOUNDATION Wood Brick Concrete	Lt. Med. Hvy.	Plaster Plasterboard Plywood Celotex Ceiling Paint	Plaster			
WALLS Frame Brick Adobe Concrete Pumi	1st FLOOR Joists Single Hardwood O.P.	2x6 Double Thick A. T.	Trim Chp Good Med.	Plasterboard			
EXTERIOR STUCCO on sheathing " Metal Lath " Wood " Brick	2nd FLOOR Joists Single Hardwood O.P.	x Double Thick	ROOM Living Rumpus, Bar Sunroom, Den Bedrooms	Plywood			
SIDING Shingles " Asbestos B & B Celoside			Kitchen	Plasterboard			
Owner			Bathroom	Plasterboard			
Builder			Floor	Plasterboard			
Permit			Walls	Plasterboard			
Date			Tub	Plasterboard			
Est. Cost			Stall	Plasterboard			
Use			Toilet	Plasterboard			
REMARKS			Lavatory	Plasterboard			
			Tray	Plasterboard			
			Fireplace	Plasterboard			
			Elect. Heat	Plasterboard			
			Gas Wall	Plasterboard			
			Gas Floor	Plasterboard			
			Grv. Forced	Plasterboard			
			Radiated	Plasterboard			
YEAR 1914			B. T. U.	Plasterboard			
CLASS D 2 X A			LIGHTING Electric	Plasterboard			
			Fluorescent Indirect	Plasterboard			
			Conduff BX K & T	Plasterboard			

HHPP 80  
 HHEX 100  
 NETPP

Call date & #	35-27-59 5	119165 23
Date	NOV 5 2	1960 X
Areas	847	847
@ \$	3 20	3 60
Building Cost	2710	3049
% Good	32	40
Depr. Value	867	1259
Assessed Value	350	410
Assessed Value O. B.	90	170
Total Assessed Value	440	580
	370	550

Old	232	23
New	408	140

A. Val.





Street 17102 S Nichols Map 17  
 District Ocean View  
 Tract Sec 26-5-11

*w/2 - n e 1/4 - n w 1/4 - n e 1/4 Key w/20 ft - n 150 ft*  
 111-373-7  
 111-370-2

Lot (4) Block \_\_\_\_\_ Parcel 4490

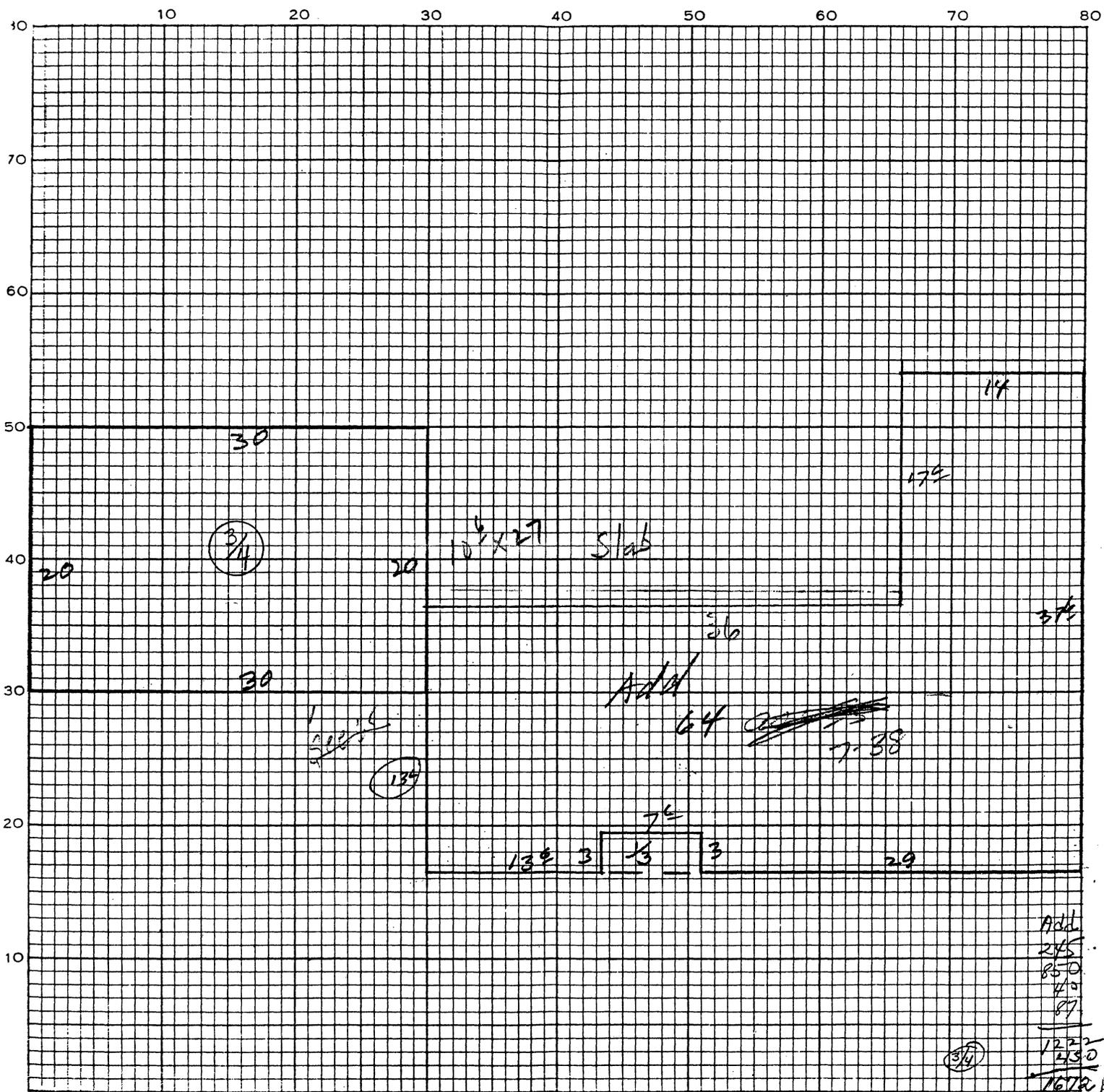
<b>CLASS</b> Residence <u>1</u> Duplex <u>1 1/2</u> Double <u>2</u> Apartment <u>3</u> Court <u>3</u> Motel	<b>EXTERIOR</b> 1 Story ✓ 1 1/2 " ✓ 2 " ✓ 3 " ✓ Stucco/Metal Lath ✓ " Wood " ✓ " " Chick Wire ✓ on Paper on Sheeting ✓ on Brick, Tile Siding ✓ Shingles ✓ Shakes ✓ B & B ✓ T & G ✓ Brick Veneer ✓	<b>ROOF</b> { High ✓ Flat Hip ✓ Cut Up ✓ Shingle ✓ Shakes ✓ Composition ✓ " Shingle ✓ Corrugated Iron ✓ Tile Slate ✓ Tile Trim ✓	<b>LIGHTING</b> Electricity Low ✓ Cheap Med. ✓ Good Special ✓ Wiring in ✓
<b>WALLS</b> Frame 2x4 x 1/2 ✓ Brick ✓ Tile ✓ Adobe ✓		<b>1st FLOOR</b> Joist x x ✓ Single ✓ Double Fin. Rough ✓ Hardwood Thick ✓ Grade ✓ <i>ct</i>	<b>PLUMBING</b> Bath ✓ Showers ✓ Toilet ✓ Lavatory ✓ Bath { Tile Floor ✓ Tile Walls ✓ Sink/Tile ✓ Tray ✓ Cheap Med. ✓ Good Special ✓
No. of Permit <u>18728</u> Date <u>12-47</u> Est. Cost <u>2000</u>	<b>2nd FLOOR</b> Joist x x ✓ Single ✓ Double Fin. Rough ✓ Hardwood Thick ✓ Grade ✓		<b>HEATING</b> Fireplace ✓ Gas Furnace ✓ Steam Furnace ✓ Gas Radiators ✓ <u>no</u>
Owner's Name <u>Furuta, Ray</u> Builders' Name _____ Remarks <u>inside not finished</u>		<b>BASEMENT</b> feet x _____ feet x _____ feet deep _____ @ cu. ft. _____	

FLOOR	Bsmt	1	2	3	Attic
	Living Rooms			1+164	
Sun Room				164	
Bed Rooms			2+2		
Sleeping Porch					
Bath Room			1+164		
Kitchen			14		
Break. Rm. or Nook					
Hardwood Floors					
Hardwood Finish					

YEAR	1947	1948	Cheap	Med.	Good
Class	D 4.5 A		Percent Good		
	12-43-85				
Date	FEB 48	OCT 48	10/27/49	8/27/49	9/27/49
No. Cubic or Sq. Ft.	600	600	600	1960	600
At \$	480	480	450	570	
Building Cost	2880	2880	2700	3420	
Basement					
Heating					
Out-buildings (over)					
Total Cost	2880	2880	2700	3420	
Percentage Good			90	85	
Percentage Good Value	2880	2880	2430	2907	
Assessed Value	60% 1150	1150	970	970	







Add  
 245  
 850  
 40  
 87  
 122  
 1230  
 1672  
 7P  
 116791



ORANGE COUNTY ASSESSOR

VOID

OWNER <i>FURUTA, Raymond H.</i>	RURAL APPRAISAL RECORD	A. P. NO. <i>111-372-7</i>	SHEET <i>OF</i>
ADDRESS			

LAND VALUE COMPUTATIONS												LAND OR UNIT ATTRIBUTES	
1966				19				19					
USE	ACS.	UNIT	VALUE	USE	ACS.	UNIT	VALUE	USE	ACS.	UNIT	VALUE		
<input checked="" type="checkbox"/>	<i>4.35</i>	<i>2200</i>	<i>95 700</i>									1	SIZE <i>4.35</i>
												2	UNIT SIZE <i>4.35</i>
												3	SHAPE <i>Rect (CORNERS EXCLUDED)</i>
												4	ZONING <i>R-2</i>
												5	<input type="checkbox"/> CITRUS
												6	<input checked="" type="checkbox"/> CROP <input checked="" type="checkbox"/>
												7	<input type="checkbox"/> DRY CROP
												8	<input type="checkbox"/> GRAZING
												9	<input type="checkbox"/> WASTE
												10	<input checked="" type="checkbox"/> HOMESITE
												11	TOPOGRAPHY
												12	0°-9° LEVEL <i>4.35</i> AC.
												13	9°-15° ROLLING AC.
												14	15°-30° HILLY AC.
												15	30°-45° STEEP AC.
												16	WASTE AC.
												17	SOIL <i>AVG</i>
												18	
												19	ACCESS PRL <input type="checkbox"/> PUB. <input checked="" type="checkbox"/>
												20	SURFACED RD. <input checked="" type="checkbox"/>
												21	GRAVEL RD. <input type="checkbox"/>
												22	DIRT RD. <input type="checkbox"/>
												23	EASEMENT RD. <input type="checkbox"/>
												24	ELEC. <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> TEL. <input checked="" type="checkbox"/>
												25	WATER PRL <input type="checkbox"/> PUB. <input checked="" type="checkbox"/>
												26	DOMESTIC <input checked="" type="checkbox"/> IRRIG. <input type="checkbox"/>
												27	
												28	DRAINAGE <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
												29	
												30	MIN. RTS. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
												31	
												32	EASEMENTS <input type="checkbox"/> <input checked="" type="checkbox"/>
												33	
												34	LEASEHOLD <input type="checkbox"/> <input checked="" type="checkbox"/>
												35	
												36	ANIMAL UNITS
												37	CONCLUSION

SUMMARY	
ASSESSMENT YEAR	<i>1967</i>
APPRAISER MONTH YEAR	<i>K. GIBSON 1/66</i>
R.C.N.	
R.C.L.N.D.	<i>14 480</i>
TREE VALUE	
LAND VALUE	<i>95 700</i>
SUMMATION INDICATOR	<i>110 180</i>
M.D.I. ( <i>Land</i> )	<i>95 700</i>
C.E.A.	
SALE OR LISTED PRICE	
TOTAL PROP. VALUE	<i>104 000</i>
LAND VALUE	<i>96 000</i>
IMP. VALUE	<i>8 000</i>
TREE VALUE	

LEASE INFORMATION	
LESSOR	
LESSEE	
DATE OF LEASE	
TERM OF LEASE	
RENEWAL OPTION	
TYPE OF LEASE	
ACRES LEASED	
AMOUNT PER ACRE	
TOTAL AMOUNT	
TAX CLAUSE	
EST. ANNUAL GROSS INC.	
GROSS EXPENSES	
NET TO LESSOR	

LIVESTOCK INFORMATION	
TYPE OF OPERATION	
CARRYING CAPACITY	
PRESENT HERD	
LENGTH OF SEASON	

REMARKS *THIS PARCEL HAS PREVIOUSLY BEEN REZONED FROM A-1 TO R-2. CURRENTLY USED FOR NURSERY-TYPE PLANT CULTIVATION. IMP'S ARE 2 RES. TRS IS VERY OLD AND OF LITTLE VALUE. NURSERY RES HAS SOME VALUE FOR AT LEAST 20 INTERIOR PERIOD.*

*M.D.A.*

<i>SUP</i>	<i>110-311-05</i>	<i>27 300/ac.</i>	<i>SALE 24E19</i>
<i>EQ</i>	<i>111-451-111Y</i>	<i>26 886/ac.</i>	<i>" 24E30</i>
<i>EA</i>	<i>111-010-39</i>	<i>22 000/ac</i>	<i>" 24E28</i>
<i>INF</i>	<i>111-010-35</i>	<i>15 600/ac</i>	<i>" 24E26</i>

*M.D.I.: 22 000/ac*

50	YEAR	
51	T.P. VALUE	
52	LAND VALUE	
53	IMP. VALUE	
54	TREE VALUE	
55	PERS. VALUE	
56		
57		
58		
59		
60		
61		
62		

A. P. NO. *111-372-07*



**APPENDIX 7**

**Orange County Japanese American Council:  
Historic Building Survey Pamphlet**



**1. Wintersburg Japanese Presbyterian Church  
(7642 Warner Avenue, Huntington Beach)**

Founded in 1904 as a Mission for the area's growing Japanese population, the congregation's first two Chapels are here. The first, dedicated May 8, 1910, stands at the rear along with the original Manse. After the Mission became a Church in 1930, planning began for a new stucco Church, which was completed in 1934 and used until 1966. The congregation is still active today in Garden Grove.

Next door is the home of Mr. and Mrs. C.M. Furuta built in 1912. Furuta was a prominent supporter of the Church. Some of his gold fish ponds also remain on the property.

**2. Garden Grove Japanese Language School  
(10771 Sherman Street, Garden Grove)**

Erected in 1916-17, Garden Grove's School served the large Japanese American community in that area. It was closed from 1942-1962, but is in use again today.

**3. Oba Home  
(1014 E. Commonwealth, Fullerton)**

This home, and five acres around it, were acquired by Kyuhachi Oba (1880-1950) around 1920. During the 20s and 30s his younger brother, Mankichi, lived here with his family while Kyuhachi was working on the Ross Ranch. In the rear is a second house moved in from the oilfields. Both homes are still owned by the Oba family.

**4. Japanese Free Methodist Church  
(902 N. Citron, Anaheim)**

Founded in 1921, this was the congregation's third Church, built about 1935. Behind it at 707 W. LaVerne, is their first Church, built in 1922 and later moved here as a Manse. The congregation is still active today at a new location.

Next door is the Watanabe Home (908 N. Citron), built in 1923.

**5. S.K. Tamura Law Office  
(202 E. Fourth Street, Santa Ana)**

Stephen K. Tamura (1911-1981), an Orange County-born Nisei, opened his first law office on the second floor of this building in 1938. He was the first Japanese American attorney in the county, and later served as a Superior Court Judge.

Nearby is his second office (104½ E. Fourth) used from 1939-42.

**6. Crystal Cove School  
(34 Crystal Cove)**

This Japanese Language School (or "Gauken") was built around 1935 by the Japanese American farming community above Crystal Cove. It was also used as a community hall by local residents. The building was moved to this site in 1949 and incorporated into cottage #34. It is now included on the National Register of Historic Places.

**Also of Interest:**

**O.K. Grocery Store  
(315 E. Center Street, Anaheim)**

Operated by E.I. Okamoto from 1925-35, and then briefly by K. Matsuhira.

**Balboa Market  
(301 Main Street, Balboa)**

Operated by George Kurata from 1937-42.

**Oda Barber Shop & Bath House  
(Fountain Valley Civic Center)**

Used in the late 30s on the Oda Ranch at Talbert and Bushard, and moved here for the Fountain Valley Historical Society in 1981. The Bath House is still in working order.

**Kadowaki Home  
(1715 W. Second Street, Santa Ana)**

Tsune Kadowaki moved here with her children after her husband's death in 1933. They lived here until 1940.

**Kato's Art Goods  
(470 S. Coast Hwy., Laguna Beach)**

Operated by Ryoji Kato from 1936-42.



Oda Barber Shop and Bath House

The Japanese American Council is a part of the Historical & Cultural Foundation of Orange County, a not-for-profit corporation dedicated to preserving the heritage of the county's ethnic populations. **For more information, please write:**

Japanese American Council  
c/o Historical & Cultural Foundation of O.C.  
17752 Skypark Circle, Suite 260  
Irvine, CA 92714

**ORANGE COUNTY  
JAPANESE AMERICAN COUNCIL**

**HISTORIC  
BUILDING  
SURVEY**



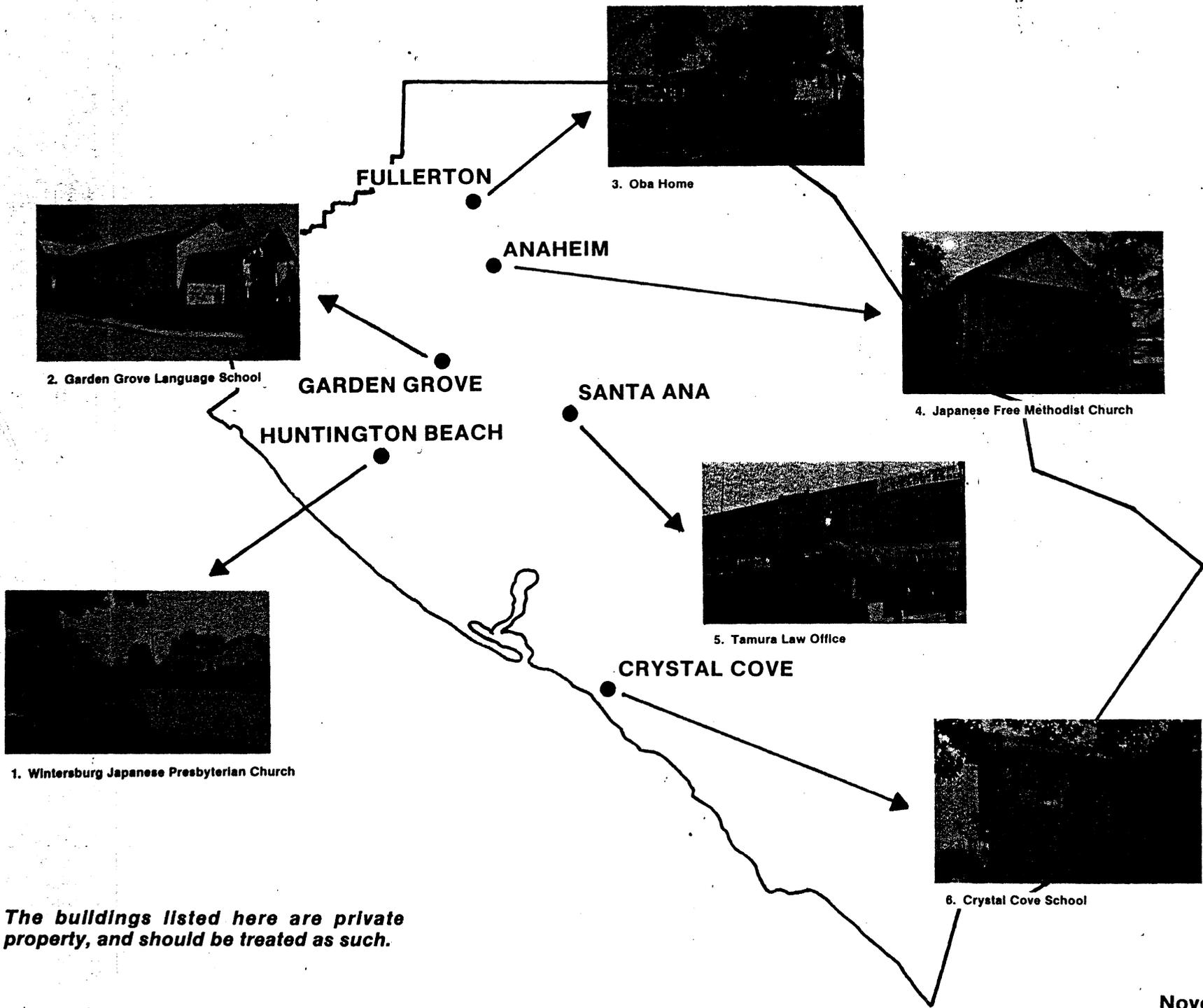
Wintersburg Japanese Presbyterian Mission (1910)

Orange County's first Japanese pioneers arrived in the 1890s, but it was not until the early 1900s that they began to have an impact on the county. Churches and schools served as focal points for small Japanese American communities that developed throughout the county. By 1940 more than 1800 Japanese Americans lived here, farming over 11,000 acres.

The JAC's Orange County Historic Building Survey is a preliminary list of pre-1940 Japanese-related sites. In all, 33 surviving buildings were identified; including homes, churches, schools and businesses. This survey is a part of the JAC's research into the history of the county's Japanese American families. The buildings identified form a link to that history which can still be seen today.

This brochure highlights 19 of those buildings in various parts of Orange County.

in SAHR at:  
CR 979.496 0635 ORA



*The buildings listed here are private property, and should be treated as such.*

**APPENDIX 8**

Photographs



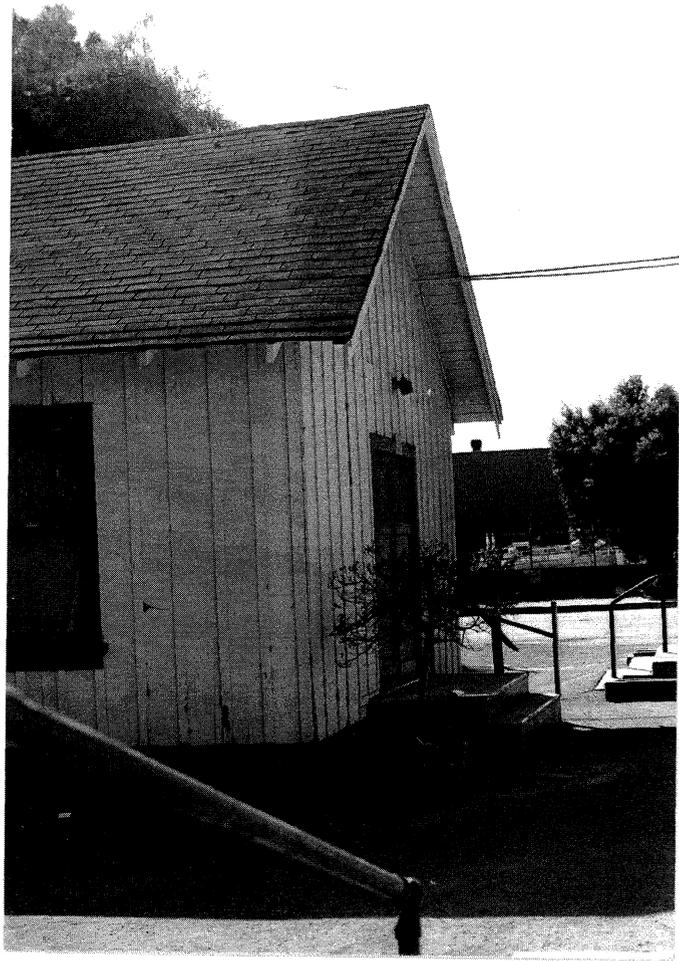
LIST OF PHOTOGRAPHS ON FOLLOWING PAGES:

(Also consult photograph attached to DPR 523 forms)

- 1 Church #1, north (front) and east facades, looking west
- 2 Church #1, south (rear) facade, looking northeast (south facade of Parson's House at left)
- 3 Church #1, west facade, looking east
- 4 Church #1, west facade, looking southeast (north facade of Parson's House on right)
- 5 Church #1, interior, east elevation, looking southeast
- 6 Church #1, interior, south and west elevations, looking southwest
- 7 Church #2, north (front) facade, looking southwest
- 8 Church #2, west and south (rear) facades, looking northeast
- 9 Church #2, south (rear) facade, westerly end, looking northeast
- 10 Church #2, south (rear) facade, easterly end, looking northeast
- 11 Church #2, south (rear) and east facades, looking north
- 12 Church #2, interior, north elevation of foyer showing entrance doors, looking north
- 13 Church #2, interior, east elevation of main auditorium, looking east
- 14 Parson's House, west and south facades, looking northeast
- 15 Furuta House #1, north (front) and west facades, looking southeast
- 16 Furuta House #2, north (front) and east facades, looking southwest
- 17 Furuta House #2, south (rear) facade, looking north
- 18 Barn, north (front) facade, looking south
- 19 Barn, north (front) and northerly end of west facade, looking southeast
- 20 Barn, southerly end of west facade, looking southeast
- 21 Barn, south (rear) and west facades, looking northeast
- 22 Barn, east facade, looking northwest
- 23 Field south of barn, showing location of former goldfish ponds, looking southwest

24 Field south of barn, looking southeast

25 Furuta House #2, west (front) and north facades, looking southeast



1



2



3



4



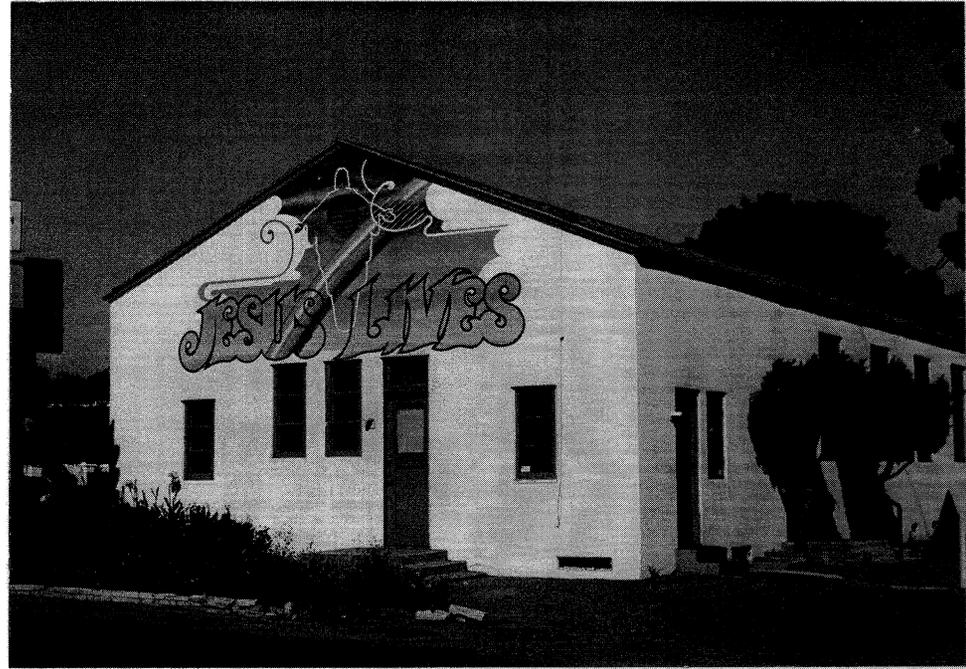
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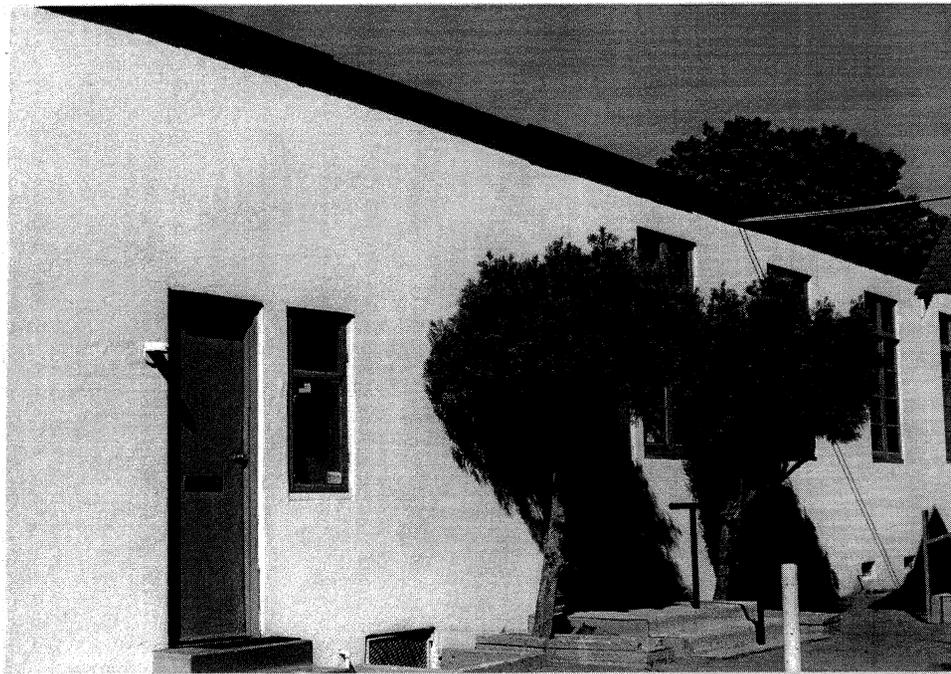
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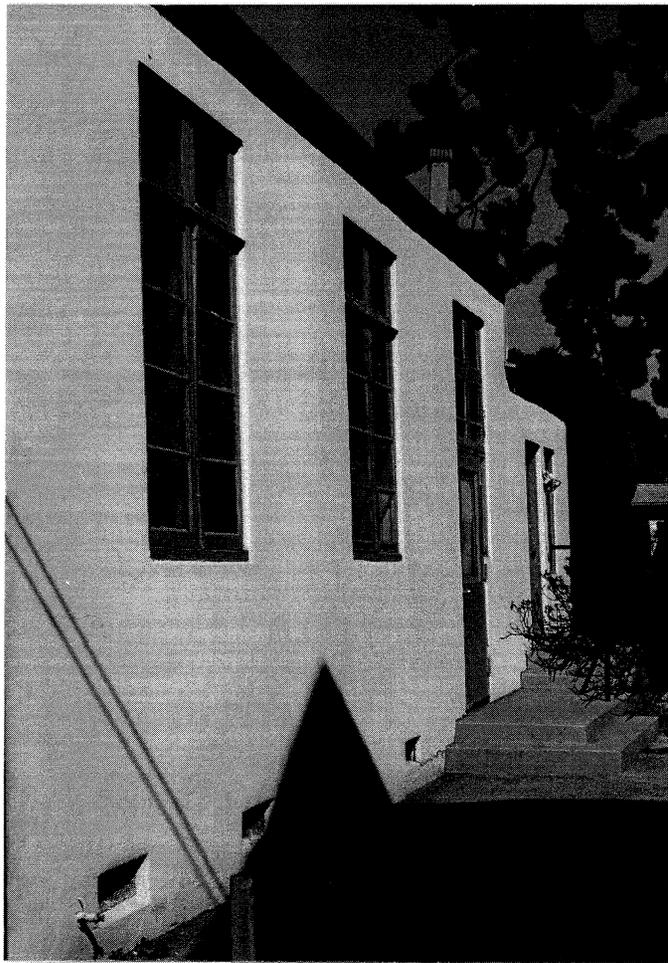
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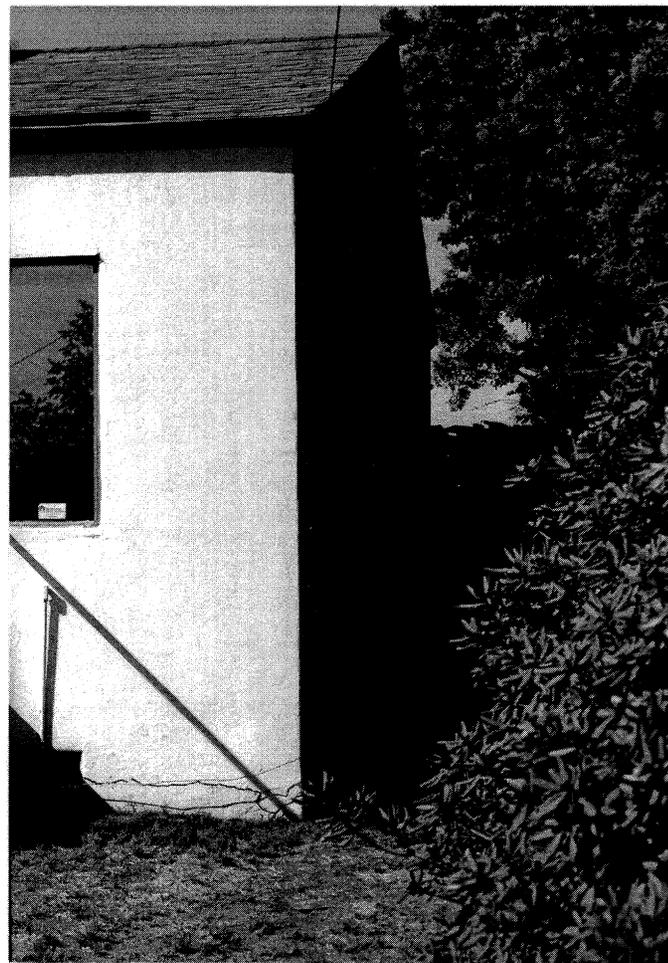
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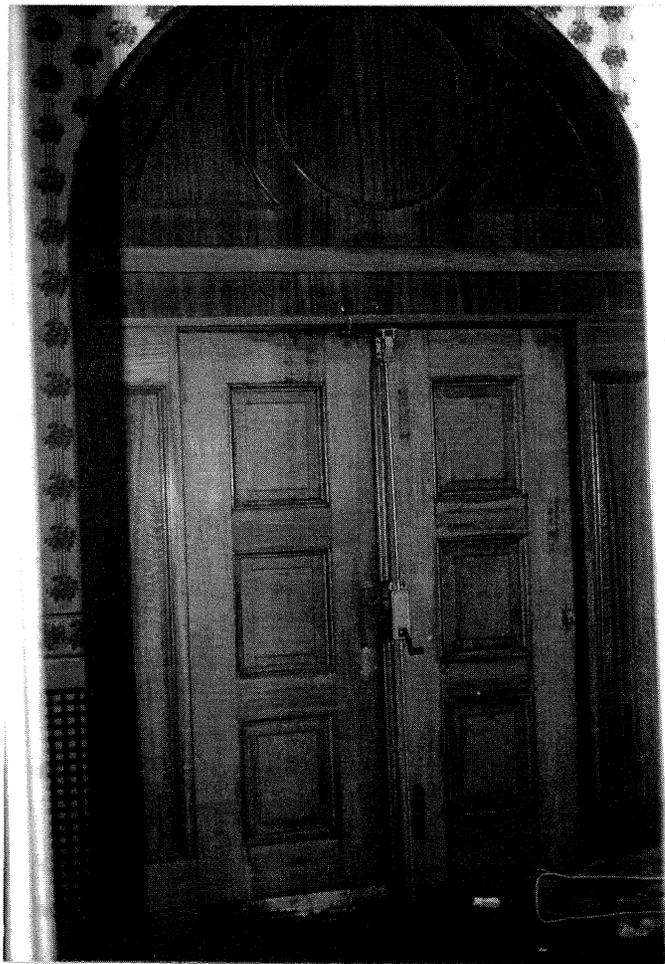
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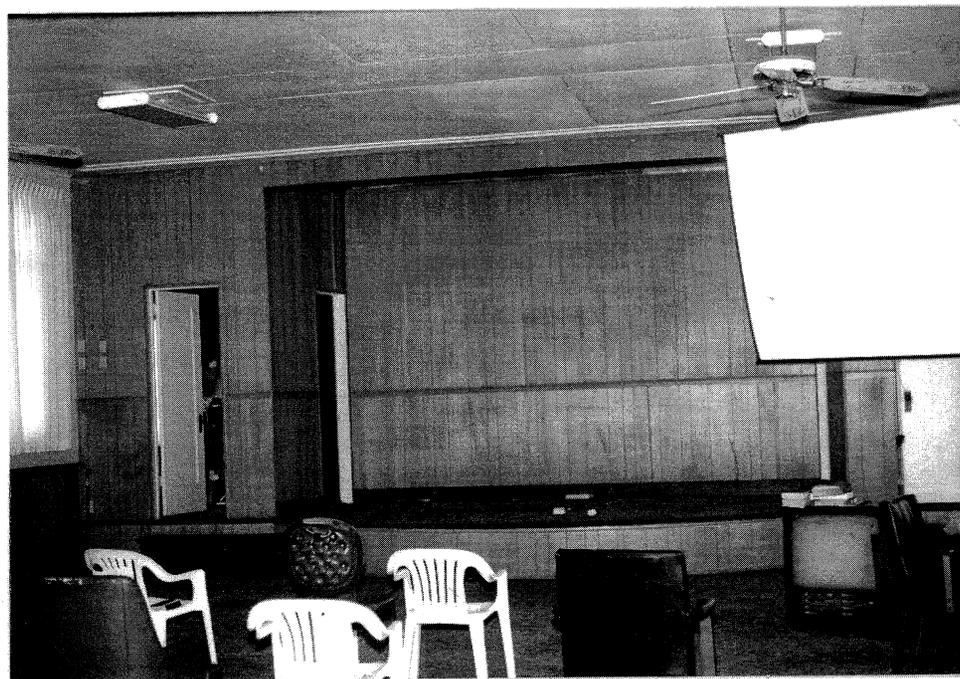
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11



12



13



14



15



16



17



18



19



20



21



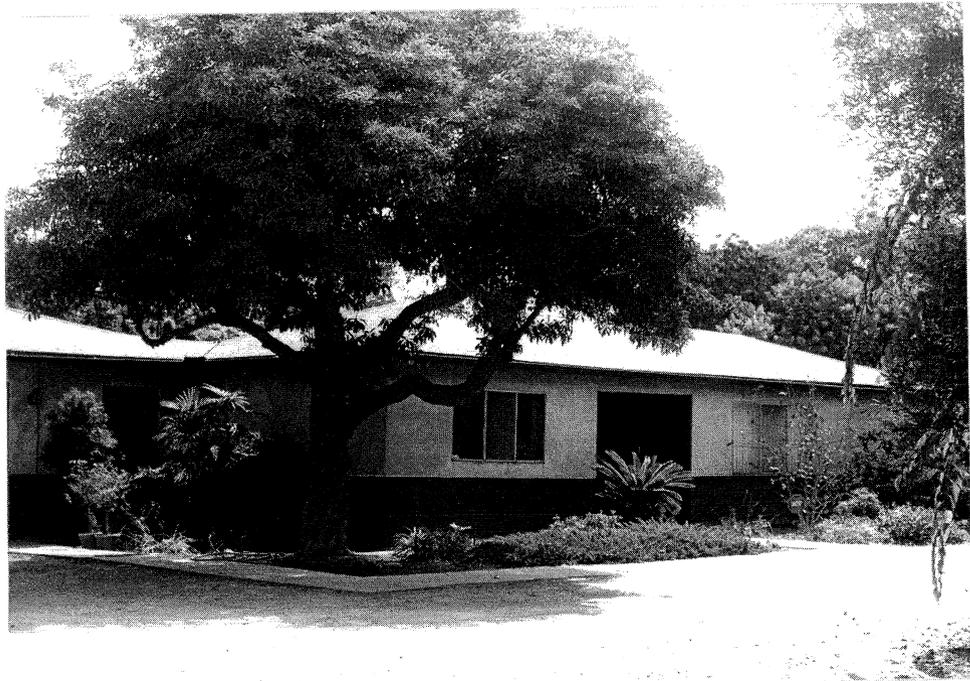
22



23



24



25

**DPR 523 FORMS**



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 9

Resource Name or #: (Assigned by recorder) *Wintersburg Japanese Presbyterian Church*

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County *Orange*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: *7622 Warner Avenue* City *Huntington Beach* Zip *92647*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 111-372-06

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*The Wintersburg Japanese Presbyterian Church district consists of three buildings: a Parson's House built in 1910, an older church building also built in 1910, and a newer church building built in 1934. The buildings are located at the southeast corner of Warner Avenue and South Nichols Street in the community of Wintersburg that was annexed into the City of Huntington Beach in 1957. The individual Primary records that follow describe each resource in detail.*

*The district occupies a parcel of approximately .45 acres with the newer church building on its northwest corner and the Parson's House and older church building situated in close proximity to the south. The site, once part of an agricultural community, is now surrounded by residential and commercial development. However, the integrity of the buildings and their immediate surroundings is good, with all the buildings having been little changed since they were first constructed.*

**P3b. Resource Attributes:** (List attributes and codes) *HP16 - Religious building*

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

*City histories*

**P7. Owner and Address**

*Mas Yonemura  
Berkeley*

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

*DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106*

**P9. Date Recorded:** *10/28/2002*

**P10. Survey Type:** (Describe)

*Project-oriented*

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

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 9

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) *Wintersburg Japanese Presbyterian Church*

D1. Historic Name:

D2. Common Name:

**D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

*The Wintersburg Japanese Presbyterian Church district consists of three buildings: a Parson's House built in 1910, an older church building also built in 1910, and a newer church building built in 1934. The buildings are located at the southeast corner of Warner Avenue and South Nichols Street in the community of Wintersburg that was annexed into the City of Huntington Beach in 1957. The individual Primary records that follow describe each resource in detail.*

*The district occupies a parcel of approximately .45 acres with the newer church building on its northwest corner and the Parson's House and older church building situated in close proximity to the south. The site, once part of an agricultural community, is now surrounded by residential and commercial development. However, the integrity of the buildings and their immediate surroundings is good, with all the buildings having been little changed since they were first constructed.*

**D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

*Orange County Assessor's parcel numbers 111-372-06.*

**D5. Boundary Justification:**

*The Assessor's parcel contains all the historical resources and the historically connected land around them.*

**D6. Significance: Theme** *Ethnic Heritage*

**Area** *Huntington Beach*

**Period of Significance** *1900 -*

**Applicable Criteria** *A*

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

*The Wintersburg Japanese Presbyterian Mission was founded in 1904 by the local Presbytery to serve the growing Japanese population in the area of the now-vanished unincorporated community of Wintersburg. The first chapel (Church #1) and the Manse (Parson's House) were dedicated on May 8, 1910. (see continuation sheet)*

**D7. References** (Give full citations including the names and addresses of any informants, where possible.):

*Armor, Samuel. A History of Orange County, 1921*

*Cities and Towns: Orange County Series, Works Progress Administration, 1936*

*Historic Resources Survey of Huntington Beach, 1986.*

**D8. Evaluator:** *Tim Gregory*

**Date:** *10/28/2002*

**Affiliation and Address:** *DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106*

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 3 of 9 Resource Name or #: (Assigned by recorder)  
Recorded by: Tim Gregory

Wintersburg Japanese Presbyterian Church  
Date 10/28/2002  Continuation  Update

**D6. Significance**

*In 1930, the Mission became a fully-fledged Church and, in that year, the Presbyterian Ministers' Association of Orange County began to plan for a new building. The new building (Church #2) was completed in 1934 at the front of the property on Warner Avenue. The pastor in 1934 was the Rev. K. Kikuchi. By the 1940s, he had been succeeded by the Rev. Kiyoshi Noji. In 1966, the Japanese congregation moved to Garden Grove. By 1968, the old church building was leased to the Church of God Sabbatarian. They were followed by The Rainbow Christian Fellowship. The building was last used by a Hispanic congregation.*

*It wasn't until the late 1940s that directories listed the Church address as 7642 Wintersburg Avenue. Up until then, the mailing address was a box on Rural Delivery route 1. (Evidently Wintersburg Avenue did not become Warner Avenue until after the area was annexed by the City of Huntington Beach as the North #1 Annexation of August 1957.)*

*No original building permits are extant in City files for the buildings on the site, since they were constructed when the area was identified as the unincorporated community of Wintersburg, and the County of Orange has retained no permits dating before 1954.*

*City permits reveal that a new porch was built for the Japanese Presbyterian Church (probably on the older building—Church #1) in August 1958. Also added to the older building was a ten-foot extension at the rear. In September 1978, a permit allowed the partition of a room in the newer church (Church #2) to create a foyer and a nursery.*

*The Assessor visited the property in September 1952 and described Church #1 as a "Sunday School" building, constructed in 1911, with a foundation of concrete piers, board-and-batten walls, and a gabled roof covered in composition shingles. The interior was finished in Celotex and plywood and had a coved ceiling. Church #2, constructed in 1934, had a concrete foundation, walls of stucco over wood sheeting, and a gabled shingled roof. The major interior finish was Celotex.*

*Context--The little unincorporated agricultural community of Wintersburg was founded about 1890 by Henry Winters. He and D. E. Smeltzer had discovered that the "Willows" area north and east of Huntington Beach between the old and new beds of the Santa Ana River possessed peat land which, when drained, produced exceptional crops of celery. Celery soon became the chief produce of the district. At the height of production, nearly 6,000 acres were devoted to the planting of celery. By 1910, 1,212 freight-car-loads of that vegetable were shipped from the four stations that the Southern Pacific Railroad had established in the area at Celery, Los Bolsas, Smeltzer, and Wintersburg (about one mile south of Smeltzer). These stations were on a branch line running from Newport Beach to Santa Ana that had originally been established by James McFadden in 1897. Unfortunately, a blight destroyed the celery crop, so that by 1930, beans had become the most common product of the area.*

*Born in Ohio in 1860, Mr. Winters founded the Orange County town that would later bear his name by purchasing twenty acres from which he harvested a variety of crops. His display of vegetables at the 1893 World's Columbian Exposition is credited with putting Orange County's agricultural resources on the map. Mr. Winters served as president of the California Celery Company in 1898 and went to the East Coast to publicize the product. He donated two lots to the community of Wintersburg, one for the freight depot and another for a mercantile store. In exchange for his efforts, the townspeople circulated a petition that the town be named Wintersburg. Mr. Winters and his wife Cordelia later moved to the City of Orange.*

*Wintersburg remained a very small, scattered town. It had its own post office for only a few years around the turn-of-the-20th-century and briefly hosted its own telephone exchange and a section in the Huntington Beach local newspaper. The 1918 Orange County directory described it as having "good schools, churches, and mercantile establishments" with regular auto stage connections with Huntington Beach and Santa Ana. However, the census of 1930 counted only 52 inhabitants, not including a settlement adjacent to Ocean View School, which had become the center of the community. In the later 1930s, according to the Huntington Beach Historical Society, the Wintersburg area served as home to the Alpha Beta markets' feedlot and meat packing plant. In 1957, Wintersburg was annexed into the City of Huntington Beach. (see continuation sheet)*

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 4 of 9      Resource Name or #: (Assigned by recorder)  
Recorded by: Tim Gregory

Wintersburg Japanese Presbyterian Church  
Date 10/28/2002       Continuation     Update

**D6. Significance**

*The Wintersburg area was known for its relatively large Japanese-American population which had begun with the arrival of farmhands around 1893, joining the Chinese and Italian laborers who had preceded them. One source says that at least seventy Japanese workers lived in bunkhouses in the Smeltzer/Wintersburg area and observations were made that they adhered to their ethnic customs which seemed strange to their Anglo neighbors. Similar to what their colleagues were undergoing elsewhere in California, the Japanese were discriminated against, first-generation (or Issei) immigrants being forbidden to own real property. However, by the 1920s, the Japanese community had become better accepted. Japanese-American farmers built up extensive agricultural holdings in the Wintersburg area where they raised peppers, beans, and various other products. Fish farms and hatcheries, such as the goldfish ponds tended by Charles Furuta, were other specializations of the local Japanese-American community. During World War II, Japanese-Americans in California were rounded up and sent to internment camps throughout the western United States. Many lost their properties, although a few were watched over by sympathetic neighbors. (The Wintersburg Japanese Presbyterian Church escaped confiscation because, by church law, it belonged to the local Presbytery rather than to the congregation.) By 1980, the entire Asian community in Orange County (of which Japanese-Americans are only a part) accounted for just 5% of the total population.*

*Except for the Furuta houses and the Japanese Presbyterian Church, very little remains of Wintersburg. Two of the few other surviving landmarks is an old wooden church building on the southwest corner of Warner Avenue and Gothard Street and a two-story Craftsman-style house on Gothard.*

*Significance:*

*Themes of the Historic Context: Agriculture, 1900- , Wintersburg (Huntington Beach)  
Ethnic Heritage, 1900- , Wintersburg (Huntington Beach)  
Religion, 1900- , Wintersburg (Huntington Beach)*

*Resource Attributes: Farm/ranch; Religious building*

*The Historic Resources Survey prepared for the City of Huntington Beach by Thirtieth Street Architects, Inc. in 1986 does not include the historic resources discussed in this report because the Survey was limited to the downtown area and adjacent neighborhoods. However, the resources are flagged in the City's General Plan as significant structures, but with no explanation as to why.*

*Also in 1986, the Japanese American Council of Orange County published a Historic Building Survey of pre-1940 Japanese-related sites, identifying the Wintersburg Japanese Presbyterian Church (both the 1910 and 1934 buildings) as being among 33 surviving buildings of historical interest in the County. The Council stated that buildings identified on the Survey "form a link to...history which can still be seen today." In the succeeding 16 years, some of the 33 surveyed buildings, including the Garden Grove Japanese School, have been demolished. The original 1910/1911 buildings associated with the Wintersburg Japanese Presbyterian Church are identified on the survey as the oldest surviving Japanese-American religious structures in Orange County. (The only other church listed on the survey is the Japanese Free Methodist Church in Anaheim, the buildings of which date from 1922).*

*Within the broad historic context of Orange County history, the Wintersburg Japanese Mission/Church buildings have considerable significance. Representing a way of life that has just about vanished from the urban areas of Southern California, they are among very few surviving buildings from one of Orange County's earliest Anglo settlements and are among a dwindling number of historic resources related to Japanese-American life in the County.*

*Summary of Significance:*

*As a site: of local significance under criterion A (patterns of settlement). As such, they are potentially eligible for listing on the California Register of Historical Resources.*

*Integrity: Good. Although all are suffering from deferred maintenance, the buildings have had only minor alterations since their original construction.*

*National Register Evaluation code: 3S (Each building is potentially eligible for listing in the National Register as a contributor to a historic district)*

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **3D**

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

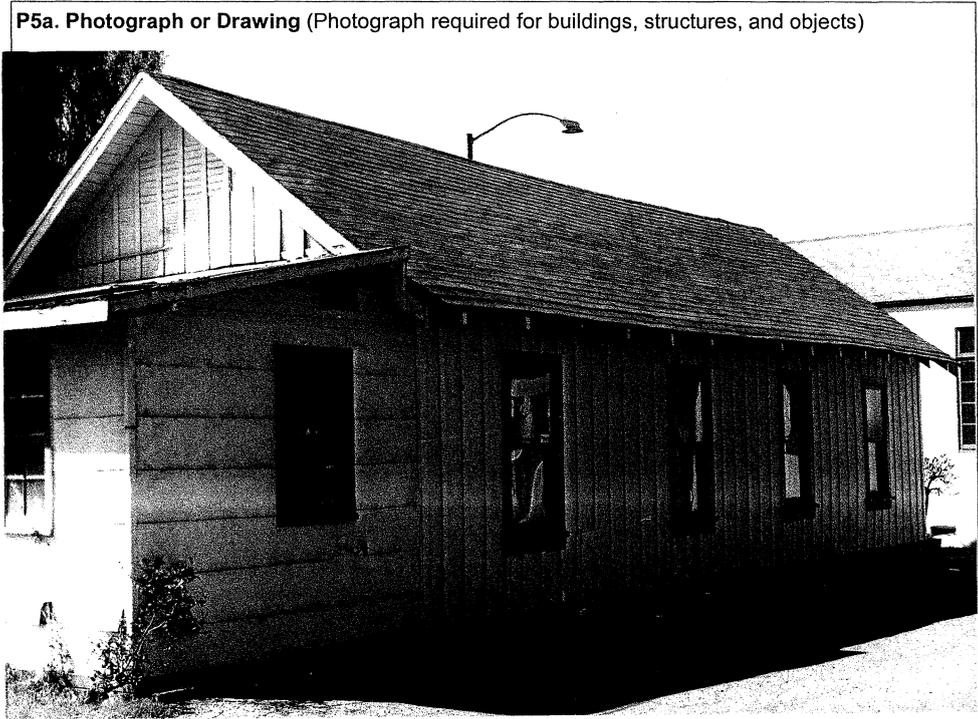
Page 5 of 9 Resource Name or #: (Assigned by recorder) *Wintersburg Japanese Presbyterian Church*

P1. Other Identifier: *Church #1*  
P2. Location:  Not for Publication  Unrestricted a. County *Orange*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: *7622 Warner Avenue* City *Huntington Beach* Zip *92647*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *111-372-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
*The church building, constructed in 1911, is a single-story wood-frame structure measuring approximately 50 feet north-south by 20 feet east-west. It has a centrally-located entry porch on its north side that measures approximately 6 by 8 feet. The walls of the building are board-and-batten, except for the south end, and the roof is a high-pitched front-facing gable with open eaves. The wooden windows are double-hung sash with single panes in each sash. The north (front) facade has only a pair of paneled doors centered on the entry porch which is sheltered by its own gabled roof. The porch is approached by one concrete step. The west elevation has three evenly spaced windows on its northerly end and a single door with a glass panel on its southerly end. The south (rear) elevation and the south end of the east elevation are faced with a composition material designed to look like brick. (This wall covering probably identifies the 1958 addition to the structure.) The addition has a shed roof that slopes southwards at a lower height than the main gabled roof of the older part of the building. The south elevation has two evenly spaced casement windows with eight panes each. On the westerly end of the south elevation is a recessed wood-floored porch that has a door and three-paned windows (see continuation sheet)*

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*  
P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)  
*Church #1 (View toward northwest). Photo No: 85-1, 9/18/2*  
P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
*1911-Japanese American Council of Orange Cour*

P7. Owner and Address  
*Mas Yonemura  
Berkeley*

P8. Recorded by: (Name, affiliation, and address)  
*DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106*

P9. Date Recorded: *10/28/2002*

P10. Survey Type: (Describe)  
*Project-oriented*

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

- Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**CONTINUATION SHEET**

Page 6 of 9      Resource Name or #: (Assigned by recorder)      Wintersburg Japanese Presbyterian Church  
Recorded by:      Tim Gregory      Date 10/28/2002       Continuation       Update

**P3. Description**

*This porch connects with the breeze-way that separates Church #1 from the Parson's House immediately adjacent to it. The east elevation of Church #1 has four evenly spaced windows with an eight-paned sash window at its southerly end. The interior of Church #1 is comprised of a large room with wainscoted walls and a coved wood ceiling. The addition on the south end contains a kitchen.*

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 7 of 9

Resource Name or #: (Assigned by recorder) Wintersburg Japanese Presbyterian Church

P1. Other Identifier: Church #2

P2. Location:  Not for Publication  Unrestricted a. County Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

c. Address: 7622 Warner Avenue City Huntington Beach Zip 92647

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 111-372-06

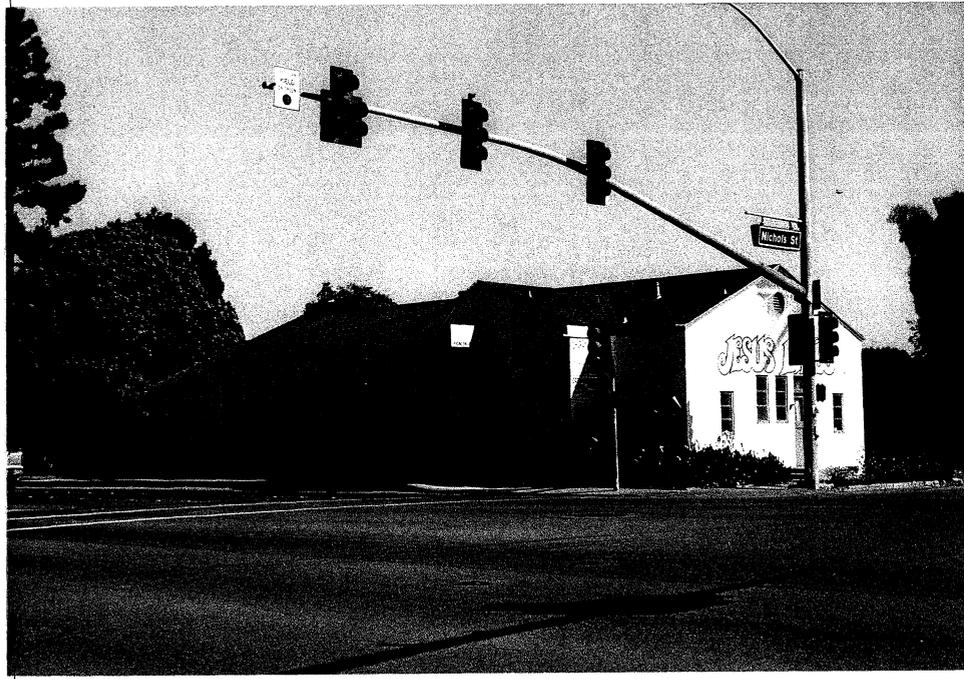
**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story stucco building, built in 1934, measures approximately 30 feet north-south by 82 feet east-west. The main roof is side-facing, but the 4-by-20-foot entry porch projecting at the westerly end of the north (front) facade has its own front-facing gable roof. The main roof on the easterly end of the front facade is lower in height than the rest of the roof. This portion of the building has one wooden double casement window with six panes of opaque glass. West of it on the main part of the building are four evenly spaced wooden casement windows with eight panes of opaque glass and double transoms above. The front door is recessed about two feet into the wall of the entry porch under an arched opening. The porch is approached by two concrete steps. The double entry doors are paneled with good-quality wood. Above the doors is a molded arc of wood. A light fixture is centered in the porch ceiling over the doors. A sign mounted on the church wall carries the words: "Church of God/Casa de Oracion/Monte Sinai." A plastic sign projecting from the wall over the entry porch carries the words: "Rainbow [barely visible] Fellowship/A 7th Day Pentecostal Church." (see continuation sheet)*

**P3b. Resource Attributes:** (List attributes and codes) HP16 - Religious building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
Church #2 (View toward southeast). Photo No: 85-2, 9/18/2

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

1934--Japanese American Council of Orange County

**P7. Owner and Address**

Mas Yonemura  
Berkeley

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

DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106

**P9. Date Recorded:** 10/28/2002

**P10. Survey Type:** (Describe)

Project-oriented

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

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 8 of 9      Resource Name or #: (Assigned by recorder)

Wintersburg Japanese Presbyterian Church

Recorded by:      Tim Gregory

Date 10/28/2002

Continuation     Update

**P3. Description**

*The west elevation of Church #2 has three single casement windows northerly of a single paneled and glass door on the southerly end with a concrete stoop approached by two parallel steps on both ends. A circular vent appears in the top of the gable-end. On the westerly end of the south (rear) elevation is a single door approached by three steps and a small casement window to the east. Next, to the east, is a solid double door and four casement windows identical to those on the front elevation. On the easterly end of the rear elevation is a single door with a glass panel surmounted by another window with four panes. East of it is a solid door with a plain glass window adjacent to it. Both easterly doors are served by a continuous bi-level stoop, the levels of which are connected by steps. The east elevation of the building consists of three evenly-spaced single casement windows. Circular venting appears in the gable-end. The interior of Church #2 has a high-ceilinged auditorium on its easterly side with a raised stage at the end. The building also contains a kitchen, two bathrooms, a classroom, and a foyer. The foyer is entered by way of the double paneled doors from the entry porch on Warner Avenue. (The high quality of the wood used in the doors, as opposed to the rest of the building, indicates they may have been brought in from another site.)*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 3D

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 9 of 9 Resource Name or #: (Assigned by recorder) *Wintersburg Japanese Presbyterian Church*

P1. Other Identifier: *Parson's House*

P2. Location:  Not for Publication  Unrestricted a. County *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

c. Address: \_\_\_\_\_ City *Huntington Beach* Zip *92647*

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *111-372-06*

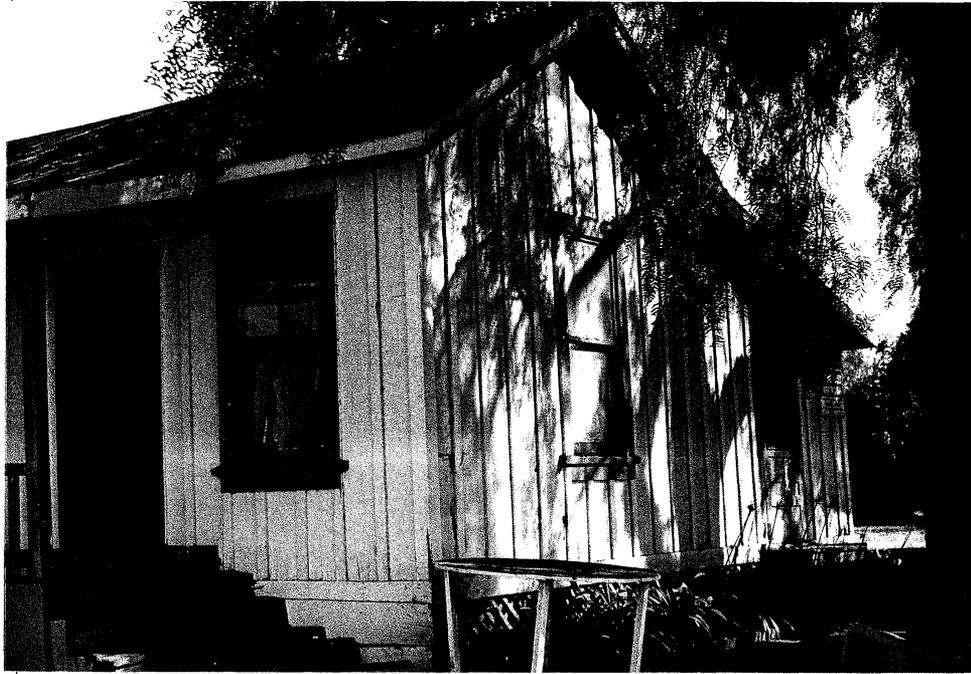
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*The Parson's House, also built in 1911, is a one-story board-and-batten farmhouse, approximately 21 feet east-west by 23 feet north-south, in a saltbox style, where the rear portion of the side-facing gable roof tapers at a lower pitch than the front. The foundation of the house is hidden in most places by a lattice skirting. The roof's eaves are closed. Windows are wooden double-hung sash. The north (front) elevation has an almost full-length porch with a shed roof supported by four square wooden posts and a wooden balustrade. The porch ends about five feet from the west end of the house where four wooden steps ascend to it. There are two large sash windows on each side of the centrally located screened and paneled front door. The west elevation has one window centered under the gable with a single door centered under the salt-box part of the roof extension. This door is approached by three wooden steps. The south (rear) elevation has a square window tucked under the eave and a single paneled door on its easterly end. Two windows appear on the east elevation, looking out onto the breeze-way connecting the Parson's House with Church #1 immediately adjacent to it.*

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
*Parson's House (View toward southeast). Photo No: 85-3, 9/18/2*

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

*1911--Japanese American Council of Orange County*

P7. Owner and Address

*Mas Yonemura  
Berkeley*

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

*DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106*

P9. Date Recorded: *10/28/2002*

P10. Survey Type: (Describe)  
*Project-oriented*

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

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Furuta House*

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County *Orange*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: *4642 Warner Avenue* City *Huntington Beach* Zip *92647*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *111-372-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This is a one-story board-and-batten cottage that measures approximately 27.5 feet east-west by 46.5 feet north-south. It has a front-facing gable, the roof of which is covered with composition shingles. Wooden brackets support the gable at each side and are notched into the barge-board. Eave-ends are exposed on the east and west sides of the building. Although most wall surfaces are board-and-batten, the wall under the front gable is shingled. Lattice venting appears at the apex of the gable, and there is a knob pendant hanging from the center of the barge-board. An entry porch with a wood floor is centered in the front elevation and has its own roof supported by tapering wood posts. The gable-end of the porch roof and the railing around the porch are filled in with board-and-batten. The plain front door is centered on the porch. To each side of the front porch are double-hung sash windows with "battered" upper lintels. Three wood steps approach the porch. Clapboard skirting hides the foundation. The east elevation has two single sash windows on its northerly end and two smaller, higher windows of the same style to the south. A band of windows, indicating a laundry porch, appears on the extreme southerly end. (see continuation sheet)*

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
*Furuta House (View toward south). Photo No: 85-4, 9/18/2*

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
*1914--Japanese American Council of Orange County*

P7. Owner and Address  
*Martha Furuta  
17102 South Nichols St.  
Huntington Beach, CA 92647*

P8. Recorded by: (Name, affiliation, and address)  
*DBA The Building Biographer, 400 E. California Blvd., #3, Pasadena, CA 91106*

P9. Date Recorded: *10/28/2002*

P10. Survey Type: (Describe)  
*Project-oriented*

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

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 2 of 5      Resource Name or #: (Assigned by recorder)      Furuta House  
Recorded by:      Tim Gregory      Date 10/28/2002       Continuation       Update

**P3. Description**

*The west elevation of the house has a large sash window in the center, with two narrower windows to the south and north of it. Another band of windows appears on the extreme southerly end. The south (rear) elevation has the same roof features as the front elevation, but the wall under the gable-end is shingled on its westerly end and features board-and-batten on its easterly end. An addition to the house projects four feet out of the westerly end of the rear wall which has its own hipped roof, lower than the main roof. It has a band of three windows. The easterly end of the facade of the older part of the house has a glass-paned door with a double, newer sliding window to its east. The interior of the house consists of a living/dining room combination, two bedrooms with a shared closet, a kitchen, a bathroom, and a laundry area. The plain woodwork and door hardware appear to be original.*

*The barn is located approximately forty feet southeast of the cottage. Measuring approximately 37 feet square, its front-facing gable is covered in very old wood shingles. The north (front) elevation is dominated by two large sliding doors made of vertically laid boards. The west elevation has an addition about twelve feet from the front of the building that projects about eight feet westwards. It has board-and-batten walls and its own shed roof. This addition appears to extend around all three sides of the barn as well, the barn's original gable roof visible above the shed-like roof of the addition. The interior of the barn has been used as a workshop and contains a long-unused GTO automobile.*

*The landscape around the house and barn includes a large open field at the south end of the property with a row of low fan-palms along its westerly edge. Other plantings close to the house include bird-of-paradise, hibiscus, and a well-maintained row of box hedges along the front path and near the front porch that has been trimmed in a topiary-like manner. To the west of the cottage is a side-garden with fruit trees on its south end. Two fir trees dominate the property on its northeast corner.*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 5

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) *Furuta House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Single-family property*

B4. Present Use: *Single-family property*

B5. Architectural Style: *Vernacular*

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

*1914--original construction*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *Barn*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Ethnic Heritage*

Area: *Huntington Beach*

Period of Significance: *1910-*

Property Type: *Single-family property*

Applicable Criteria: *A*

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

*in 1912, Charles Mitsuji Furuta (1882-1953), a native of Japan, built a home for himself and his family to the east of the Japanese Presbyterian Mission (later known as the Wintersburg Japanese Presbyterian Church). Mr. Furuta was a prominent supporter of the Church from its inception. Orange County directories first identify him as a laborer, but by the 1920s, he was raising gold fish in ponds south of the Mission, the remnants of which still exist. Living with Mr. Furuta were his Japan-born wife Yukiko (Yashima) Furuta (1895-1989) and children Grace (who later worked as a nurse), Kazuko, and Raymond (Ray) Hirakaru Furuta (1914-1995). By the 1940s, Ray's wife Martha M. Furuta was also living at the same residence. It wasn't until the late 1940s that directories listed the Furutas' address as 7642 Wintersburg Avenue. Up until then, their mailing address, as well as that of the Mission, was a box on Rural Delivery route 1. (Evidently Wintersburg Avenue did not become Warner Avenue until after the area was annexed by the City of Huntington Beach as the North #1 Annexation of August 1957.)*

*In 1947, Ray and Martha Furuta moved to a new house at 17102 South Nichols Street . By then, directories were identifying both Charles and Ray Furuta as "horticulturists." Ray Furuta became well-known for the Japanese lilies he grew in the goldfish ponds his father had created north of his house. Marketed daily, the flowers were highly perishable but were described as "beautiful." (see continuation sheet)*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

- Armor, Samuel. A History of Orange County, 1921*
- Cities and Towns: Orange County Series, Works Progress Administration, 1936*
- Historic Resources Survey of Huntington Beach, 1986.*

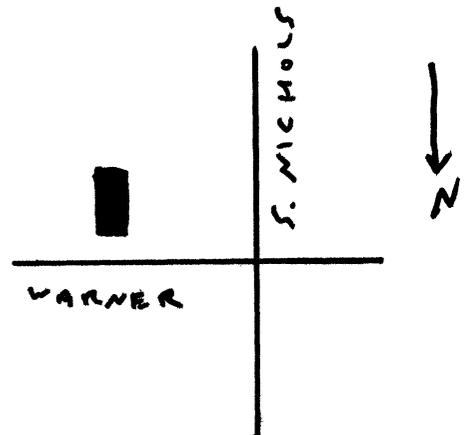
B13. Remarks:

B14. Evaluator: *Tim Gregory*

Date of Evaluation: *10/28/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

Page 4 of 5 Resource Name or #: (Assigned by recorder) Furuta House  
Recorded by: Tim Gregory Date 10/28/2002  Continuation  Update

**B10. Significance**

No original building permits are extant in City files for the Furuta house. They were constructed when the area was identified as the unincorporated community of Wintersburg, and the County of Orange has retained no permits dating before 1954. According to permits on file with the City of Huntington Beach, alterations costing \$300 were permitted for the house in November 1968 and its electrical system was upgraded in October 1997. I

The Orange County Assessor visited the property in November 1952 and described the older Furuta House as a one-story frame residence, built in 1914. It had a wood foundation, board-and-batten walls, and a gabled shingled roof. (The foundation was later described as "raised concrete.") The house contained two living rooms (one was probably a dining room), two bedrooms, one bathroom, and a kitchen. The primary interior finish was plasterboard.

Wintersburg--The little unincorporated agricultural community of Wintersburg was founded about 1890 by Henry Winters. He and D. E. Smeltzer had discovered that the "Willows" area north and east of Huntington Beach between the old and new beds of the Santa Ana River possessed peat land which, when drained, produced exceptional crops of celery. Celery soon became the chief produce of the district. At the height of production, nearly 6,000 acres were devoted to the planting of celery. By 1910, 1,212 freight-car-loads of that vegetable were shipped from the four stations that the Southern Pacific Railroad had established in the area at Celery, Los Bolsas, Smeltzer, and Wintersburg (about one mile south of Smeltzer). These stations were on a branch line running from Newport Beach to Santa Ana that had originally been established by James McFadden in 1897. Unfortunately, a blight destroyed the celery crop, so that by 1930, beans had become the most common product of the area.

Born in Ohio in 1860, Mr. Winters founded the Orange County town that would later bear his name by purchasing twenty acres from which he harvested a variety of crops. His display of vegetables at the 1893 World's Columbian Exposition is credited with putting Orange County's agricultural resources on the map. Mr. Winters served as president of the California Celery Company in 1898 and went to the East Coast to publicize the product. He donated two lots to the community of Wintersburg, one for the freight depot and another for a mercantile store. In exchange for his efforts, the townspeople circulated a petition that the town be named Wintersburg. Mr. Winters and his wife Cordelia later moved to the City of Orange.

Wintersburg remained a very small, scattered town. It had its own post office for only a few years around the turn-of-the-20th-century and briefly hosted its own telephone exchange and a section in the Huntington Beach local newspaper. The 1918 Orange County directory described it as having "good schools, churches, and mercantile establishments" with regular auto stage connections with Huntington Beach and Santa Ana. However, the census of 1930 counted only 52 inhabitants, not including a settlement adjacent to Ocean View School, which had become the center of the community. In the later 1930s, according to the Huntington Beach Historical Society, the Wintersburg area served as home to the Alpha Beta markets' feedlot and meat packing plant. In 1957, Wintersburg was annexed into the City of Huntington Beach.

The Wintersburg area was known for its relatively large Japanese-American population which had begun with the arrival of farmhands around 1893, joining the Chinese and Italian laborers who had preceded them. One source says that at least seventy Japanese workers lived in bunkhouses in the Smeltzer/Wintersburg area and observations were made that they adhered to their ethnic customs which seemed strange to their Anglo neighbors. Similar to what their colleagues were undergoing elsewhere in California, the Japanese were discriminated against, first-generation (or Issei) immigrants being forbidden to own real property. However, by the 1920s, the Japanese community had become better accepted. Japanese-American farmers built up extensive agricultural holdings in the Wintersburg area where they raised peppers, beans, and various other products. Fish farms and hatcheries, such as the goldfish ponds tended by Charles Furuta, were other specializations of the local Japanese-American community. During World War II, Japanese-Americans in California were rounded up and sent to internment camps throughout the western United States. Many lost their properties, although a few were watched over by sympathetic neighbors. (The Wintersburg Japanese Presbyterian Church escaped confiscation because, by church law, it belonged to the local Presbytery rather than to the congregation.) By 1980, the entire Asian community in Orange County (of which Japanese-Americans are only a part) accounted for just 5% of the total population.

Except for the Furuta houses and the Japanese Presbyterian Church, very little remains of Wintersburg. Two of the few other surviving landmarks is an old wooden church building on the southwest corner of Warner Avenue and Gothard Street and a two-story Craftsman-style house on Gothard. (see continuation sheet)

**CONTINUATION SHEET**

Page 5 of 5 Resource Name or #: (Assigned by recorder)

Furuta House

Recorded by: Tim Gregory

Date 10/28/2002

Continuation  Update

**B10. Significance**

Themes of the Historic Context: *Agriculture, 1900- , Wintersburg (Huntington Beach)*  
*Ethnic Heritage, 1900- , Wintersburg (Huntington Beach)*

Resource Attributes: *Farm/ranch*

*The Historic Resources Survey prepared for the City of Huntington Beach by Thirtieth Street Architects, Inc. in 1986 does not include the historic resources discussed in this report because the Survey was limited to the downtown area and adjacent neighborhoods. However, the resources are flagged in the City's General Plan as significant structures, but with no explanation as to why.*

*Also in 1986, the Japanese American Council of Orange County published a Historic Building Survey of pre-1940 Japanese-related sites, identifying the Furuta's 1912 house as being among 33 surviving buildings of historical interest in the County. The Council stated that buildings identified on the Survey "form a link to...history which can still be seen today." In the succeeding 16 years, some of the 33 surveyed buildings, including the Garden Grove Japanese School, have been demolished.*

*Within the broad historic context of Orange County history, the Furuta residence has considerable significance. Representing a way of life that has just about vanished from the urban areas of Southern California, it is among very few surviving buildings from one of Orange County's earliest Anglo settlements and are among a dwindling number of historic resources related to Japanese-American life in the County.*

Summary of Significance:

*As a site: of local significance under criterion A (patterns of settlement).*

*Integrity: Good. Although suffering from deferred maintenance, the Furuta residence has had only minor alterations since its original construction.*

National Register Evaluation code: 3S