

| <b>DOCKETED</b>         |   |
|-------------------------|---|
| <b>Docket Number:</b>   | 24-OPT-02   |
| <b>Project Title:</b>   | Compass Energy Storage Project  |
| <b>TN #:</b>            | 259941  |
| <b>Document Title:</b>  | Data Request Response 3_Attachment 2_Updated Built Environment Inventory and Evaluation Report Part 3 |
| <b>Description:</b>     | N/A   |
| <b>Filer:</b>           | Erin Phillips   |
| <b>Organization:</b>    | Dudek   |
| <b>Submitter Role:</b>  | Applicant Consultant  |
| <b>Submission Date:</b> | 11/6/2024 4:38:55 PM  |
| <b>Docketed Date:</b>   | 11/6/2024   |

In consideration of the elements of NRHP/CRHR Criterion C/3, Bathgate Ranch is not significant and does not meet this criterion. The remaining building is a common example of the Folk National style and lacks distinction as an architecturally significant property. Additionally, the property is not the work of a master. Building permits did not reveal association with any known architect. As such, Bathgate Ranch is not eligible under NRHP/CRHR Criterion C/3.

Under NRHP/CRHR Criterion D/4, Bathgate Ranch is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. As such, the property lacks sufficient associative significance to meet this criterion.

While Bathgate Ranch possesses significance under NRHP/CRHR Criterion B/2, the property does not retain sufficient integrity to convey significance as discussed below.

Location is the place where the ranch was constructed and operated. Since the location of Bathgate Ranch is the same as it was at the time of its construction in the 1920s, the subject property retains its integrity of location.

Design is the combination of planned, developed, and constructed elements of the property that created its form, plan, and structure. The property's design included at least five buildings and citrus groves and farmland. Presently, the property only contains one building and no evidence of groves. In the case of this resource, the loss of the other buildings and extant groves greatly impacts integrity of design. As such, the subject segment displays a significant diminishment of its integrity of design.

Materials are the physical elements that were combined to form the Bathgate Ranch during its construction. The materials associated with the subject building include wood sheathing and wood framed windows. At the time of Dudek's recordation, the extant building was undergoing alterations, including replacement siding and windows. The roof also appears to have been redone at an unknown date. The modern vinyl replacement windows and new siding have introduced new materials to a building constructed in the 1920s. These alterations have a cumulative effect and has resulted in a loss of integrity of materials.

Setting is the physical environment of Bathgate Ranch and includes properties adjacent to the structure, as well as the urban landscape in San Juan Capistrano that characterizes the area. To retain integrity of setting, the existing general land uses adjacent to the property must be similar to those that existed historically during the property's period of significance, which in the case of the Bathgate Ranch is the 1920s through the 1940s. The surrounding character of the place in which the property played its historic role are not intact. Though the property maintains its rural setting near the northern outskirts of the San Juan Capistrano, the surrounding areas have developed immensely, with the construction of I-5, commercial centers, tract homes, and post-1980 buildings associated with the current function of the property as a religious center. The buildings and farmland immediately surrounding the property have been removed and replaced over time and the property no longer functions as a ranch. As such, the property does not retain its integrity of setting.

Feeling is conveyed through Bathgate Ranch's ability to express its historic function and feel from its period of significance. The property's change in function as a working ranch to a church property is altered. Additionally, there have been removal, replacements, and alterations of original features, and not all the property's key elements remain. Because the property no longer serves as a ranch nor contains citrus groves, the property has lost integrity of feeling.

Association is the direct link between Bathgate Ranch and its role in the citrus industry in San Juan Capistrano and Orange County. The property is in the same location but does not operate as a citrus farm. As such, the property does not retain its integrity of association.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The workmanship required to construct the 1927 extant building has been affected by alterations. Most of the original materials, features, and design elements are not intact. As such, the property does not display integrity of workmanship.

Page 6 of 9

**\*Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

Because Bathgate Ranch lacks the necessary integrity to convey its significance under NRHP/CRHR Criterion B/2, Dudek recommends that the property is not eligible for inclusion in the NRHP or CRHR. The property's retention of its integrity of location is insufficient to overcome its compromised integrity of setting, association, design, materials, workmanship, and feeling under Criterion B/2.

**References (cont.)**

Bathgate Elementary. 2024. "School History." Accessed August 13, 2024. <https://bathgate.capousd.org/School-Info/School-History/index.html>.

CD (Coastline Dispatch). 1953. "Wm. Bathgate, Prominent Rancher, Died Monday." Newspapers.com: *Coastline Dispatch* (San Juan Capistrano, California). September 11, 1953.

LA Times (Los Angeles Times). 1992. "Down the Farm: Lifestyle: The 75-acre Bathgate Ranch in San Juan Capistrano, established in the 1920s, stands as a testimony to the area's agricultural roots." Accessed August 13, 2024. <https://www.latimes.com/archives/la-xpm-1992-02-14-vw-2367-story.html>.

SADR (Santa Ana Daily Register. 1923. "\$20,000 Deal Made In Capistrano Land." Newspapers.com: *Santa Ana Daily Register* (Santa Ana, California). May 31, 1923.

**Photographs (cont.)**

**Photo 2.** Rear of building and modern era shed on the right, camera facing southeast.



**Source:** Dudek 2024.

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**\*Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

**Photo 3.** Modern era shed, camera facing southwest.



**Source:** Dudek, 2024.

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**\*Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

**Photo 4.** Modern-era farm/garden, camera facing southwest.



**Source:** Dudek, 2024.

Page 9 of 9

**\*Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

Photo 5. 0

, camera facing southwest.



Source: Dudek, 2024.

District #  
30-176642

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

Primary #

HRI #

Trinomial

NRHP Status Code

5D

Other Listings

Review Code

Reviewer

Date

Page 1 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

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 an Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

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

Parcel No. 637-082-71

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

*This property is a former citrus ranch. The examined site was approximately 57 acres within the original 77 acres of the Bathgate Ranch, now owned by the Crystal Cathedral Ministries and proposed for development. Many of the original orange trees still exist, although the majority seem to be dying. The historical resources on the site consist of three houses, one attached to a garage, and a multi-purpose building, sometimes referred to as "the barn" or "the schoolhouse." All the resources are in good shape and have retained their basic integrity.*

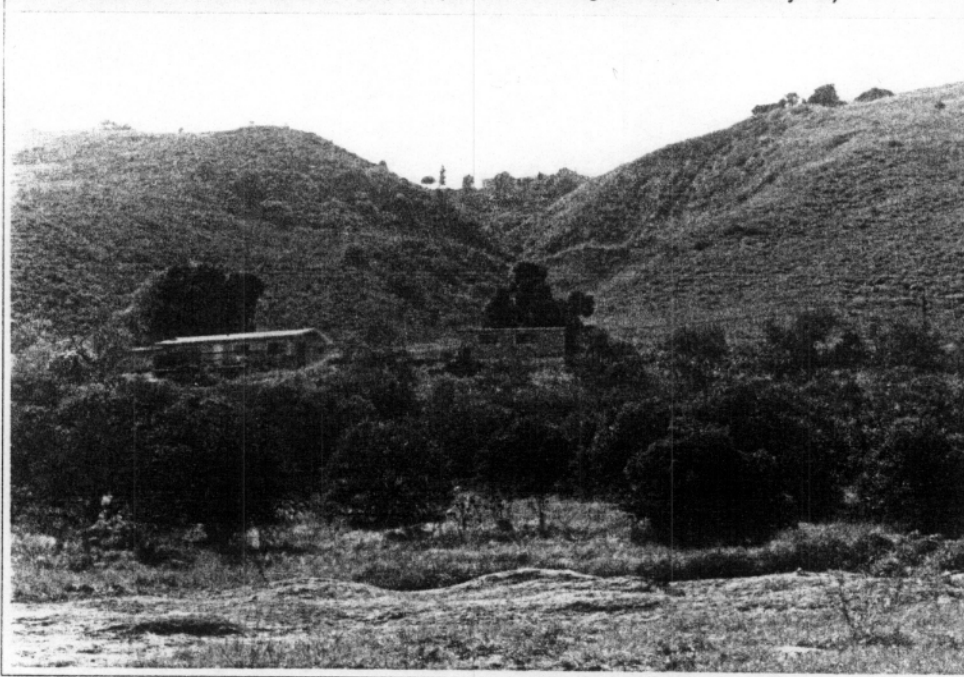
P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

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 #)

Bathgate Ranch, central section, showing Farm-house #3 (View toward west). Photo No: 805-1 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923—Talbert (1963)

P7. Owner and Address

Crystal Cathedral Ministries  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

Tim Gregory DBA The Building Biographer, 400  
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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

Attachments

☐ NONE

☒ Location Map

☒ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

Page 2 of 15

NRHP Status Code

5D

Resource Name or #: (Assigned by recorder) *Bathgate Ranch*

D1. Historic Name: *Bathgate Ranch*

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 Bathgate Ranch is located on the west side of the Interstate-5 Freeway at the northern boundary of the City of San Juan Capistrano. Its 77 acres contain hundreds of orange trees (although a significant number have been removed and a large percentage of those remaining appear to be dead or dying). A dirt road connects the historic resources, which consist of a multi-purpose building (sometimes referred to as "the schoolhouse" or "the barn") on the northerly end of the property with three dwelling units on a hillside towards the southwest corner of the property. The historic resources were all built between 1924 and 1930 and are basically rustic in style. Various alterations and additions were made to them over the years, some as late as 1966. However, their historic appearance is still observable. Playing fields have been built on part of the property east of the multi-purpose building.*

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

*The boundaries coincide with those of the Assessor's Parcel Number.*

D5. Boundary Justification:

*Historical boundaries of the Bathgate Ranch.*

D6. Significance: Theme *Agriculture*

Area *San Juan Capistrano*

Period of Significance *1920-*

Applicable Criteria *A, B*

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 Bathgate Ranch was created on lands formerly belonging to the Rancho de la Playa (ca. 1869). However, shortly after de la Playa's founding, this northwest area was exchanged for other lands, making it available for settlement. This change occurred around the time that Judge Richard Egan arrived in the area, about 1868. Egan purchased 160 acres and resided there in a small adobe. It is recorded that Egan paid \$1.50 per acre for the property. The purchase was probably from the Vejar family, though no research has traced this ownership to date. By 1883 Egan had built a more substantial home in San Juan Capistrano. Judge Egan was instrumental in bringing the railroad through San Juan Capistrano in 1891. (see continuation sheet)*

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

Hallan-Gibson, Pamela *Two Hundred Years in San Juan Capistrano*. Donning, 1990

Pleasants, Mrs. J. E. *History of Orange County, California*. Finnell, 1931

Talbert, Thomas B. *The Historical Volume and Reference Works; Vol. II: Orange County*. Historical Publications, 1963  
*Orange County Register*, various issues

D8. Evaluator: *Tim Gregory*

Date: *8/13/2001*

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

## CONTINUATION SHEET

Page 3 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update**D6. Significance**

Egan sold part of his property to the Oyharzabal family sometime prior to 1912. In 1913, he sold the balance of the property, near the confluence of Oso and Trabuco Creeks, to a consortium of the Williams and Bathgate families. Later, the Oyharzabal family sold their holdings, except for a small residential parcel, to brothers Judge R. Y. Williams and Guy Williams. One Williams daughter had married John A. Swanner in 1891. Catherine Caira (Mrs. Guy) Williams' brothers were Simeon (Sim) and William, Jr. (Will) Bathgate. Together, the Williams, Bathgates, and Swanners, their ranches forming a north-south string along the Los Angeles-San Diego highway, controlled the bulk of the local property for the next century. Mr. and Mrs. Guy Williams settled on their ranch in 1916. Catherine (Bathgate) Williams is remembered for being a charter member of the Community Presbyterian Church, the first president of the San Juan Capistrano Woman's Club, and one of the community activists who brought a high school and the Girl Scout movement to San Juan Capistrano. She died in 1952.

Citrus agriculture was the primary activity of the Williams, Bathgates, and Swanners. In fact, the Williams family is credited with introducing the citrus industry to the San Juan Capistrano area (Hallan-Gibson 1990). In the 1920s, all three properties were producing record crops of both oranges and walnuts. Tomatoes and other crops were also in evidence.

Simeon, William, and Catherine were three of the eight children of William and Violet (Miller) Bathgate who had emigrated from Scotland in 1887. The family settled in Villa Park in what is now the City of Orange, building a home and tending a successful 12 ½-acre Valencia orange grove. Upon his death in 1929, the senior William Bathgate was remembered for having laid out the still-extant Orange Plaza an for other civic-minded activities. Violet Bathgate was a charter member of the Woman's Club at Orange, an organizer of the Shakespeare Club, and a financial supporter of the Union Congregational Church.

Brothers Will and Sim Bathgate founded the seventy-seven-acre Bathgate Ranch just north of San Juan Capistrano in 1923, having previously farmed on leased land at Emerald Bay. At least one building already existed on the new Bathgate property—a former residence, later remodeled into a home for William Jimenez, a long-time Bathgate employee, and his family. This structure, now known as the multi-purpose building, may have once been the home of the Scott family, according to Diane Bathgate. The first building the Bathgate brothers constructed on their ranch was a new barn in 1924, evidently built in one day. The brothers irrigated their orange groves using wells supplied with water from two huge creeks on the land: the Trabuco and the Oso. In the mid- to late 1920s, two farm-houses and a garage were erected. The southerly house (Farm-house #1) was the residence of Will and Doris Bathgate. Around 1933, living quarters were added to the garage (Farm-house #2) as a bedroom for "Billy" Bathgate, the son of Will and Doris. (Diane Bathgate recalls that the wood used in the construction of the addition came from a former movie-set.) The northerly house (Farm-house #3) was built for Simeon Bathgate and his wife Susan.

Simeon Bathgate was drowned in 1938 while attempting to save a water line from being washed out during a major flood. Will Bathgate died in 1953 at the age of 60, having lived all his life in California and having worked on the Bathgate Ranch until his death.

Ownership of the Ranch then passed to Will's son, William A. Bathgate, known as "Billy." Born in 1925, Billy Bathgate lived in San Juan Capistrano almost his entire life, graduating from Capistrano Union High School in 1943. After service in World War II, Mr. Bathgate earned a degree in mechanical engineering from the University of Southern California. He returned to the family Ranch in 1951 to begin his career as a citrus rancher. In addition to oranges, the Bathgate Ranch produced avocados, beans, sweet potatoes, Christmas trees and a Fuyu type persimmon that was grown nowhere else in commercial quantities. Mr. Bathgate married Patricia Millsap in 1957. They were to have three daughters and one son. In the 1960s, Billy and Patricia remodeled the northerly farmhouse and moved into it with their family. Billy Bathgate was active in his community and profession, serving as a Scout Master, a Rotary Club board-member (he was presented their outstanding community service award for 1959-61), and a charter member of the Dana Point Yacht Club. He was also a member of the Chamber of Commerce of San Juan Capistrano, the American Legion, and Consolidated Orange Growers, of which he also served as a director. Perhaps Mr. Bathgate is best remembered locally for serving on the first City Council after San Juan Capistrano became a city in 1961. He was made mayor in 1963. Mr. Bathgate's last term ended in 1972. Billy Bathgate died in June 2001 at the age of 76. An elementary school in Mission Viejo is named after him and his wife.

Although Billy Bathgate had been paid an option for development of his acreage as far back as 1969, it was not until May 1989 that the land was purchased by Crystal Cathedral Ministries who already owned Rancho Capistrano to the north.

**CONTINUATION SHEET**

Page 4 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☐ Continuation ☐ Update**D6. Significance**Historic Context:

San Juan Capistrano was founded in 1776 by Father Junipero Serra and is commonly agreed to be the oldest still-surviving settlement in Orange County and one of the oldest communities in all of California. The new mission, the seventh in the Alta California chain, did not have a smooth beginning. There were scant supplies, friendly but wary natives, and a poor water supply. By October of 1778 the mission was moved from its former site in the Mission Viejo area closer to Trabuco Creek, which had a more reliable supply of water from several canyons to the northwest.

Construction of the new mission continued until 1806, the result being the "largest and handsomest church in California and ...the pride of mission architecture" (Armor 83). The most ambitious project of the mission period was the construction of the great stone church. Begun in 1797, the elaborate structure, which could hold up to two thousand standing worshipers, took nine years to complete. At the height of its productive peak, the mission had more than 13,000 cattle, sheep and horses grazing on the hills, a bountiful harvest of grain, and a burgeoning trade in hides and tallow. Within the mission complex were living quarters, a blacksmith shop, a cannery, a wine press, warehouses, and other buildings, all designed to make the mission completely self-sufficient. The population of the mission at that time has been estimated at 1,400.

But on December 8, 1812, at the height of the mission's prosperity, an earthquake destroyed the building, killing thirty-nine people. Even after its destruction, Mission San Juan Capistrano has been consistently referred to as "the Jewel of the Missions."

The town grew up around the mission. In 1794 forty little adobes were built to house the neophytes of the mission and the married military personnel. In 1807 thirty-four more were constructed, forming four to six neat blocks. Some of these buildings still stand today in what is called the Los Rios Historic District, the oldest residential area in Orange County.

Mexico gained its independence from Spain in 1821, and the mission's defeat as an institution of educational and cultural integration was complete. The neophytes were emancipated in 1833 and an Indian pueblo was set up by the Mexican authorities. By 1836, however, the Mexican government had confiscated the mission's property, scattered its work force, and obliterated its influence.

The secularized mission fell into disrepair and was quickly abandoned, the Indian pueblo failed, but the town itself was soon to flourish. In 1841, an official Mexican pueblo was organized with a formal government. Like most pueblos, San Juan was built around a plaza. Adobe houses and stores lined El Camino Real (the main road between Los Angeles and San Diego) to the east and Camino Capistrano to the west, with the mission anchoring the northern boundary. Houses still bordered Los Rios Street, and a few other adobes were scattered on both sides of San Juan and Trabuco creeks. Although the plaza has disappeared, the street pattern still exists today in the downtown section of San Juan Capistrano.

In 1845, the mission was sold at public auction to John Forster, an Englishman, and his partner James McKinley, for \$710 in gold and hides. Forster had fortuitously married Ysidora Pico, the sister of Pio Pico, the last Mexican governor of California, who happened to be the auctioneer. Forster bought out his partner and moved into the crumbling mission, making it his home for the next twenty years.

When California became a part of the United States in 1848, the town was supported by the cattle industry. Three Mexican land grants surrounded the community—Rancho Niguel on the north, Rancho Mission Viejo on the east, and Rancho Boca de la Playa on the south. By the time California became a state, the gold rush was in full force, political influence was centered in the north, and a costly, time-consuming set of legal procedures were in place which assumed that land was not owned until proof could be presented to a tribunal in San Francisco. Legal debts, coupled with floods, drought, and smallpox, decimated the cattle industry in the south, broke up the ranchos, and opened the doors to diversified farming. In 1850, it is estimated that only five hundred people lived in what is now Orange County—some in the village of San Juan Capistrano and others in ranches along the Santa Ana River valley. Los Angeles County (which at that time included Orange) was divided into six judicial townships in 1851, of which San Juan Capistrano was one. Along with the Santa Ana township, it was the site of the only school in the area.

San Juan Capistrano, like many settlements in Orange County, became a farming community. New settlers who came to the homestead after the Civil War planted barley and wheat. In 1870, the English walnut was introduced into the valley by Joel Congdon, and this, along with various varieties of beans, became the most productive crops. (Forster, evicted by the patent granted to the Catholic Church in 1864 to reinstate its ownership of the mission buildings, moved to Rancho Santa Margarita.) (see continuation sheet)

## CONTINUATION SHEET

Page 5 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update**D6. Significance**

The town began to expand beyond its traditional borders. New wooden farmhouses began to be constructed, and older adobes were either refurbished or torn down. The Mendelson Hotel was built around 1875 on El Camino Real. The old plaza was filled with livery stables, saloons, and mercantile establishments facing Camino Capistrano, which became the main street of town. Visitors began to be lured to the area by the curative waters of the San Juan Hot Springs, located twelve miles east of San Juan Capistrano, which was turned into a resort in 1883.

By 1914, San Juan Capistrano was the center of five hundred acres of fruit and nuts, fourteen thousand acres of grain, two thousand acres of beans, many acres of vegetables, and five thousand head of range cattle. There were also a number of apiaries and poultry farms.

By 1920, the community had a new hotel, electricity, pavement on its main street, sewers, water pipes, and a new industry—tourism. As early as the 1890s, tourists had discovered the colorful ruins of the mission. The Los Angeles-based Landmarks Club had repaired a portion of it and their efforts had received wide publicity. In addition, the Santa Fe Railroad had laid tracks through the community as early as 1887, making it easier to visit. The popularity of the automobile spurred national advertising campaigns romanticizing the mission and drawing visitors in ever-growing numbers. The story of the swallows' annual return on St. Joseph's Day, which circulated widely in the 1930s, put San Juan Capistrano on the map. The town was also known for two Civilian Conservation Corps camps that were built in the area during the Great Depression.

In the late 1920s and early 1930s the agricultural industry underwent change. A pest made walnuts unprofitable and the trees were removed. Oranges, lemons, and grapefruit were planted in their place. Citrus and beans remained the primary crops in the valley until the late 1950s when the community, through a spillover from the rest of Orange County, began to feel the stirrings of growth.

The Santa Ana Freeway opened in the San Juan area in the late 1950s and the sleepy insulated community was no longer too far away for an urban commuter, situated as it was mid-way between Los Angeles and San Diego. In an effort to control its own destiny and fearing possible annexation by San Clemente, the city was incorporated in 1961 with a population of 1,200. Ten years later, there were 12,000 people and the town was experiencing a building boom which became the major topic of the elections of the 1970s. A new general plan was adopted in 1975, calling for controlled growth, strict development standards, and the preservation of the community's identity. No other city in Orange County took such strong actions to protect itself from the effects of growth.

By the 1980s, San Juan Capistrano was a place of activity. A redevelopment agency refurbished the historic town center, economic development was being encouraged, housing construction was still regulated, and a capital improvement program gradually replaced the city's aging infrastructure. The preservation of prime agricultural acreage, prominent ridge-lines, landmark trees, and older neighborhoods (at least twelve adobes from the 1840s have survived) has given existing residents a distinctive quality of life. San Juan Capistrano is known for having its own indelible style that makes its character stand out among other cities in Orange County.

Within the broad historic context of local history, the Bathgate Ranch is significant because it is one of the last properties within the city limits of San Juan Capistrano to represent the phenomenal growth of the citrus industry in the 1920s. Virtually unchanged from its days as a working ranch, the fifty-plus acre parcel is a valuable reminder of the vast citrus empire that, as long ago as the 1940s, occupied over 75,000 acres of Orange County. (The only noticeable change on the property is the addition of playing fields on its easterly border and the removal of a large number of dead or dying orange trees.) The layout and appearance of the Ranch's buildings, extant groves, and other improvements supply information regarding rural life in San Juan Capistrano during the early- and mid-20th century and how it evolved over that time period. The Bathgates were one of three inter-related families who introduced citri-culture into the area almost one hundred years ago. The family also had a significant impact on the civic and cultural growth of San Juan Capistrano.

**Summary of Significance:**

As a site: of major local significance under Criterion 1 (contributing to knowledge of the broad patterns of the state's history) and under Criterion 2 (association with significant persons).

**Integrity:** Good. The property has not been appreciably altered since the Ranch was established in the 1920s. Except for the removal of parts of the groves, the Ranch retains much of its original appearance from its earliest days. Some of the buildings have been altered or added onto over the years, but these changes reflect the ongoing needs of an active citrus ranch.

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

Primary # 30-176642 District # 5D  
HRI # 30-176642  
Trinomial 30-176642  
NRHP Status Code 5D

Other Listings

Review Code

Reviewer

Date

Page 6 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #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 San Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341 Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

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

Parcel No. 637-082-71

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

*This resource is located on a hillside approximately 1,000 feet west of Camino Capistrano and approximately 2,000 feet north of the southerly end of Parcel A-2. The Orange County Assessor's records indicate this building was constructed in 1925, making it the oldest still-extant structure on the property. It is a California Bungalow, basically rectangular in shape, measuring approximately 42 feet by 30 feet, with its long dimension facing east. The side-facing, low-pitched gable roof is covered with composition material. The eaves are open with exposed rafter-tails. The walls are clapboard. Window openings are Craftsman-like in style, with the upper horizontal timbers extending beyond the vertical timbers. All the windows have fitted metal screens. A brick chimney appears on the south wall. (see continuation sheet)*

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

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 #)  
Farmhouse #1, northeast corner (View toward southwest). Photo No: 801-4, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925—Assessor's records

P7. Owner and Address

Crystal Cathedral Ministries  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

Tim Gregory DBA The Building Biographer, 400  
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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 # 30-176642  
HRI #  
Trinomial 30-176643  
District #

Page 7 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

**P3. Description**

*Farm-house #1 (continued)*

*The front (east) elevation has a solid front door with lights at each side. A large picture window is placed south of the door, while narrow casement windows appear to the north of the front door. An extension of the house on its north side may be an add-on. Its east wall contains metal casement windows placed inside an older wooden frame. Two perpendicular flights of brick steps lead to the brick entry porch, which was added in 1933. This porch is protected by a shed roof supported by a cross-beam and two wooden posts.*

*The south elevation of the house has a wood-framed venting feature at the center of the gable-end. To each side of the chimney are horizontally-oriented metal casement windows inside older wood frames. A firewood bin, attached to the wall, appears to the west of the chimney. There is a single casement window on the west end of this wall.*

*The west elevation has a blank wall at its southerly end. Towards the northerly end are two single sash windows on each side of a window placed higher on the wall. There is a shed-roofed projection at the north end of this wall which was added in 1933. A paneled door occupies a space at the north end of this wall.*

*The north elevation has a large window on its east end. To the west of this is a band of six wooden casement windows. These windows have two panes, the upper one being substantially smaller than the lower one.*

*A curving dirt driveway leads southerly uphill to the house from where the paved road ends. It appears to mark the westerly end of a large orange grove, of which many trees survive. This driveway surrounds the east and south walls of the house to end at the garage described below. A large gravel area is south of the house in which an orange tree surrounded with shrubbery forms an island. South of this area is a fenced section that is plumbed for irrigation. At its north end is a post with lights mounted on it and the remains of electrical controls. To the north of this area is what appears to be a parking area lined with brick pavers.*

*There would have been a magnificent view of the Capistrano Valley from the front of the house. On the hillside to the east of the driveway are planted citrus trees, birds-of-paradise, roses, holly, and the remains of a vegetable garden. To the north of the house are the remains of an orchard, including avocado, fig, peach, and pomegranate trees. An outdoor sitting area is nearby with a floor made of pavers. Planted close to the house on its west side are geraniums, hydrangeas, ivy, azalea, and iris. Mature camphor trees are located at the southwest corner of the house and the southeast corner of the driveway. A concrete path surrounds the house on its north and west sides, with a planting strip in between.*

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

Primary #

HRI #

Trinomial

NRHP Status Code

5D

Other Listings

Review Code

Reviewer

30-176644

Date

Page 8 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #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 San Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

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

Parcel No. 637-082-71

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

—Located approximately ten feet west of Farm-house #1, on the other side of the concrete perimeter path, this basically rectangular building measures approximately 32 feet north-south by 24 feet east-west. It is separated from Farm-house #1 by a retaining wall since it is at a higher elevation. Farm-house #2 consists of a garage with two-story living quarters attached on its northerly end. It is built in the same style and with the same materials as Farm-house #1. The main design difference is that its windows are not in the Craftsman style: all the framing timbers meet at right angles. The Orange County Assessor's records indicate that the garage portion was built around 1929, but the living quarters were probably added in 1933 at the same time Farm-house #1 was altered. (see continuation sheet)

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

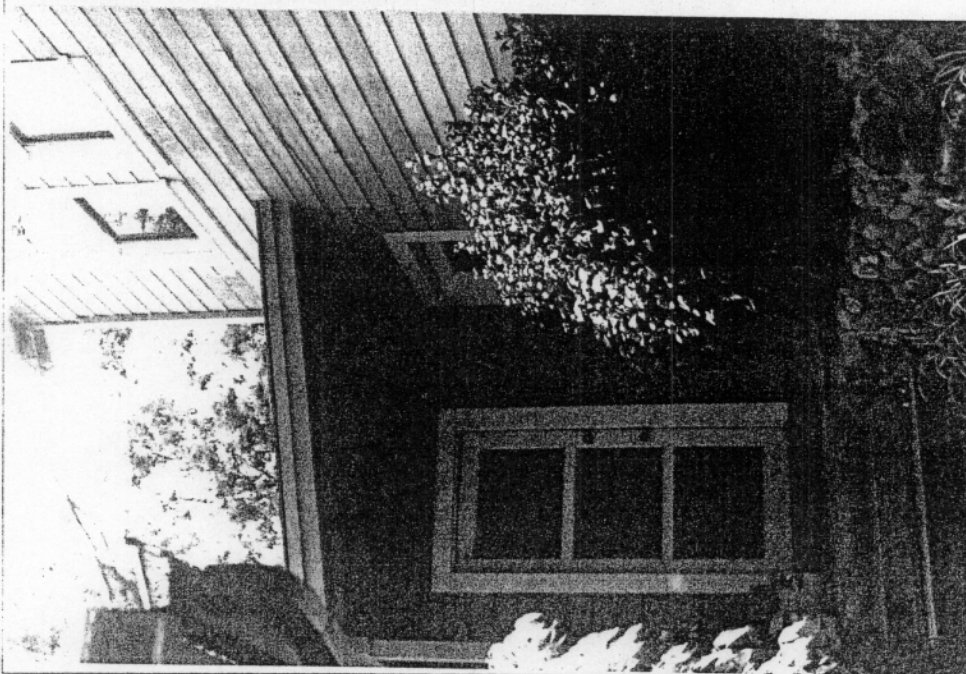
HP2 - Single Family Property

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 #)  
Farmhouse #2, east side (View toward southwest)  
Photo No: 804-2, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929—Assessor's records  
altered ca. 1933—Diane Bathgate

P7. Owner and Address

Crystal Cathedral Ministries  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

Tim Gregory DBA The Building Biographer, 400  
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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 9 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

## P3. Description

## Farm-house #2 (continued)

The garage portion of the structure has a south-facing gable roof. The south wall is dominated by two sliding barn-like doors with vertical clapboards on its westerly end and a hinged board-and-batten double-door on its easterly end. (The westerly end may have been an add-on to the original structure since the slope of its roof is less pitched than the rest of the roof.) The south end of the second story of the living quarters, visible from this vantage point, also has a south-facing gable roof with wood-framed venting in the gable-end. This wall also has a single sash window in its westerly end. The east side of the garage (which is possibly part of the add-on) has two high windows evenly spaced on the wall.

The east wall of the living quarters is recessed behind a concrete entry porch that has two paneled doors, one leading south into the garage and the other leading west into the house. The latter door has a glass panel in its upper portion. There is a light fixture on the wall to the west of the garage entrance. The porch is approached by three concrete steps and is sheltered by a lean-to roof that is an extension of the garage roof, supported by a wood post at its northeast corner. The southerly wall of the porch is faced with tongue-in-groove siding, the spacing of which does not match that of the east wall, adding to the evidence that this part was an add-on. On the second floor of the structure's east wall is a pair of sash windows which would have had a view over the roof of Farm-house #1. A planter with cobblestone walls occupies a space at the northeast corner and is filled with camellia bushes.

The north wall of the living quarters has a paneled door on its east end and a solid door on its west end, both probably leading into storage rooms. In between is an open wood stairway paralleling the wall that leads easterly up to the living quarters' entrance on the second floor. It ends at a landing on the east end of the wall off which is a door. The door is paneled in wood, but may once have had glass panes. A single sash window appears to the west of the door. The rest of the wall has no openings.

The west wall of the structure has a pair of sash windows on the first floor, but no openings on the second floor. The wall continues to the south to enclose the garage. This blank wall has been fitted up as a potting area with a sink and shelves.

A path leads from the paneled door at the northwest corner of House #1 along the north wall of Farm-house #2. It connects to the stairs and proceeds further west to a wooden deck northwest of Farm-house #2. The deck is a raised wooden platform that may once have held a Jacuzzi. The north and west sides of the deck are bordered by piles of flagstones.

30-176645

13-186633 District #

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

Primary #

HRI #

Trinomial

NRHP Status Code

30-176642

30-176642

Other Listings

Review Code

Reviewer

Date

Page 10 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #3

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 an Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

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

Parcel No. 637-082-71

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

*This building was constructed in 1930, according to the Orange County Assessor, but the actual building date was probably a few years earlier. It is located approximately 200 feet north of Farm-houses #1 and #2 and is approached by a paved driveway that intersects with the driveway leading to Farm-house #1. Built on a hillside, the front door of the house is accessed by fourteen uneven-sized asphalted steps with risers made of railroad ties. Similarly styled steps continue along the south side of the house. The house is an L-shaped structure measuring approximately 65 feet north-south by 24 feet east-west. The ell is an addition built onto the south end of the older house, probably in the 1950s. It measures approximately 16 by 20 feet. It has stucco walls and sliding aluminum windows, while the walls of the older section are narrow clapboard whose windows are wood-framed, often in a Craftsman style, where the horizontal members are longer than the vertical ones. (see continuation sheet)*

P3b. Resource Attributes: (List attributes and codes)

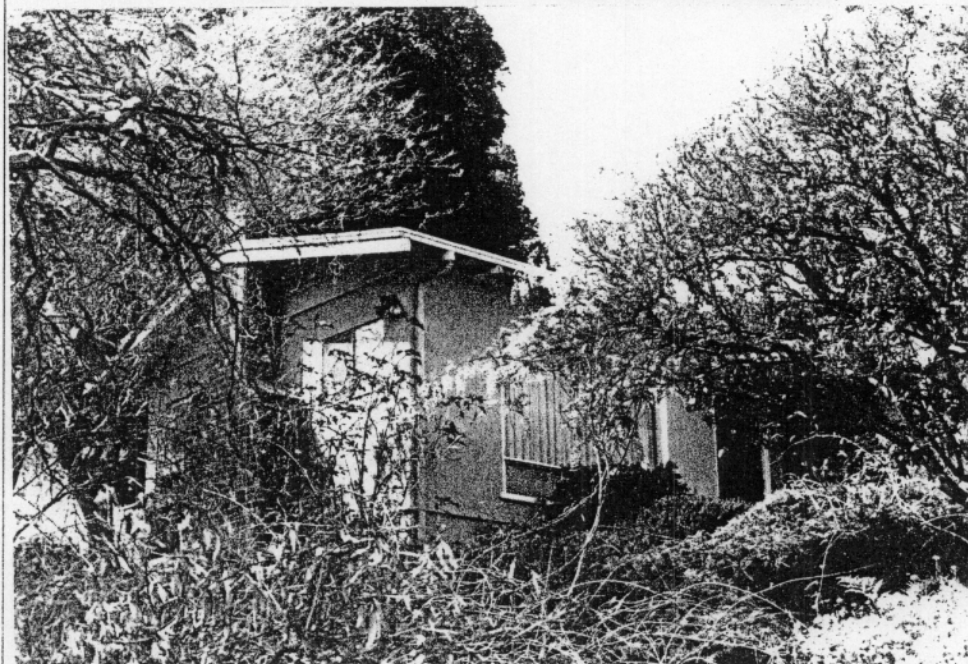
HP33 - Farm/ranch

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 #)  
Farmhouse #3, southeast corner (View toward northwest). Photo No: 804-3, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930; altered 1966—Assessor's records

P7. Owner and Address

Crystal Cathedral Ministries  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

Tim Gregory DBA The Building Biographer, 400  
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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 11 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

## P3. Description

*Farm-house #3 (continued)*

The newer extension has a south-facing gable with open eaves and exposed rafter tails. A fascia board runs along the edge of the gable-end. The fascia attached to the walls under the eaves has small ventilating holes placed at regular intervals along it. The south wall of the extension has a stepped brick chimney flanked by two high windows. A storage area for wood is built into the base of the chimney. The east side of the extension has a picture window with openable panels below on its southerly end and a solid front door on the northerly end with a large doorknob and plate. A brass lantern-like lighting fixture is attached to the wall to the south of the door. The brick entry porch is circular, set into the space where the older part of the house juts out from where it intersects the newer extension. The porch is sheltered by a circular independent roof that has been built around another stepped brick chimney which appears on the south end of the older part of the house. A brick planter box connects this chimney with the bricks of the porch. The south end of the older part of the house also has a south-facing low-pitched gable with extensive venting in the gable-end that has variably sized vertical timbers. To the east of the chimney is a Craftsman-styled window. However, the original window-panes have been replaced with louvers.

The east side of the older part of the house has been greatly altered. A large picture window, with three open-able ventilating panels below, appears on the southerly end. To the north of this is a newer paneled door with a brass lantern-like fixture on the wall to the north of it. There are two windows on the north end of the wall, both having wood frames and aluminum sliders. The section of the house at its northernmost end may have been a later addition. The entire east side of the older part of the house opens out to a newer wood deck that is supported by rough-hewn beams. The deck, probably added in 1966, has a high wood railing.

The southerly end of the west side of Farm-house #3 is part of the 1950s' addition. It has a long band of sliding aluminum windows centered in it. To the north of these, part of the older house, is a projection that may once have been an open porch. It was enclosed around 1966 to serve as a laundry area through which one must pass to get to the northerly end of the building. It has a scored-concrete floor and a door into the house on its east side. The openings on its south and north walls line up with each other. The roof of this projection is shed-like, continuing the slope of the roof of the main house. To the north of the projection, the west wall has small windows and a screened door with a Craftsman-style frame and wood and glass panels. Close to the door on the north is a long metal sliding window. Just north of this window, the clapboard wall ends and is replaced by a blank stucco wall, another sign that the northerly end of the house was also an add-on.

The north side of the house is new-looking. There is a fascia-board at the gable-end along with a tall metal venting piece at the center of the gable that has horizontal louvers. At the east end of the wall is a large sliding metal window, while a higher sliding window is at the west end. The deck can be accessed from the northeast corner of the house.

The interior of this house appears to have been completely remodeled.

The paving in the terrace to the east, west, and north of the house has a unique decoration consisting of clusters of three or four pebbles embedded here and there in the aggregate concrete. On the west side of the paving at the rear of the house is a retaining wall—the southerly end being smooth concrete which had been spread over an earlier form-built concrete wall and the northerly end being made of adobe-like concrete block. On the lid to a cistern, flush with the pavement just to the southwest of the rear door, foot- and hand-prints have been impressed into the concrete. Wording adjacent to them indicate the prints belong to Diane and Susanna Bathgate [the daughters of Billy Bathgate] and were "inscribed" on February 14, 1964. More foot- and hand-prints (probably of a baby) appear on the side of the concrete retaining wall that borders the west side of the path south of the laundry-porch.

To the north of the house is a newer storehouse building with a shed roof that slopes slightly to the east. The walls are of tongue-in-groove siding. The west wall has a door and metal windows on its southerly end. A window opening on its south wall has been boarded up.

To the south, downhill from the house and adjacent to the dirt driveway, is a garage made of corrugated metal over a wood-frame. Measuring approximately 20 feet north-south by 16 feet east-west, it has a south-facing gable and an opening for cars on its south wall. The only other opening is a pedestrian door on the north end of its east wall. Mature trees appear at the northwest and southwest corners of the property. An orange grove, with some avocado trees mixed in, occupies the east side of the site. Cypress, poinsettias, and low-lying shrubs have been planted closer to the house.

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

Primary #  
HRI # **30-176642**  
Trinomial  
NRHP Status Code **30-176642D**

Other Listings  
Review Code Reviewer Date

Page 12 of 15 Resource Name or #: (Assigned by recorder) Bathgate Ranch

- P1. Other Identifier: *Multi-purpose building*
- 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 *San Juan Capistrano* Date *1968; rev. T 7S* ; R *8W* ; SE *1/4 of NE 1/4 of Sec 26* ; S.B.  
c. Address: *29341 Camino Capistrano* City *San Juan Capistrano* Zip *92675*  
d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 637-082-71

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

*This basically U-shaped wooden building was built in 1927 according to the Orange County Assessor, although Diane Bathgate stated that it may date back to at least the 1910s. It is located approximately 500 feet west of Camino Capistrano and approximately 1,500 feet northeast of Farm-house #3. It measures approximately 48 feet north-south by 38 feet east-west. The roof is gabled and covered with composition shingles. Eaves are open with exposed rafter-tails. Wall cladding is a mixture of tongue-in-groove and clapboard. (This, plus the fact the building has no foundation other than wooden posts resting on concrete piers, indicates it may have been moved and perhaps assembled out of two to three once-independent buildings.) All wall corners are "finished" with vertical timbers. (see continuation sheet)*

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *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 #)  
*Multi-purpose building, east side (View toward northwest). Photo No: 804-4, 3/27/1*

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both  
*1927—Assessor's records*

P7. Owner and Address  
*Crystal Cathedral Ministries  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675*

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

P9. Date Recorded: *8/13/2001*

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

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 13 of 15      Resource Name or #: (Assigned by recorder)      Bathgate Ranch      30-176646  
Recorded by: Tim Gregory      Date 8/13/2001      ☒ Continuation      ☐ Update

**P3. Description**

*Multi-purpose building (continued)*

*The front (east) facade has a front-facing gable at each end with a central recessed section containing an entry porch. Small windows with Craftsman-style wood frames and metal casements are centered in the wall under the gables. Triangular-shaped screened venting is evident in each gable-end. Decorative brackets appear to support the eaves at their southeast and northeast corners. The main entrance is a paneled door with four-paned sash windows at each side. The entry porch is sheltered by a shed-like roof supported by a cross-beam and two wooden posts. Balustrades connect the two posts and the southeasterly post with the wall of the building. The concrete porch is raised and approached by four concrete steps on its north side.*

*All the windows on the south side of the building have Craftsman-style wood frames, the window on the east end having a single metal casement within it while the window on the west end, being higher and narrower, has louvers. The center window in this wall has retained its large wooden sash. The westerly part of the wall has tongue-in-groove siding while the easterly part is clapboard that appears to be in two sections that are not consistent in spacing and have been separated by a continuous vertical board.*

*The west side of the building has a front-facing gable on its south end, a side-facing hipped roof in its center section, and a front-facing hipped roof on its north end. The wall on this side is all tongue-in-groove, but the timbers on the center section are wider. Wood-framed venting is evident in the southerly gable-end and a decorative bracket appears to support the roof on its northerly end. Small windows appear mid-wall on the north section. They have Craftsman-style frames, the upper horizontal timbers having tapered ends, but the windows themselves are of plastic material. The central section of this side contains horizontally-oriented windows with narrow wood frames filled with metal sliders. A solid door is placed at the south end of this central section. A shed roof projects from the main roof and shelters a concrete terrace that runs along this central section. A wood ramp has been built southerly to the door. The roof overhang has a surrounding fascia and is supported by three wood posts connected by a balustrade. The south section of this wall of the building projects westerly from the wall-plane and has no openings.*

*The north wall of the building has a narrow casement window at its east end and a higher window on its west end. Both windows have Craftsman-style frames but the east window is metal and the west window is louvered. The wall is all clapboard, but, like the south side of the building, appears to be in three sections.*

*An olive tree grows close to the building on its south side, while a date palm is positioned on the west side. The east side of the building looks out over playing fields. To the south were once orange groves, but only some individual trees remain. To the north is the older part of Rancho Capistrano which contains many mature trees, such as palms.*

30-176642

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

30-176646

Page 14 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

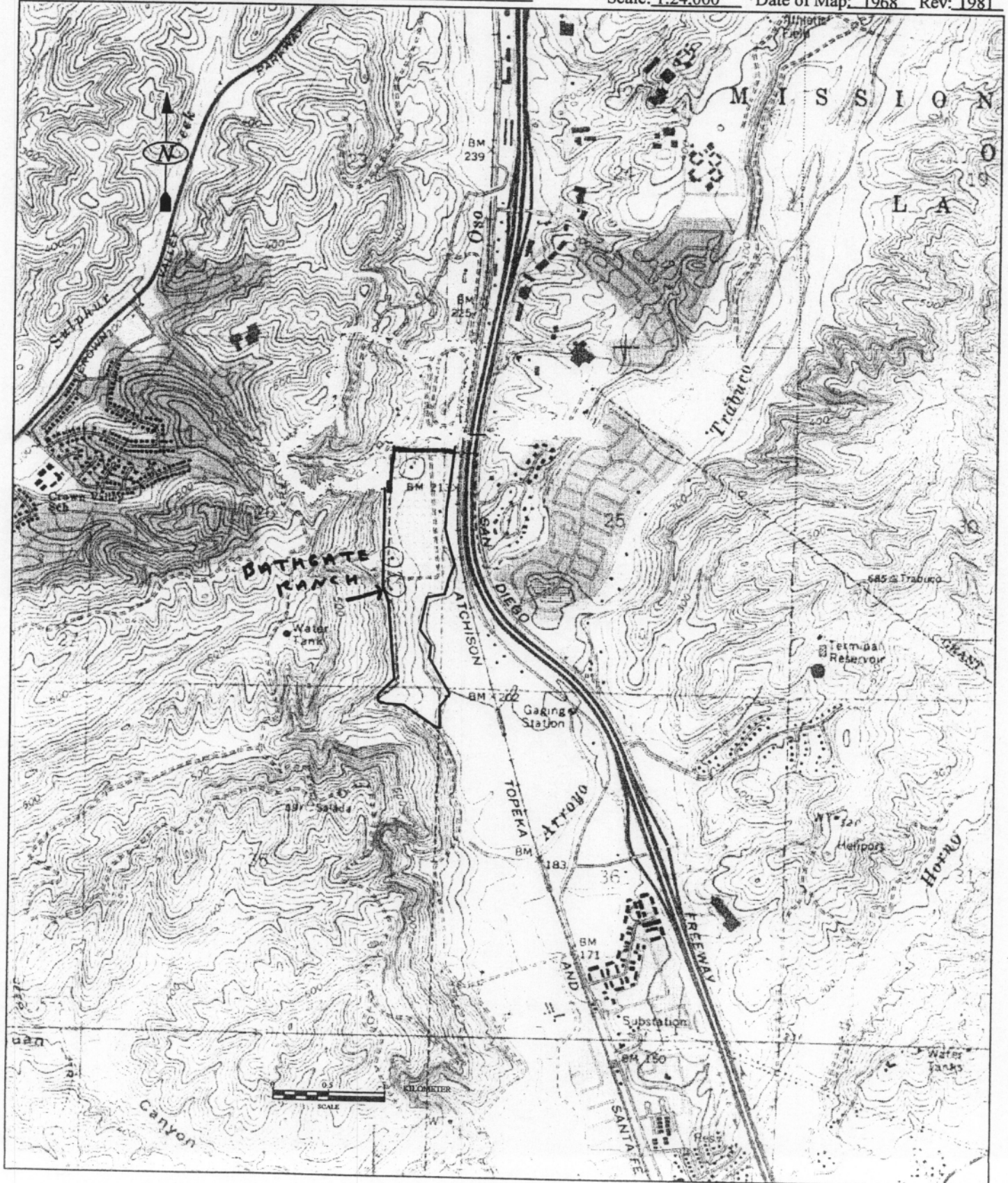
Date 8/13/2001

☒ Continuation ☐ Update

## Location map

\*Map Name: San Juan Capistrano, California

\*Scale: 1:24,000 \*Date of Map: 1968 Rev: 1981



## CONTINUATION SHEET

Page 15 of 15 Resource Name or #: (Assigned by recorder)

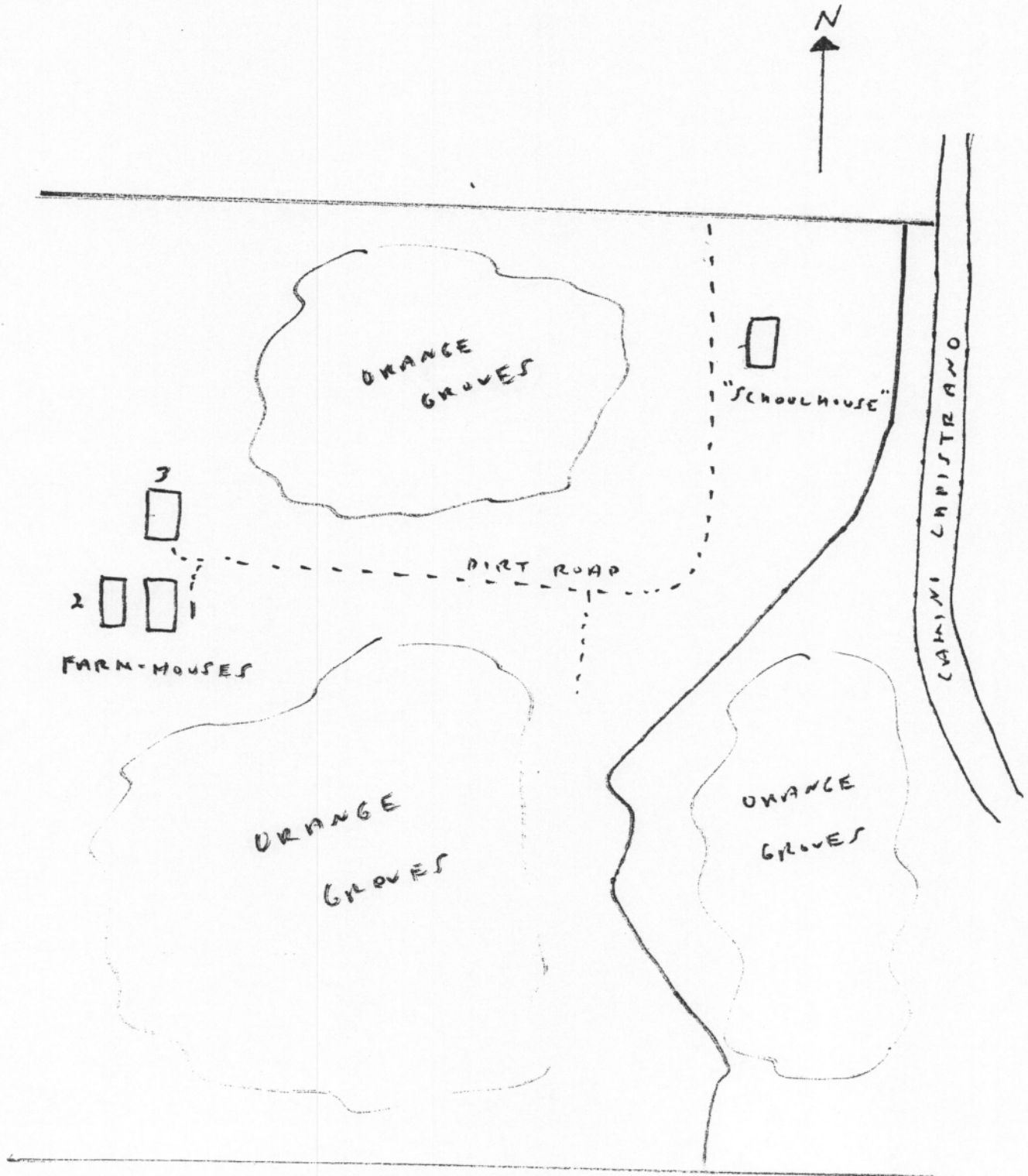
Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

Sketch map



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

P1. Other Identifier: Map ID 4

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

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

\*b. USGS 7.5' Quad San Juan Capistrano Date 1968 (Rev. 1981) T7S; R 8W; ¼ of ¼ of Sec 25, 26; San Bernardino B.M.

c. Address City San Juan Capistrano Zip

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

Within the study area of this project, this transmission line is more than 0.5-mile long. It consists of standard poles, both wood and tubular steel, with insulators and conductors (Photos 1-3). They are placed roughly 350 apart.

\*P3b. Resource Attributes: (List attributes and codes) HP11. Engineering Structure

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

P5b. Description of Photo: (View, date, accession #) Photo 1, transmission line overview, looking southeast, June 11, 2024

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1979/Aerials

\*P7. Owner and Address:  
SDG&E

\*P8. Recorded by: (Name, affiliation, address)  
K. Ahmanson and C. Cancilla  
Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

\*P9. Date Recorded:  
June 11, 2024

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

- B1. Historic Name: Unknown  
B2. Common Name: Trabuco to Capistrano 138 kV Transmission Line  
B3. Original Use: Transmission Line  
B4. Present Use: Transmission Line

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alterations, and date of alterations) c. 1979

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

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

This transmission line does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource. See Continuation Sheet.

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

\*B12. References: See Continuation Sheet

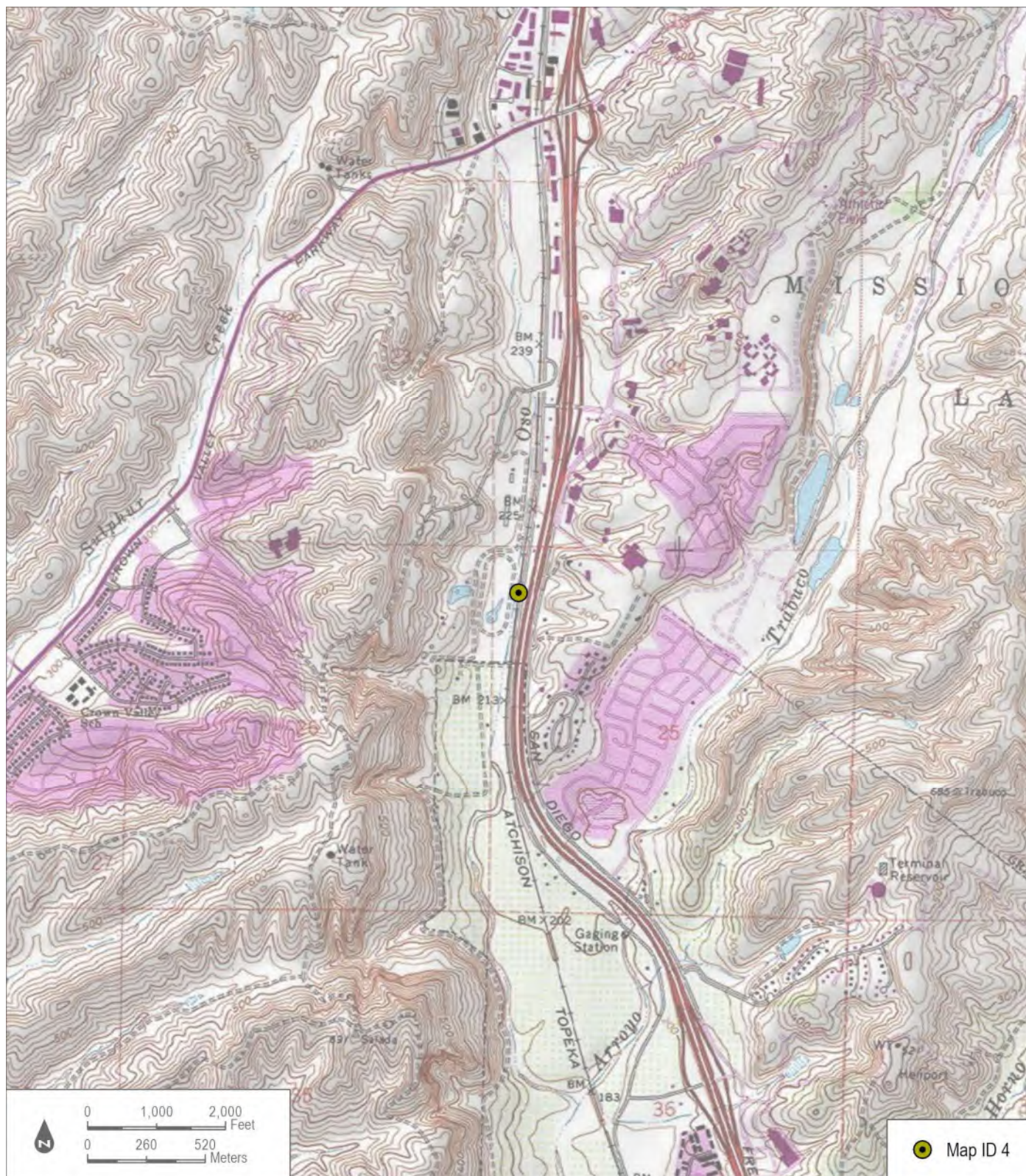
B13. Remarks:

\*B14. Evaluator: Danielle Baza, BA, and Patricia Ambacher, MA

\*Date of Evaluation: July 2024

(This space reserved for official comments.)





**Significance (cont.)**

In 1881, a group of San Diego citizens signed the articles of incorporation for the San Diego Gas Company. By June 1881, an oil gas manufacturing plant was constructed, and the company began distributing gas to customers in the city. As the population of San Diego increased, the San Diego Gas Company made plans to enlarge the gas plant at the same time the first electric plant was installed by Jenney Electric Company. Later the same year, the E.S. Babcock purchased the Jenney Electric Company and formed the Coronado Gas and Electric Company in early 1887. In March 1887, the Coronado Gas and Electric Company proposed a consolidation with San Diego Gas Company. The new San Diego Gas & Electric Light Company incorporated in May 1887 (San Diego History Center 2024).

The company built a new gas plant capable of producing 400,000 cubic feet a day in 1888 and did not need to make any additional expansions until 1905, as the land boom and population of the city stagnated in the 1890s. When the need for an expansion arose, the company was unable to obtain the necessary funds. In April 1905, the San Diego Gas and Electric Light Company sold to H.M. Byllesby & Company and incorporated as the San Diego Consolidated Gas & Electric Company. The generating capacity of the company increased thereafter, including the 1918 construction of a high-voltage transmission line extending from San Diego to San Juan Capistrano, which tied into the Southern California Edison Company system. Further changes consisted of the purchase of a second plant in 1921 and the replacement of manufactured gas with natural gas in 1932. In 1940, the company changed its name to the present-day San Diego Gas & Electric Company (SDG&E). Today, the company services 3.7 million consumers across a 4,100 square mile service area (San Diego History Center 2024; SDGE 2024). This includes the southern part of Orange County where San Juan Capistrano is located.

Under NRHP/CRHR Criterion A/1, this transmission line is not directly associated with a significant event or trend in history. Typical historical themes used for evaluating transmission lines are corporate organization and community development. This transmission line was constructed in c. 1979 and is not associated with any key SDG&E service project and did not shape the service territory of the company. It also did not play a direct role in the development of San Juan Capistrano. It was constructed to serve the region's rising population more efficiently and was among many other such transmission lines and power infrastructure facilities. As such, it represents the continued development of a reliable power grid that became necessary with the growth in population. While this is an important trend the subject transmission line did not play a significant role in this trend, nor did it influence this trend. It only has a mere association, which is why it does not meet NRHP/CRHR Criterion A/1. The transmission line is not associated with individuals important in history and does not meet NRHP/CRHR Criterion B/2. As structures the transmission poles lack distinction. They are common examples of wood pole and tubular steel poles that have been used by power companies for decades. In consideration of the elements of NRHP/CRHR Criterion C/3 this transmission line is not significant and does not meet this criterion. Lastly, as a built environment resource the transmission line does not meet NRHP/CRHR Criterion D/4 because they are not the principal source of important information nor have then been the principal source of information.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This transmission line does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

Page 5 of 6

\*Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### References (cont.)

San Diego History Center. 2024. "Seventy-Five Years of Light." Accessed July 8, 2024. Seventy-Five Years of Light - San Diego History Center | San Diego, CA | Our City, Our Story.

SDGE (San Diego Gas & Electric). 2024. "About Us." Accessed July 8, 2024. About Us | San Diego Gas & Electric (sdge.com).

### Photographs (cont.)

**Photo 2.** Transmission line wood poles, looking east.



Source: Dudek, 2024.

Page 6 of 6

\*Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photo 3.** Transmission Line, steel tubular poles, looking south.



Source: Dudek, 2024.

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

Primary #  
HRI #  
Trinominal  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

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\*Resource Name or #: (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

**P1. Other Identifier:** Map ID 5

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

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

\*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948, rev. 1974; 2012 T 7S; R 8W; ¼ of ¼ of Sec 26; San Bernardino B.M.

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-65

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

Parcel 637-082-65 contains the Saddleback Church Rancho Capistrano Main Office building that was constructed in c. 1972 (Photo 1) and a parking lot constructed in the 1990s and 200s (NETR 2024). Because the parking lots are less than 45 years of age they will not be discussed further. This Spanish Revival style Main Office building has an asymmetrical footprint with two projecting wings, one in the center of the main façade and one on the east side of the main façade. All walls are stucco clad. On the south elevation, there is a gabled projecting element. The roof is flat, except for the front gabled projecting wing in the center of the façade and the side gabled projecting element on the south elevation (Photos 2 and Photo 3). 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 #) Photo 1, Main Office, camera facing west, 6/11/2024

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1972/Historic Aerials

\*P7. Owner and Address:

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

\*P9. Date Recorded: 6/11/2024

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

- B1. Historic Name: Saddleback Church Camino Capistrano Main Office  
B2. Common Name: Saddleback Church Camino Capistrano Main Office  
B3. Original Use: Unknown  
B4. Present Use: Unknown

\*B5. **Architectural Style:** Spanish Revival

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) built c. 1972; window replacements date unknown

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

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:** Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

The Saddleback Church Camino Capistrano Main Office building does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered an historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the building. See Continuation Sheet.

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

\*B12. **References:** See Continuation Sheet

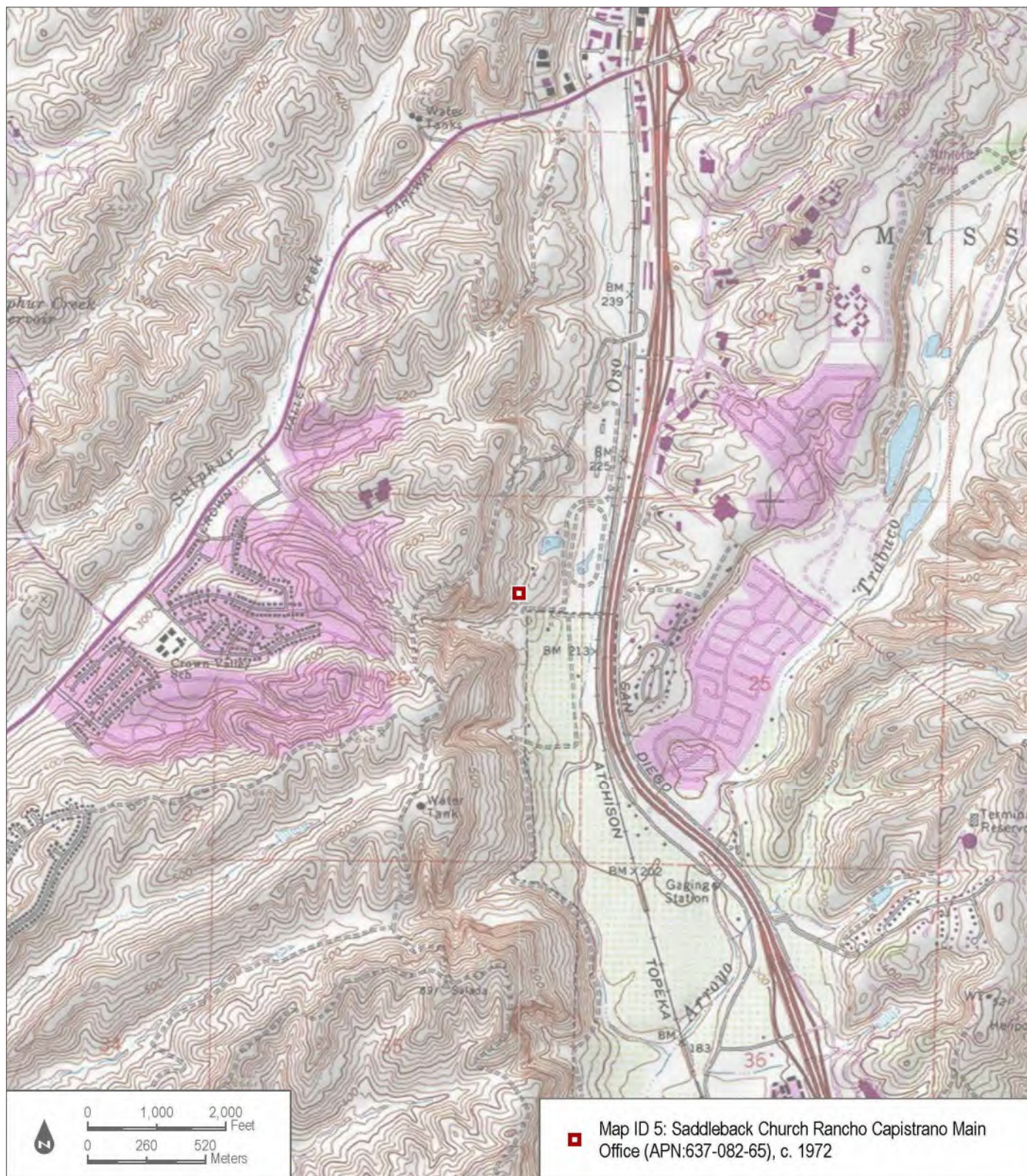
B13. Remarks:

\*B14. **Evaluator:** Danielle Baza, BA/Patricia Ambacher, MA

\***Date of Evaluation:** October 2024

(This space reserved for official comments.)





**Description (cont.)**

There is a slight parapet on the primary façade and along the north and south sides of the roof, adorned with rounded tile (**Photo 4**). The remainder of the roof is of corrugated metal. The primary façade has an arcaded portico, and the gabled roof is flanked square towers on either side. The east and north facades have slightly recessed arcaded walls infilled with brick (**Photo 5**). Fenestration includes modern vinyl replacement windows, glazed metal doors, or paneled wood double doors. The entrances are accessible by concrete or tile stairs with iron railings. The area surrounding the office is landscaped with mature trees, shrubs, lawns, and patios.

**Significance (cont.)**

This property was part of the larger Rancho de Capistrano property that encompasses several parcels. Rancho de Capistrano was owned by several different owners. The earliest known landowner was Walter Petitfils, who purchased 2,500 acres of land in 1937 (LA Times 1910, pp. 16). He and his family built their house in 1937 north of where the Saddleback Church Main Office is situated (CD 1937, pp. 1). Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). Swanstrom changed the name of the property to Bear Brand Ranch and eventually sold the property in 1955. Throughout the late-1950s and 1960s the property changed hands several more times. The Saddleback Church Main Office was constructed in c. 1972 (NETR 2024), likely by Crean Ranch Foundation, Inc., which operated the property as part of its spiritual retreat center (SPN 1976, pp. 11). The foundation was started by Donna and John Crean, wealthy Orange County philanthropists who records indicate owned the property by 1976 (SPN 1976, pp. 11). In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

Evaluation

Under NRHP/CRHR Criterion A/1, this building is not associated with significant events or trends in history. It was constructed during a period when San Juan Capistrano experienced a tremendous amount of growth which resulted in a large amount of residential and commercial construction. This particular building however has no direct association with that trend and did not play a significant role in San Juan Capistrano's growth during the early 1970s. Therefore, it does not meet NRHP/CRHR Criterion A/1. Under NRHP/CRHR Criterion B/2, the building has no demonstrable association with the lives of persons important to history. John and Donna Crean, founders of the Crean Ranch Foundation, were wealthy Orange County philanthropists who donated money to many different organizations throughout Orange County. There is no evidence to indicate that this building would best represent the Creans and their philanthropic efforts. Architecturally, this building does not meet NRHP/CRHR Criterion C/3. The building is a common example of the Spanish Revival style popular in San Juan Capistrano, Southern California, and the state. It is not an important example of its type, period and method of construction. Research did not reveal that it was designed by a master architect. In consideration of all the elements of this criterion, the Saddleback Church Camino Capistrano Main Office building. Lastly, this building is not the source of important information as required for a built environment resource under NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

Page 5 of 8

\*Resource Name or # (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**References (cont.)**

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CI (Capistrano Insider). 2010. "The Crystal Cathedral completes sale of Rancho Capistrano Retreat Center." May 11, 2010. Accessed July 2024.  
[https://capistranoinsider.typepad.com/capistrano\\_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html](https://capistranoinsider.typepad.com/capistrano_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html).

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

SPN (Sun Post News). 1976. "The Crean Ranch Foundation, Inc." Newspapers.com: Sun Post News (San Clemente, California). April 19, 1976.

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**\*Resource Name or #** (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

**Photographs (cont.)**

**Photo 2.** Map ID 5 the Saddleback Church Main Office looking northwest.



**Source:** Dudek, 2024.

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\*Resource Name or # (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photo 3.** Map ID 5 Saddleback Church Main Office, primary façade, looking northwest.



Source: Dudek, 2024.

**Photo 4.** Map ID 5 Saddleback Church Main Office north and west façades, looking southeast.



Source: Dudek, 2024.

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\***Resource Name or #** (Assigned by recorder) Saddleback Church Rancho Capistrano Main Office

\***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

\***Date:** June 11, 2024

☒ Continuation ☐ Update

**Photo 5.** Map ID 5 Saddleback Church Main Office, east and north façades, looking southwest.



**Source:** Dudek, 2024.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Trinominal

NRHP Status Code 6Z

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Reviewer

Date

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\*Resource Name or #: (Assigned by recorder) Infilled Pool

**P1. Other Identifier:** Map ID 6

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

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

**\*b. USGS 7.5' Quad** San Juan Capistrano, Calif. **Date** 1948, rev. 1974; 2012 **T** 7S; **R** 8W; **¼ of ¼ of Sec** 26; San Bernardino **B.M.**

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. Map ID 6 is an infilled pool constructed in c. 1941 (**Photos 1-2**). The pool measures approximately 55' by 25' and was infilled in c. 2012 (NETR 2024). It is partially surrounded by a concrete patio and a pool deck. The infilled pool and patio are fenced in by a wrought iron fence with concrete pillars topped with lights. Mature and overgrown bushes are evident at the fence line.

**\*P3b. Resource Attributes:** (List attributes and codes) HP16. Religious Building, HP39. Other

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



**P5b. Description of Photo:** (View, date, accession #) Photo 1, Infilled Pool, patio and fence, looking east 6/11/224

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both  
c. 1941/Historic Aerials

**\*P7. Owner and Address:**

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

**\*P9. Date Recorded:** 6/11/2024

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Infilled Pool

- B1. Historic Name: Unknown  
B2. Common Name: Saddleback Church Camino Capistrano  
B3. Original Use: Pool  
B4. Present Use: Unknown

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alterations, and date of alterations) built c. 1941; infilled c. 2012

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

This infilled pool does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the buildings and structures.

### Property History

The property was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937. Petitfils was born in Texas in 1880 and he married Anna S. Erikson in Los Angeles in 1910 (LA Times 1910, pp. 16). The two made their home in the hills of San Juan Capistrano, where Petitfils operated a cattle ranch. The Petitfils Ranch Residence (Map ID 8) was completed in December 1937, as well as a smaller dwelling for the ranch foreman and his family (CD 1937, pp. 1). See Continuation Sheet.

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

\*B12. References: See Continuation Sheet

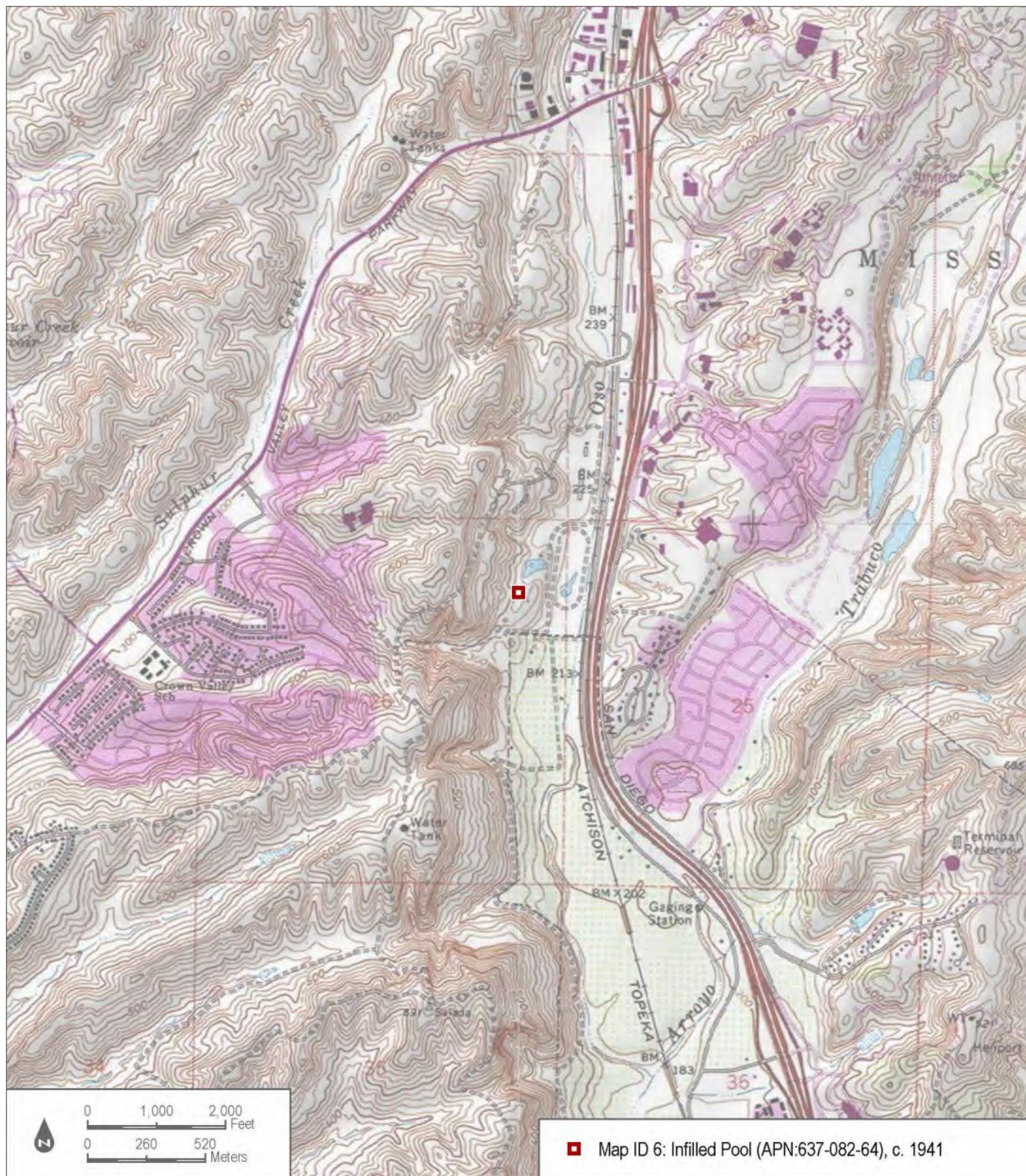
B13. Remarks:

\*B14. Evaluator: Danielle Baza, BA, and  
Patricia Ambacher, MA

\*Date of Evaluation: October 2024

(This space reserved for official comments.)





## CONTINUATION SHEET

Primary#

HRI #

Trinomial

Page 4 of 5

\*Resource Name or # (Assigned by recorder) Infilled Pool

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Property History

Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch. It was under his ownership that the pool and pool house (Map ID 7) were constructed in 1941. Swanstrom installed a filtering system for the pool to ensure that fresh water was always available (CD 1941, pp. 8). In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano. Smith, his wife, and their four children moved into the ranch house in late 1955 (CD 1955, pp. 1). The property changed hands several times in the following decades when it was finally acquired by the Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

### Evaluation

Before the 1950s, only wealthy Americans could afford to build a private swimming pool (Wiltse 2007, p. 182). The construction of what are known as backyard swimming pools is a trend that started in the mid-1950s that was aided by the mass suburbanization occurring in communities throughout the country. By the end of 1955 there were approximately 26,000 pools in the United States (Wiltse 2007, p. 199). This infilled pool is not associated with that trend. Therefore, this infilled swimming pool does not meet NRHP/CRHR Criterion A/1 because it is not directly associated with a significant trend or event in history. The infilled swimming pool is not directly associated with individuals who made significant contributions to history. Any potential significance Carl Swanstrom may have would not be reflected by this resource. The infilled pool does not meet NRHP/CRHR Criterion B/2. This infilled swimming pool It lacks distinction for its type, period, and method of construction as a c. 1941 swimming pool; it was not designed by a master and lacks high artistic qualities. In consideration of all the elements for a resource to be eligible under NRHP/CRHR Criterion C/3 this infilled pool does not meet any of those. Backfilling a pool requires the break down of the concrete floor and walls and filling it with dirt, sand, or gravel. Under NRHP/CRHR Criterion D this infilled pool is not the source of important information as required for a built environment resource and there is no information potential.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

### **References (cont.)**

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1941. "Society News: Local Briefs." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 15, 1941.

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\*Resource Name or # (Assigned by recorder) Infilled Pool

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

CD (Coastline Dispatch). 1955. "Smiths Invite Area-Wide Participation in 4-H Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 3, 1955.

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

Wiltse, Jeff. 2007. *Contested Waters: A Social History of Swimming Pools in America*. University of North Carolina Press, Chapel Hill, North Carolina.

### Photographs (cont.)

Photo 2. Map ID 7 Infilled pool, looking south.



Source: Dudek, 2024.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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

**P1. Other Identifier:** Map ID 7

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

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

\*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948, rev. 1974; 2012 T 7S; R 8W; ¼ of ¼ of Sec 26; San Bernardino B.M.

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. Map ID 7 is a pool house constructed in c. 1941 (Photos 1-4). Its associated infilled pool (Map ID 6) is recorded separately. The pool house was built in the Spanish Revival style with a hipped roof clad in rounded tiles and has exposed rafters. It has an L-shaped footprint and is set on a concrete foundation. Fenestration includes single-hung horizontal pane windows, large, fixed windows, and wood paneled doors. See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP16. Religious Building, HP39. Other

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

P5b. Description of Photo: (View, date, accession #) Photo 1, Pool House, looking south, 6/11/224

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1941/Historic Aerials

\*P7. Owner and Address:

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

\*P9. Date Recorded: 6/11/2024

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Pool House

- B1. Historic Name: Unknown  
B2. Common Name: Saddleback Church Camino Capistrano  
B3. Original Use: Pool House  
B4. Present Use: Unknown

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alterations, and date of alterations) built c. 1941

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

This pool house does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered an historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the building.

### Property History

The property was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937. Petitfils was born in Texas in 1880 and he married Anna S. Erikson in Los Angeles in 1910 (LA Times 1910, pp. 16). The two made their home in the hills of San Juan Capistrano, where Petitfils operated a cattle ranch. The Petitfils Ranch Residence (Map ID 8) was completed in December 1937, as well as a smaller dwelling for the ranch foreman and his family (CD 1937, pp. 1). See Continuation Sheet.

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

\*B12. References: See Continuation Sheet

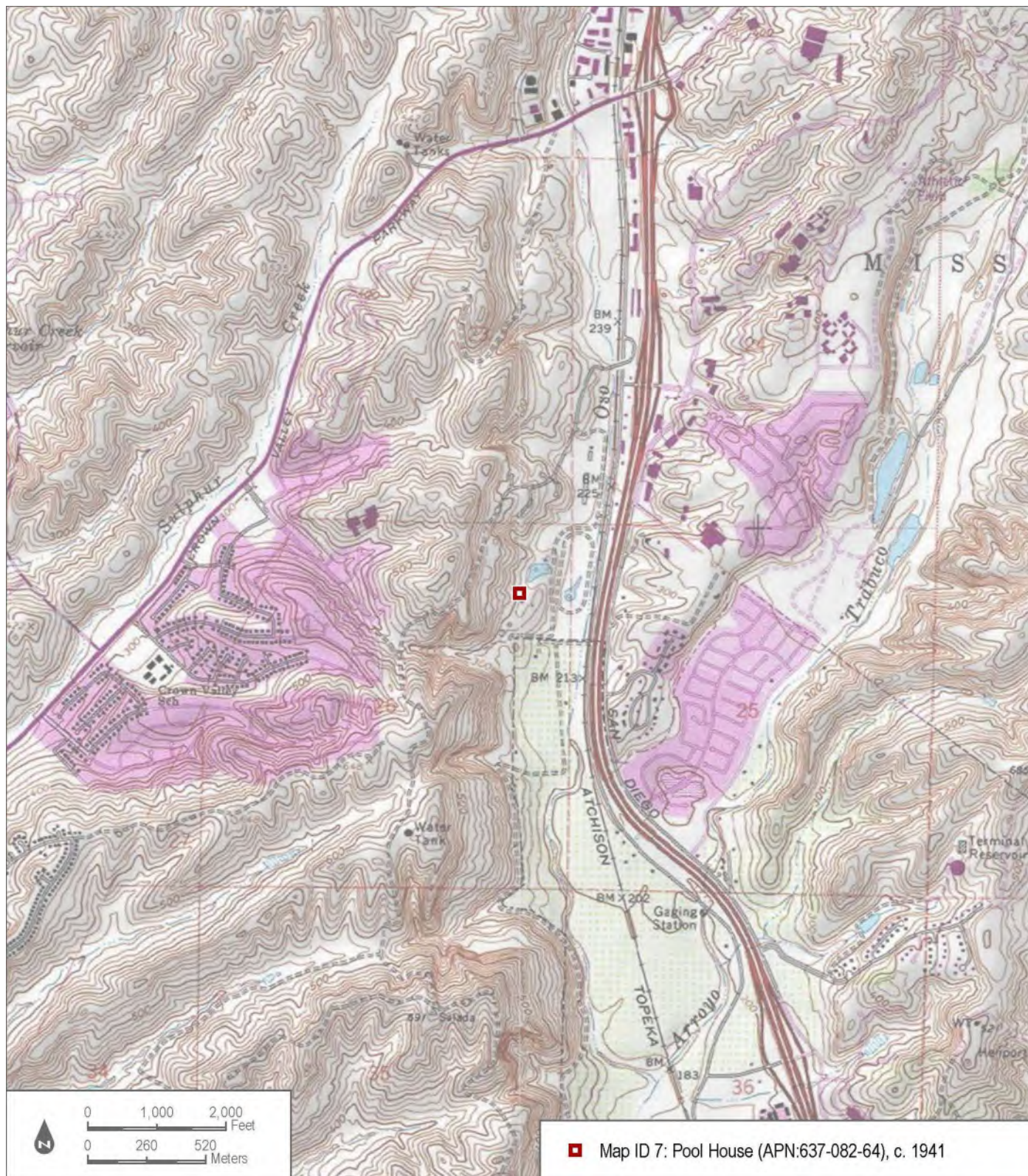
B13. Remarks:

\*B14. Evaluator: Danielle Baza, BA, and  
Patricia Ambacher, MA

\*Date of Evaluation: October 2024

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 4 of 6

\*Resource Name or # (Assigned by recorder) Pool House

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Description (cont.)

A wrought iron fence extends along the northwest elevation of the property. The main entrance is located on the east elevation and consisted of a recessed entryway with four wood paneled doors and tiled flooring. Other elements include exposed wood rafters and decorative latticework flanking the windows on the east façade and louvered grates.

### Significance (cont.)

Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch. It was under his ownership that the pool (Map ID 6) and pool house were constructed in 1941. Swanstrom installed a filtering system for the pool to ensure that fresh water was always available (CD 1941, pp. 8). In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano. Smith, his wife, and their four children moved into the ranch house in late 1955 (CD 1955, pp. 1). The property changed hands several times in the following decades when it was finally acquired by the Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

### Evaluation

This pool house is not directly associated with a significant trend or event in history and does not meet NRHP/CRHR Criterion A/1. When it was constructed in ca. 1941 it was common for wealthy Americans to construct a swimming pool and have an associated pool house. It does not reflect any trend in the development of San Juan Capistrano or the larger region. The pool house is not directly associated with individuals who made significant contributions to history. Any potential significance Carl Swanstrom may have would not be reflected by this resource. Therefore, pool house does not meet NRHP/CRHR Criterion B/2. By the 1940s, the Spanish Revival style was less popular than in previous decades. This pool house is not an important example and lacks distinction. In consideration of all the elements that would make a resource eligible under NRHP/CRHR Criterion C/3, this building does not meet this criterion. As a built environment resource, this building is not the source of important information because it is not the principal source of important information. Therefore, it does not meet NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

### References (cont.)

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1941. "Society News: Local Briefs." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 15, 1941.

Page 5 of 6

\*Resource Name or # (Assigned by recorder) Pool House

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

CD (Coastline Dispatch). 1955. "Smiths Invite Area-Wide Participation in 4-H Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 3, 1955.

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

### Photographs (cont.)

Photo 2. Pool House, west façade, looking east.



Source: Dudek, 2024.

Page 6 of 6

\*Resource Name or # (Assigned by recorder) Pool House

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photo 3.** Pool House, north façade, and wrought iron fence, looking south.



Source: Dudek, 2024.

**Photo 4.** Pool House entrances on east façade, looking west.



Source: Dudek, 2024.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9

\*Resource Name or #: (Assigned by recorder) Petitfils Ranch Residence

**P1. Other Identifier:** Map ID 8

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

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

**\*b. USGS 7.5' Quad** San Juan Capistrano, Calif. **Date** 1948, rev. 1974; 2012 **T** 7S; **R** 8W; **¼ of ¼ of Sec** 26; San Bernardino **B.M.**

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. Map ID 8 is the former Petitfils Ranch Residence (**Photos 1-7**). 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 #) Photo 1, former Petitfils Ranch Residence, camera facing southwest, 6/11/224

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both  
1937/Newspaper Articles

**\*P7. Owner and Address:**

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

**\*P9. Date Recorded:** 6/11/2024

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Petitfils Ranch Residence

- B1. Historic Name: Petitfils Ranch/ Camino de Capistrano  
B2. Common Name: Saddleback Church Camino Capistrano  
B3. Original Use: Residence  
B4. Present Use: Unknown

\*B5. **Architectural Style:** Spanish Revival

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) Built c. 1937. Specific alterations are noted in the description.

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

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:** Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

The former Petitfils Ranch Residence does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the building. See Continuation Sheet.

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

\*B12. **References:** See Continuation Sheet

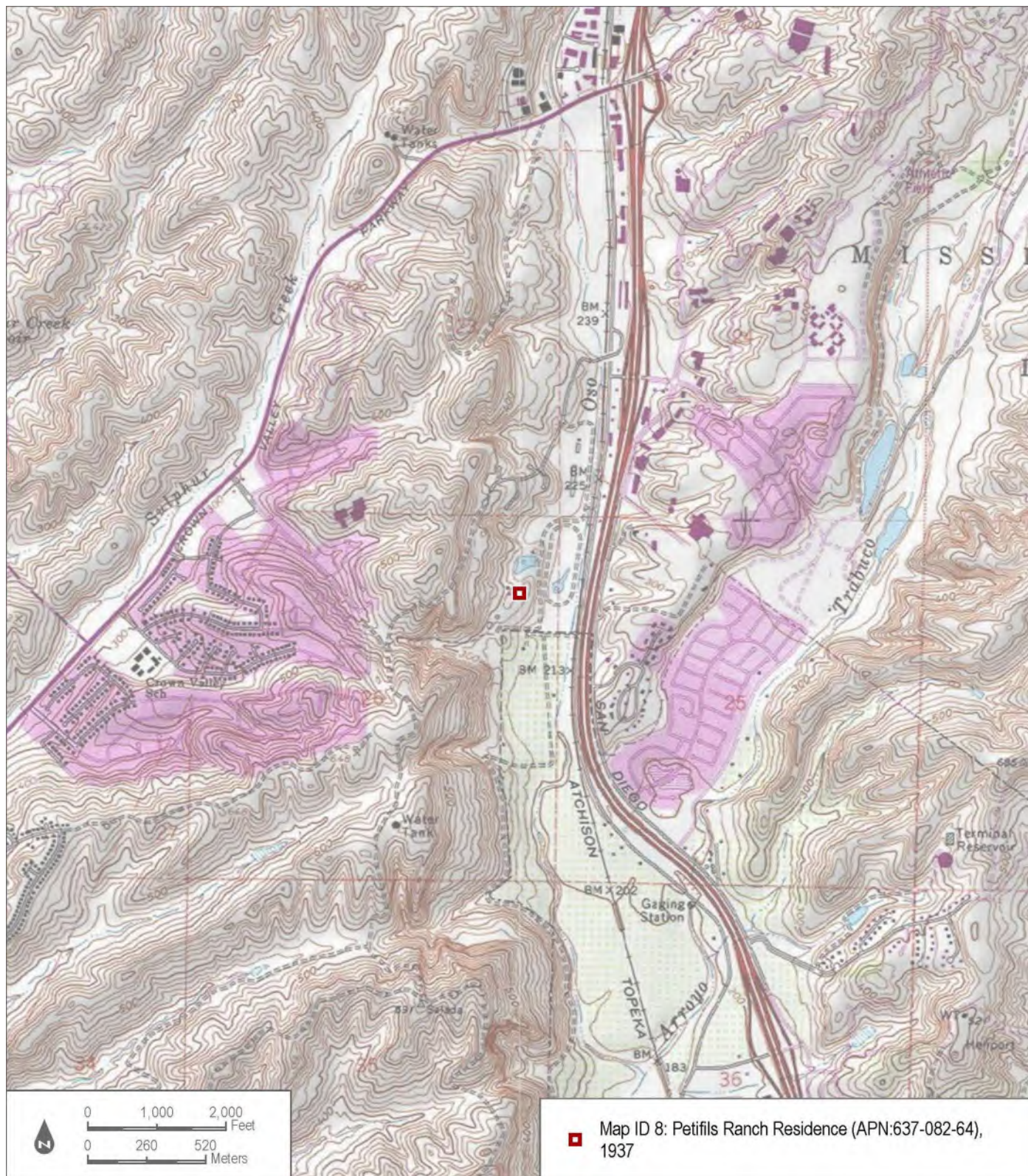
B13. Remarks:

\*B14. **Evaluator:** Danielle Baza, BA, and Patricia Ambacher, MA

\*Date of Evaluation: October 2024

(This space reserved for official comments.)





## CONTINUATION SHEET

Primary#

HRI #

Trinomial

Page 4 of 9

\*Resource Name or # (Assigned by recorder) Petitfils Ranch Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Description (cont.)

The former ranch residence was constructed in 1937 in the Spanish Revival style. The original residence had a crescent-shaped footprint and was side gabled with a clerestory in the middle of the building. The low-pitched roof was of round tiles and the walls were clad in stucco. On the west elevation, a wide overhang extends from the roofline, supported by wood posts flanked by brick columns at either side. Sometime between 1952 and 1963, a circular courtyard was constructed to the northeast of the original residence (NETR 2024). Between 1980 and 1985, additions to the residence were constructed, as well as two patios, each with a fountain (NETR 2024). The building additions were all single-story, in the same Spanish Revival style. Fenestration on the original residence include solid wood plank and paneled doors, large round arch windows, and wood frame casement windows. On the additions, there are glazed wooden single and double doors with sidelites, and full-length fixed windows. Other details include decorative stained-glass windows, tile-roofed chimney tops, and arcaded walkways.

### Significance (cont.)

#### Property History

The first known owner was Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937. Petitfils was born in Texas in 1880 and he married Anna S. Erikson in Los Angeles in 1910 (LA Times 1910, pp. 16). The two made their home in the hills of San Juan Capistrano, where Petitfils operated a cattle ranch. The residence was completed in December 1937, as well as a smaller dwelling for the ranch foreman and his family (CD 1937, pp. 1). Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch. It was under his ownership that the pool and pool house on this parcel (Map IDs 6 and 7) were constructed in 1941. It is likely under Swanstrom's ownership that the circular courtyard was constructed to the northeast of the original residence was built. In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano (CD 1955, pp. 1). The property would change hand several more times. In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

#### Evaluation

Under NRHP/CRHR Criterion A/1, this building is not eligible for association with patterns of events that have made a significant contribution to the broad patterns of history. Though the cattle and ranching were significant in the economic development of San Juan Capistrano, this property did not play an important role within the general pattern of ranch development. While the Petitfils and subsequent property owners may have been prominent citizens in the region, they do not rise to the level of significance as required under NRHP/CRHR Criterion B/2. Therefore, the property does not meet this criterion. Architecturally, this building it is not an important example of its type, period or method of construction. It is an undistinguished example of the Spanish Revival style that was popular in San Juan Capistrano, Southern California, and the state. In consideration of all the elements of this criterion, the former Petitfils residence does not meet NRHP/CRHR Criterion C/3. Lastly, this building is not the source of important information as required for a built environment resource under NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

CONTINUATION SHEET

Page 5 of 9

\*Resource Name or # (Assigned by recorder) Petitfils Ranch Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

References (cont.)

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1955. "Smiths Invite Area-Wide Participation in 4-H Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 3, 1955.

CI (Capistrano Insider). 2010. "The Crystal Cathedral completes sale of Rancho Capistrano Retreat Center." May 11, 2010. Accessed July 2024.  
[https://capistranoinsider.typepad.com/capistrano\\_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html](https://capistranoinsider.typepad.com/capistrano_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html).

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

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**\*Resource Name or #** (Assigned by recorder) Petitfils Ranch Residence

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

**Photographs (cont.)**

**Photo 2.** Map ID 8 Former Petitfils Ranch Residence, original building, camera facing east.



**Source:** Dudek, 2024.

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\*Resource Name or # (Assigned by recorder) Petitfils Ranch Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photo 3.** Map ID 8 Former Petitfils Ranch Residence, original building and added courtyard, camera facing northeast.



Source: Dudek, 2024.

**Photo 4.** Map ID 8 Former Petitfils Ranch Residence, added courtyard/patio, camera facing southwest.



Source: Dudek, 2024.

Page 8 of 9

\*Resource Name or # (Assigned by recorder) Petitfils Ranch Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photo 5.** Map ID 8 Former Petitfils Ranch Residence additions, camera facing southwest



Source: Dudek, 2024.

**Photo 6.** Map ID 8 Former Petitfils Ranch Residence additions and fountain, camera facing southeast.



Source: Dudek, 2024.

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**\*Resource Name or #** (Assigned by recorder) Petitfils Ranch Residence

**\*Recorded by:** K. Ahmanson and C. Cancilla, Dudek

**\*Date:** June 11, 2024

☒ Continuation ☐ Update

**Photo 7.** Map ID 8 Former Petitfils Ranch Residence circular courtyard, camera facing southeast.



**Source:** Dudek, 2024.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: (Assigned by recorder) Loughridge Residence

**P1. Other Identifier:** Map ID 9

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

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

**\*b. USGS 7.5' Quad** San Juan Capistrano, Calif. **Date** 1948, rev. 1974; 2012 **T** 7S; **R** 8W; **¼ of** ¼ of **Sec** 26; San Bernardino **B.M.**

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. This building was built c. 1967 in the Spanish Revival style (Photos 1–6). It has a low pitched roof with exposed rafters and walls clad in stucco. The residence consists of a two-story side gabled main block with a single-story, front gabled projecting wing. A tile-roofed chimney is situated on the single-story wing. There is an arcaded walkway on the west side of the façade at ground level that extends along the west elevation, and a second arcaded walkway on the north elevation at the second story level. 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 #) Photo 1, main facade, camera facing northeast., 6/11/224

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both  
c. 1967/Historic Aerials

**\*P7. Owner and Address:**

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

**\*P9. Date Recorded:** 6/11/2024

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Loughridge Residence

- B1. Historic Name: Loughridge Residence  
B2. Common Name: Saddleback Church Camino Capistrano  
B3. Original Use: Residence  
B4. Present Use: Unknown

\*B5. **Architectural Style:** Spanish Revival

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) built c. 1967; window replacements date unknown

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

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme** N/A

**Area:** N/A

**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

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

This building does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code.

### Property History

The parcel was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937 and he operated a cattle ranch. (LA Times 1910, pp. 16). The Petitfils Ranch Residence (Map ID 8) was completed in December 1937, sits directly south of this former residence (CD 1937, pp. 1). Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). See Continuation Sheet.

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

\*B12. **References:** See Continuation Sheet

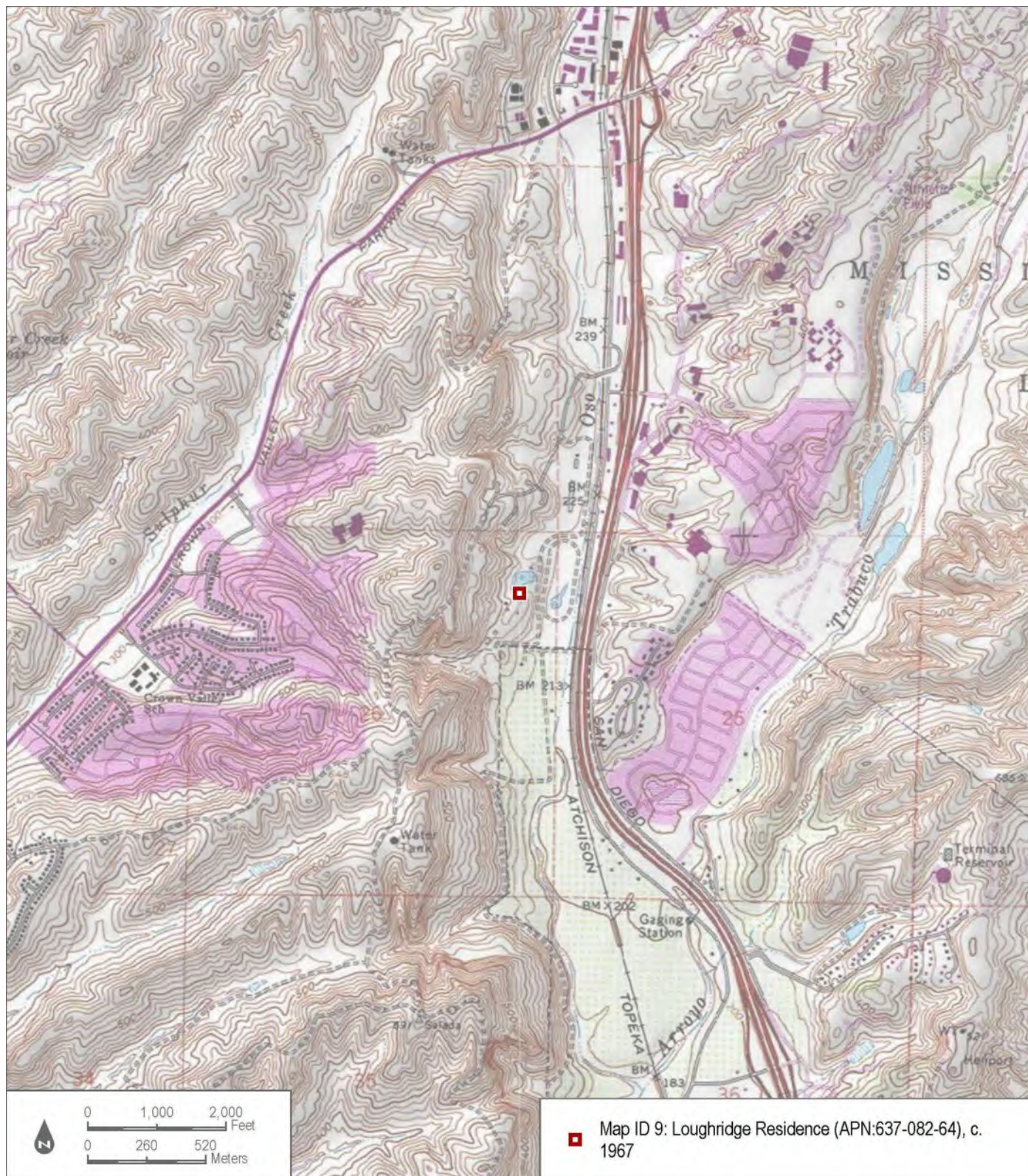
B13. Remarks:

\*B14. **Evaluator:** Danielle Baza, BA/Patricia Ambacher, MA

\***Date of Evaluation:** October 2024

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 4 of 8

\*Resource Name or # (Assigned by recorder) Loughridge Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Description (cont.)

On the east side of the main façade is a recessed entryway and walled entry courtyard. The second story level is accessible by an exterior staircase on the east elevation and a separate, unattached staircase on the northwest elevation. The west elevation also features a balcony with iron railing. Fenestration includes wood plank and paneled doors, modern sliding glass doors, wood casement windows, round arched windows, double pane replacement windows, and decorative stained glass windows.

### Significance (cont.)

Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch (CD 1941, pp. 8). In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano. The property changed hands several times and in 1958, the land was owned by Donald Brokaw, who developed the property for the purposes of breeding and training horses (CD 1958 pp. 1). None of the buildings and structures associated with the horse breeding operation are extant. Brokaw, his wife, and their four children moved to the ranch from Whittier, California (CD 1959 pp. 1).

Brokaw continued to operate the property as a horse breeding farm until selling it in 1961 to Paul Loughridge. Loughridge and his wife, Bernice, operated the Capistrano Saddle Club and Rancho Capistrano Nursery from the property. The buildings and structures associated with their business are no longer extant. The Loughridges offered horse riding lessons, horse training, and had stalls to board horses (CD 1961, pp.1). In c. 1967, the former Loughridge Ranch Residence, the subject of this evaluation, was constructed as a Spanish style ranch home. In October of 1967, the Loughridges foreclosed on the property, and ownership was divided between Atlantic Savings and Loan and Everett Davis and Sons, of Newport Beach (CD 1967, pp. 2). By 1976, the property was owned by Donna and John Crean (SPN 1976, pp. 11). In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

### Evaluation

Under NRHP/CRHR Criterion A/1, this former residence is not eligible for association with patterns of events that have made a significant contribution to the broad patterns of history. The building did not play an important role within the general pattern of ranch development or with. Under NRHP/CRHR Criterion B/2, these resources have no demonstrable association with the lives of persons important to history. While some of the former owners may have been prominent citizens, they do not rise to the level of significance as required under this criterion. Architecturally, the building is a common example of the Spanish Revival style, popular in San Juan Capistrano, Southern California, and the state, and lacks distinction. The building does not possess high artistic value and is not the work of a master. In consideration of all the elements of NRHP/CRHR Criterion C/3, this building does not meet this criterion. Lastly, this building is not the source of important information as required for a built environment resource under NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

Page 5 of 8

\*Resource Name or # (Assigned by recorder) Loughridge Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024    ☒ Continuation    ☐ Update

**References (cont.)**

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1941. "Society News: Local Briefs." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 15, 1941.

CD (Coastline Dispatch). 1958. "Brokaw Rancho de Capistrano to Develop Horse Breeding Farm." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). March 27, 1958.

CD (Coastline Dispatch). 1961. "New Projects Move Ahead at Capistrano Saddle Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 2, 1961.

CD (Coastline Dispatch). 1967. "Map Unacceptable to SJC ." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 15, 1967.

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

SPN (Sun Post News). 1976. "The Crean Ranch Foundation, Inc." Newspapers.com: Sun Post News (San Clemente, California). April 19, 1976.

Page 6 of 8

\*Resource Name or # (Assigned by recorder) Loughridge Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024    ☒ Continuation    ☐ Update

**Photographs (cont.)**

**Photo 2.** Map ID 9 Former Loughridge Residence, west elevation, camera looking south.



Source: Dudek, 2024.

**Photo 3.** Map ID 9 Former Loughridge Residence, north elevation, camera facing southwest.



Source: Dudek, 2024.

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\*Resource Name or # (Assigned by recorder) Loughridge Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024    ☒ Continuation    ☐ Update

**Photo 4.** Map ID 9 Former Loughridge Residence, walled entry courtyard on main (south) façade, camera facing northwest.



Source: Dudek, 2024.

**Photo 5.** Map ID 9 Former Loughridge Residence, detached staircase and second story balcony, camera facing west.



Source: Dudek, 2024.

Page 8 of 8

\*Resource Name or # (Assigned by recorder) Loughridge Residence

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024    ☒ Continuation    ☐ Update

**Photo 6.** Map ID 9 Former Loughridge Residence, decorative elements and view of balcony, camera facing southeast.



Source: Dudek, 2024.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: (Assigned by recorder) Manmade Lake

P1. Other Identifier: Map ID 10

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

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

\*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948, rev. 1974; 2012 T 7S; R 8W; 1/4 of 1/4 of Sec 26; San Bernardino B.M.

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. Map ID 10 is a manmade lake constructed in c. 1963 (Photos 1-3). The lake encompasses approximately 1.23 acres and has an irregular shape. A footbridge measuring approximately 65 feet extends across the lake to a gazebo and vegetation. It is surrounded by landscaping and a walking path.

\*P3b. Resource Attributes: (List attributes and codes) HP22. Lake/ River/ Reservoir

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



P5b. Description of Photo: (View, date, accession #) Photo 1, camera facing northeast, 6/11/224

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1963/Historic Aerials

\*P7. Owner and Address:

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

\*P9. Date Recorded: 6/11/2024

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Manmade Lake

- B1. Historic Name: Unknown  
B2. Common Name: Saddleback Church Camino Capistrano  
B3. Original Use: Lake/Landscape Feature  
B4. Present Use: Lake/Landscape Feature

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alterations, and date of alterations) built c. 1967

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

This manmade lake does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered an historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the buildings and structures. See Continuation Sheet.

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

\*B12. References: See Continuation Sheet

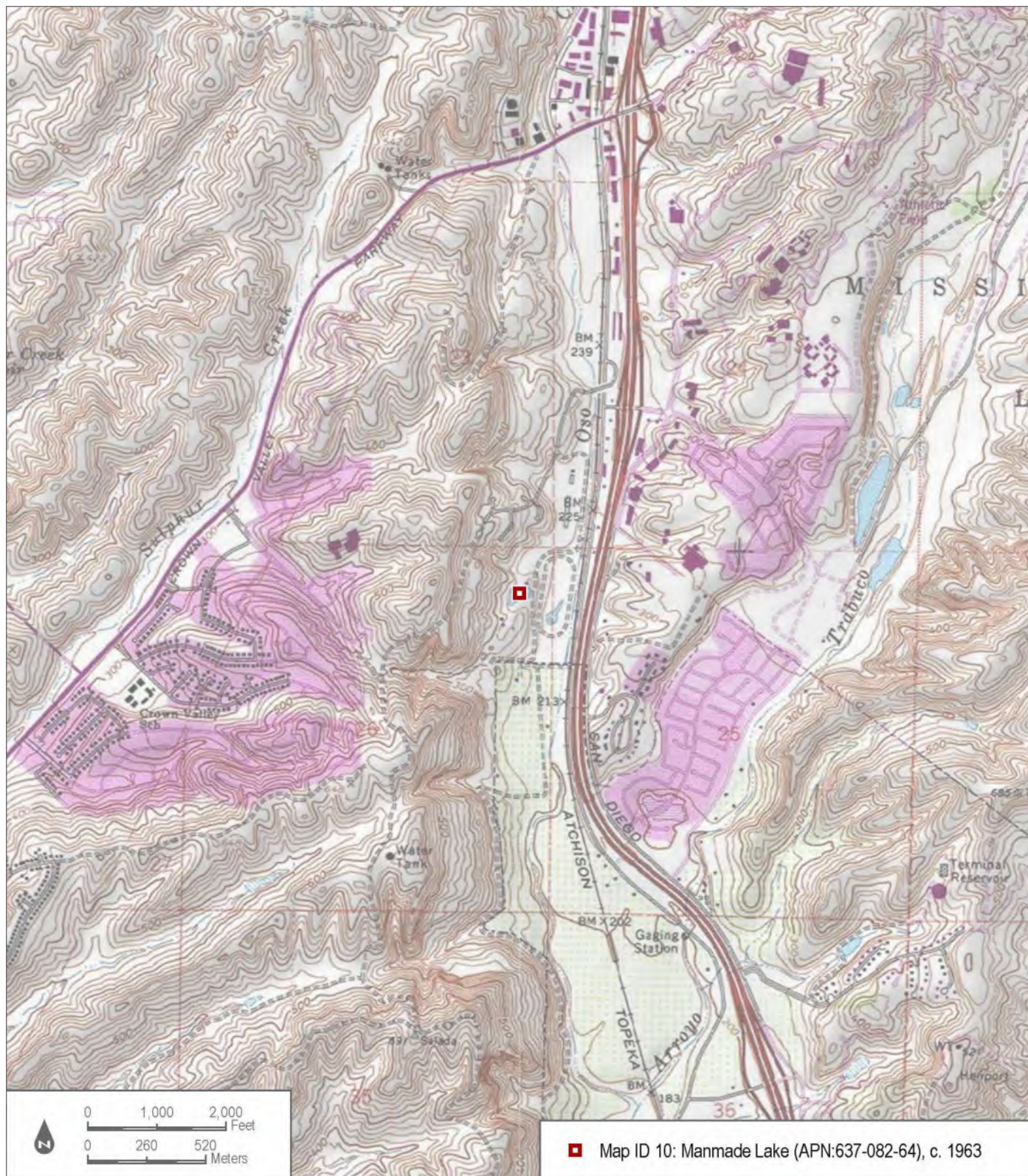
B13. Remarks:

\*B14. Evaluator: Danielle Baza, BA/Patricia Ambacher, MA

\*Date of Evaluation: October 2024

(This space reserved for official comments.)





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\*Resource Name or # (Assigned by recorder) Manmade Lake

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Significance (cont.)

#### Property History

The parcel was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937 and he operated a cattle ranch. (LA Times 1910, pp. 16). The Petitfils Ranch Residence (Map ID 8) was completed in December 1937, sits directly south of this former residence (CD 1937, pp. 1). Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch (CD 1941, pp. 8). In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano. The property changed hands several times and in 1958, the land was owned by Donald Brokaw, who developed the property for the purposes of breeding and training horses (CD 1958 pp. 1). None of the buildings and structures associated with the horse breeding operation are extant. Brokaw, his wife, and their four children moved to the ranch from Whittier, California (CD 1959 pp. 1).

Brokaw continued to operate the property as a horse breeding farm until selling it in 1961 to Paul Loughridge. Loughridge and his wife, Bernice, operated the Capistrano Saddle Club and Rancho Capistrano Nursery from the property. The buildings and structures associated with their business are no longer extant. The Loughridges offered horse riding lessons, horse training, and had stalls to board horses (CD 1961, pp.1). In c. 1967, the former Loughridge Ranch Residence (Map ID 9) and this lake were constructed. In October of 1967, the Loughridges foreclosed on the property, and ownership was divided between Atlantic Savings and Loan and Everett Davis and Sons, of Newport Beach (CD 1967, pp. 2). By 1976, the property was owned by Donna and John Crean (SPN 1976, pp. 11). In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

#### Evaluation

Under NRHP/CRHR Criterion A/1, this resource is not eligible for association with patterns of events that have made a significant contribution to the broad patterns of history. It did not play an important role within the general pattern of ranch development or any important trend in history. Under NRHP/CRHR Criterion B/2, it has no direct association with individuals who made significant contributions to history as required under this criterion. As a designed landscape feature, this manmade lake does not meet any of the elements under NRHP/CRHR Criterion C/3. Lastly, it is not the source of important information as required for a built environment resource under NRHP/CRHR Criterion D/4.

Although owned by a religious institution this resource does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This manmade lake does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

### References (cont.)

CD (Coastline Dispatch). 1937. "Building and Improvement Over District." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 27, 1937.

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\*Resource Name or # (Assigned by recorder) Manmade Lake

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1941. "Society News: Local Briefs." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 15, 1941.

CD (Coastline Dispatch). 1958. "Brokaw Rancho de Capistrano to Develop Horse Breeding Farm." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). March 27, 1958.

CD (Coastline Dispatch). 1961. "New Projects Move Ahead at Capistrano Saddle Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 2, 1961.

CD (Coastline Dispatch). 1967. "Map Unacceptable to SJC ." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 15, 1967.

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: *Los Angeles Times* (Los Angeles, California). February 18, 1910.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

SPN (Sun Post News). 1976. "The Crean Ranch Foundation, Inc." Newspapers.com: Sun Post News (San Clemente, California). April 19, 1976.

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\*Resource Name or # (Assigned by recorder) Manmade Lake

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

**Photographs (cont.)**

Photo 2. Map ID 10, Manmade Lake, camera facing east.



Source: Dudek, 2024.

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\*Resource Name or # (Assigned by recorder) Manmade Lake

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

Photo 3. Map ID 10, Manmade Lake, camera facing south.



Source: Dudek, 2024.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) Bluff Trail Segment

**P1. Other Identifier:** Map ID 11

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

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

\*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948, rev. 1974; 2012 T 7S; R 8W; ¼ of ¼ of Sec 26; San Bernardino B.M.

c. Address City Zip

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 637-082-64

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

Parcel 637-082-64 contains buildings, structures, and landscape features that have a variety of built dates between 1937 and c. 2002. Although they share a collective development history the buildings and structures that are of historic age (built in or before 1979) are being recorded and evaluated individually. Map ID 11 is approximately 0.5 mile of the Bluff Trail that crosses a portion of the parcel. It varies in width from 1-3 feet (Photos 1-2). Historically it was an unimproved dirt road.

\*P3b. Resource Attributes: (List attributes and codes) HP37. Highway/ Trail

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



P5b. Description of Photo: (View, date, accession #) Photo 1, camera facing northwest, 6/11/224

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1937/Historic Aerials

\*P7. Owner and Address:

Saddleback Church  
29251 Camino Capistrano  
San Juan Capistrano, CA 92675

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

K. Ahmanson and C. Cancilla, Dudek  
225 South Lake Avenue, Ste. M210  
Pasadena, CA 91101

\*P9. Date Recorded: 6/11/2024

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Bluff Trail Segment

- B1. Historic Name: Unknown  
B2. Common Name: Bluff Trail  
B3. Original Use: Unimproved dirt road  
B4. Present Use: Horse/Hiking/Walking Trail  
\*B5. Architectural Style: Spanish Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations) built c. 1937

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

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

The portion of this trail on parcel 637-082-64 does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resource was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not considered an historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the buildings and structures.

### Property History

The property documented herein was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937. Petitfils was born in Texas in 1880 and he married Anna S. Erikson in Los Angeles in 1910 (LA Times 1910, pp. 16). The two made their home in the hills of San Juan Capistrano, where Petitfils operated a cattle ranch. Based on historic aerials and topographic maps, these trails were put in place during Peitfils ownership and were unimproved dirt roads used for his ranch. Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4). See Continuation Sheet.

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

\*B12. References: See Continuation Sheet

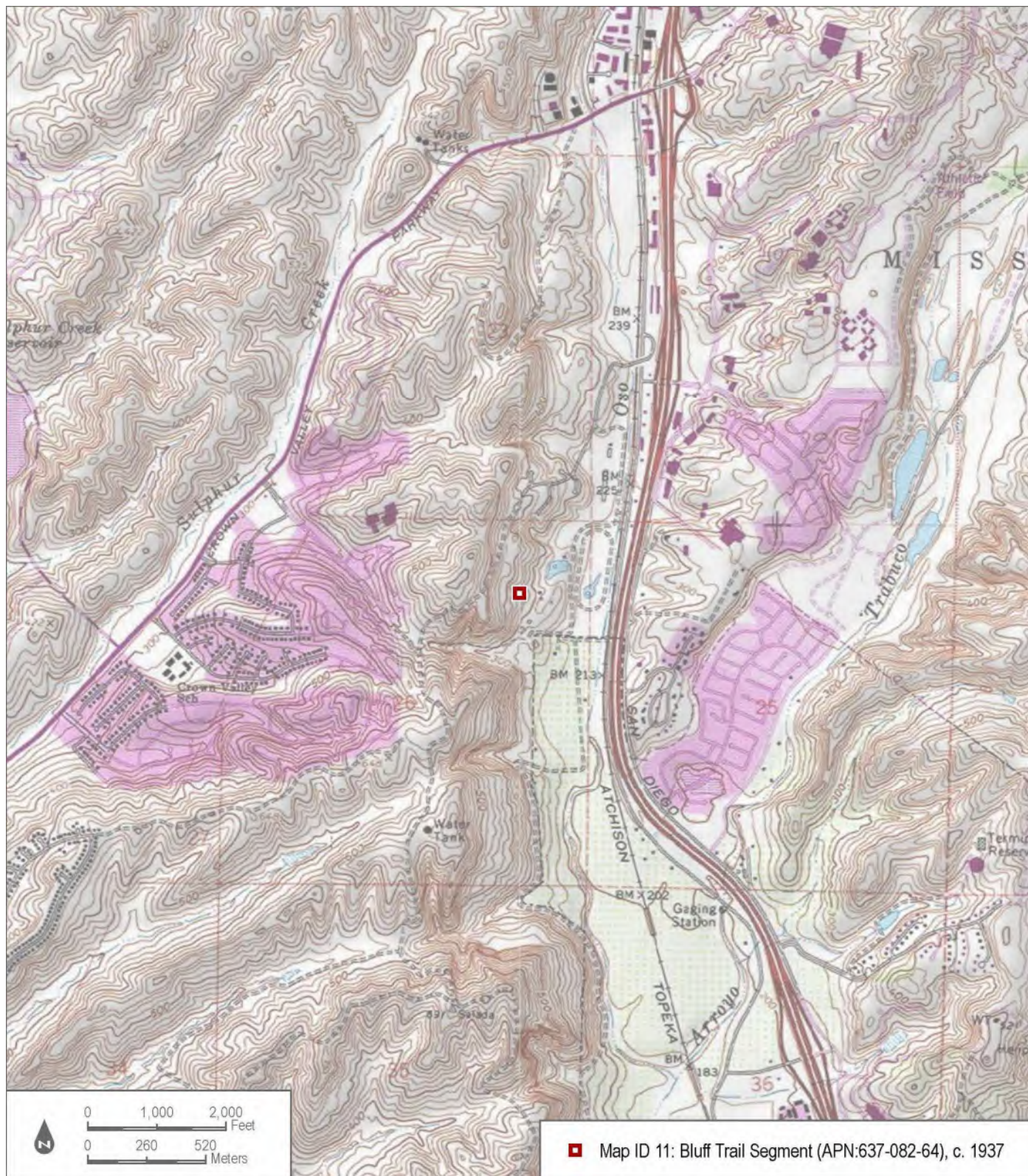
B13. Remarks:

\*B14. Evaluator: Danielle Baza, BA/Patricia Ambacher, MA

\*Date of Evaluation: October 2024

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 4 of 5

\*Resource Name or # (Assigned by recorder) Bluff Trail Segment

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

### Significance (cont.)

According to newspaper articles, the property changed hands several times in the 1940s and 1950s. In 1961 Paul Loughridge was the owner and he operated the Capistrano Saddle Club and Rancho Capistrano Nursery from the property, in an area east and northeast of this trail. The Loughridges offered horse riding lessons, horse training, and had stalls to board horses (CD 1961, pp.1). In October of 1967, the Loughridges foreclosed on the property, and ownership was divided between Atlantic Savings and Loan and Everett Davis and Sons, of Newport Beach (CD 1967, pp. 2). By 1976, the property was owned by Donna and John Crean, from which they operated the Crean Ranch Foundation, Inc., a spiritual retreat center (SPN 1976, pp. 11). In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

### Evaluation

This trail has no direct association with significant events or trends in history or individuals. Historically it was an unimproved dirt road likely used as part of the Petitfils' ranching operation. A mere association with the ranching industry in San Juan Capistrano and with Petitfils is not enough to make this trail eligible for the NRHP or the CRHR. Therefore, it does not meet NRHP/CRHR Criteria A/1 or B/2. It is not a designed landscape feature or trail and in consideration of all the elements of NRHP/CRHR Criterion C/3 it does not meet this criterion. Lastly, it is not the source of important information as is required of a built environment resource and it does not meet NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

### References (cont.)

CD (Coastline Dispatch). 1941. "Petitfils Ranch Brings \$150,000." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). May 30, 1941.

CD (Coastline Dispatch). 1961. "New Projects Move Ahead at Capistrano Saddle Club." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). November 2, 1961.

CI (Capistrano Insider). 2010. "The Crystal Cathedral completes sale of Rancho Capistrano Retreat Center." May 11, 2010. Accessed July 2024.

[https://capistranoinsider.typepad.com/capistrano\\_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html](https://capistranoinsider.typepad.com/capistrano_insider/2010/05/rancho-capistrano-sold-clc-project-remains-on-track.html)

LA Times (Los Angeles Times). 1910. "Marriages." Newspapers.com: Los Angeles Times (Los Angeles, California). February 18, 1910.

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\*Resource Name or # (Assigned by recorder) Bluff Trail Segment

\*Recorded by: K. Ahmanson and C. Cancilla, Dudek

\*Date: June 11, 2024

☒ Continuation ☐ Update

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024.  
<https://www.historicaerials.com/viewer>.

The Oklahoman. 2011. "Hobby Lobby donates California ranch to Rick Warren's Church." August 3, 2011. Accessed August 21, 2024. <https://www.oklahoman.com/story/business/2011/08/03/hobby-lobby-donates-california-ranch-to-rick-warrens-church/61145673007/>.

### Photographs (cont.)

Photo 8. Map ID 11, trail, camera facing east.



Source: Dudek, 2024.