AN HISTORIC PROPERTY EVALUATION:

THE SAN DIEGO GAS & ELECTRIC COMPANY SAN JUAN CAPISTRANO SUB-STATION AT 31050 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA

Prepared for:

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Job No. 03-08-04-1342
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by,

Jeanette A. McKenna
McKenna et al., Whittier CA

INTRODUCTION

McKenna et al. (Appendix A) initiated an historic property evaluation of the existing San Diego Gas & Electric Company sub-station in San Juan Capistrano (31050 Camino Capistrano) at the request of TRC Solutions, Inc, of Irvine, California. Working with Shelby Manney of TRC Solutions, Inc., Jeanette A. McKenna (Principal Investigator for McKenna et al.) completed the research, field survey, and prepared this report addressing the historic property evaluation of the San Diego Gas & Electric building on Camino Capistrano. This investigation was undertaken for compliance with the National Historic Preservation Act (NHPA); the California Environmental Quality Act (CEQA), as amended; and the City of San Juan Capistrano Council Policy 601 and Council Policy 602.

LOCATION AND SETTING

The San Diego Gas & Electric Company sub-station in San Juan Capistrano is located at 31050 Camino Capistrano (Figures 1 and 2). This property is cross-referenced as Assessor Parcel No. 649-052-03 and located on the east side of Camino Capistrano, between Calle Lorenzo and Calle Bonita. Illustrated in Figure 3, the main building and the subject of this review is located along the Camino Capistrano frontage.

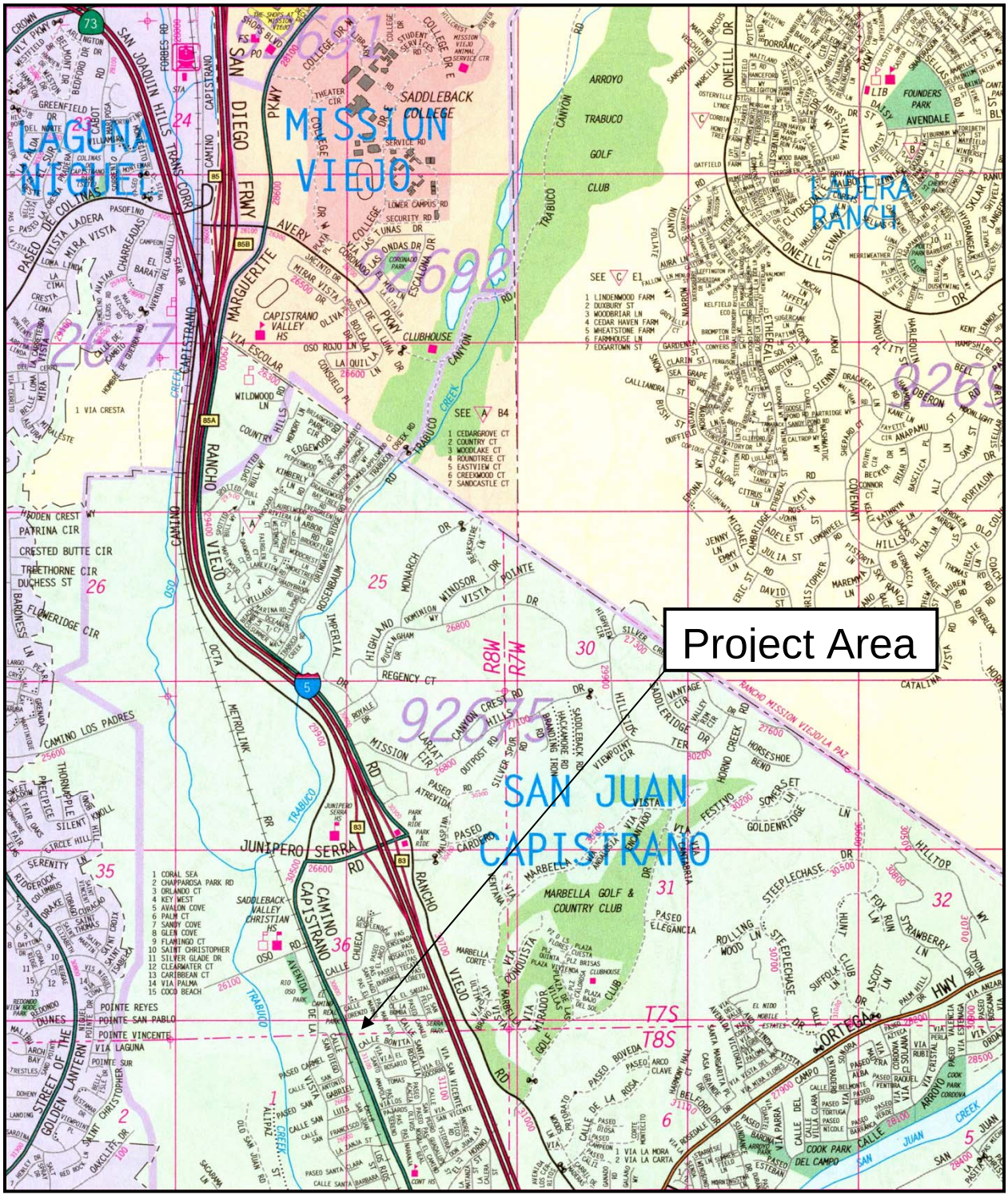

Figure 1. General Location of the Project Area.

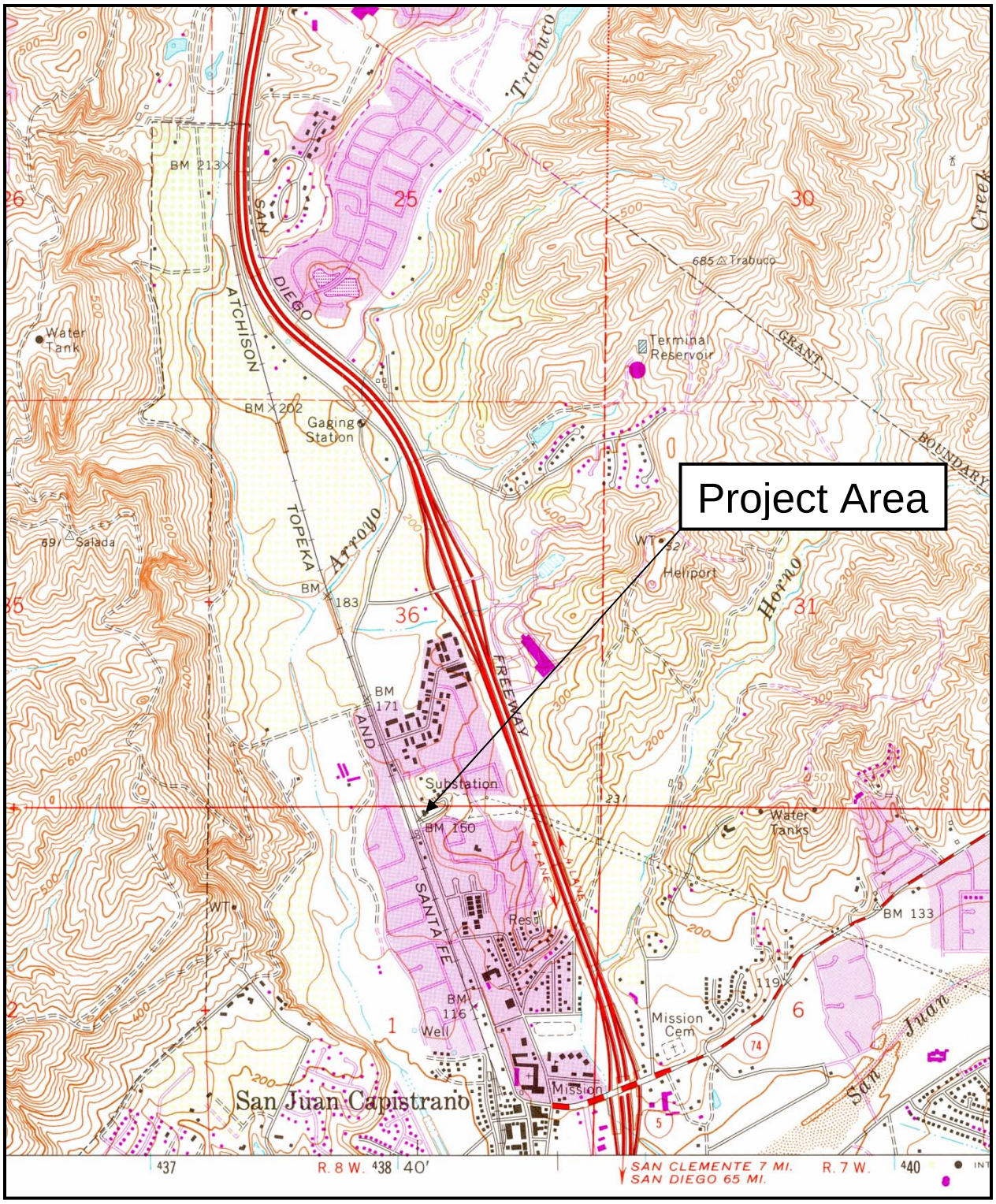

Figure 2. Specific Location of the Project Area (USGS San Juan Capistrano Quadrangle, rev. 1981).

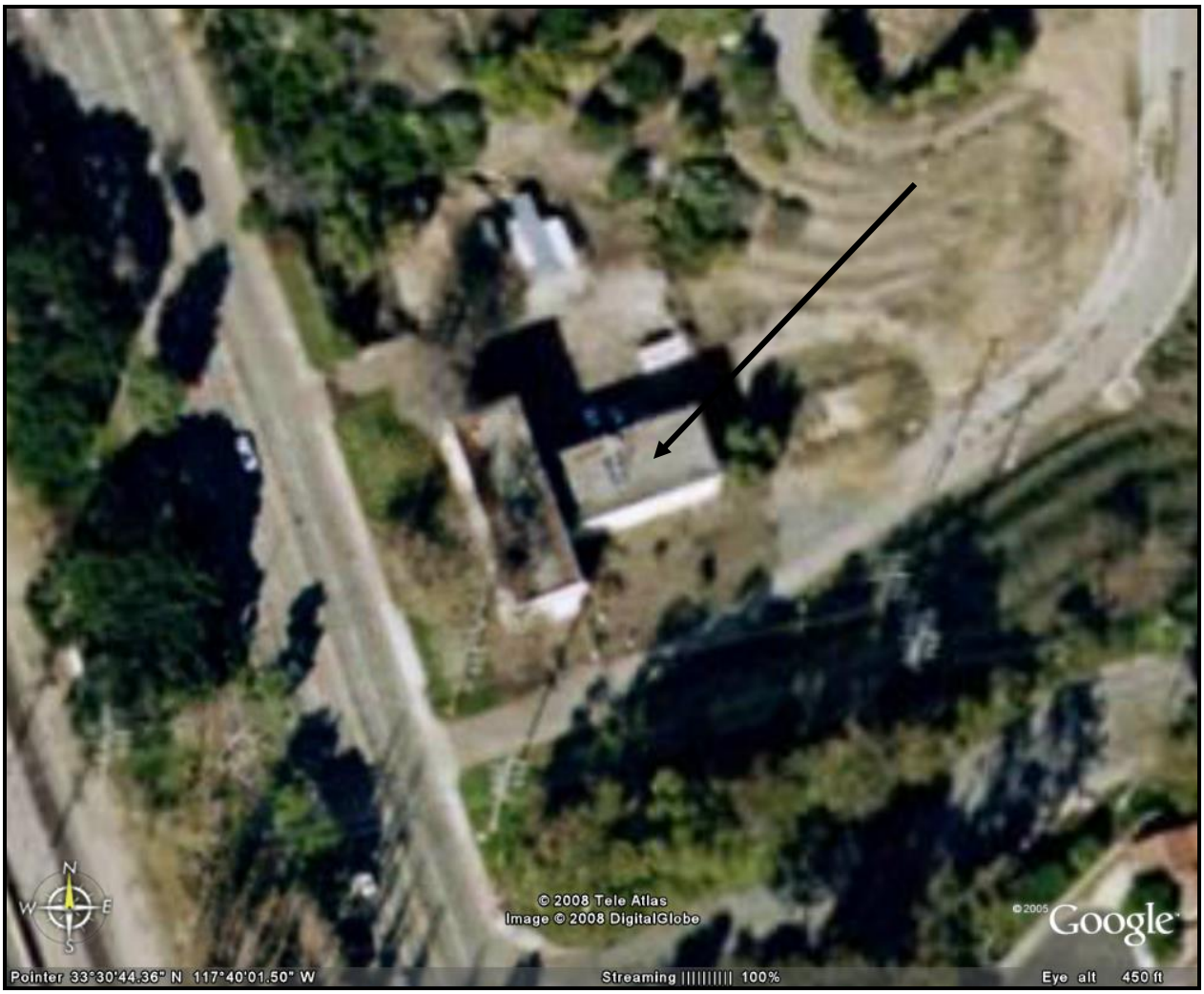

Figure 3. Current Aerial Photograph Illustrating the "T" Shaped Southern California Edison/San Diego Gas & Electric Co. Building at 31050 Camino Capistrano.

HISTORIC BACKGROUND

The history of the City of San Juan Capistrano begins in 1776 with the founding of the Mission san Juan Capistrano (October 30, 1775) by Father Fermin Lasuen. The Mission was founded in a location near a relatively large and long-present population of Native Americans (later known as Juanenos) – the village site of Pituidem (CA-ORA-855) is located to the north of the SDG&E property. The earliest non-Mission related buildings in San Juan Capistrano date to the 1790s and cluster near the Mission complex.

During the Spanish Period (1776-1820), the Mission San Juan Capistrano continued to operate and the populations of Spanish, Native Americans, and others continued to grow, requiring the construction of additional homes and increases agricultural and ranching activities.

The Mexican Period (1821-1847) is associated with the secularization of the Missions in Alta California and the expansion of the land grant program (initiated by the Spanish). In 1841, the Mexican government declared San Juan Capistrano to be a “pueblo” rather than a “parish,” thereby negating the authority of the Church over the area. By 1845, the Mission property (including the actual Mission) was “sold” to John Forster, the brother-in-law of the Mexican Governor. Forster eventually accumulated almost 250,000 acres of land in three counties.

The area was altered drastically during the initial years under the United States (post-1847) and the population growth resulted in poor and scattered residential development, increased crime and violence, and a need to increase services to provide for the people. With the coming of the railroad in 1887, the population continued to grow and San Juan Capistrano settled into becoming a major stop along El Camino Real (now a part of Camino Capistrano). Most development was identified to the south of the Mission.

The 1902 USGS Corona Quadrangle illustrates San Juan Capistrano as a small community along the railroad alignment and only one structure is depicted north of the Mission and east of the El Camino Real alignment (Highway 101). The alignment for Ortega Highway is also illustrated.

As late as 1929, the current project area was identified as being outside the boundaries of San Juan Capistrano (proper) and not included in the historic Sanborn Fire Insurance Map boundaries.

The 1942 -43 Sanitago Peak Quadrangle also illustrated the community of San Juan Capistrano. Here, Highway 101 is still identified as following Camino Capistrano and Ortega Highway is identified as Route 74. The Mission complex is identified at the intersection of Highway 101 and Route 74 and a considerable amount of development is depicted north of the Mission. Four structures are illustrated in the vicinity of the San Diego Gas & Electric facility. These structures have been tentatively associated with the main building (addressed in this report) and the cottages (no longer present). As late as 1981, the substation, as illustrated on the USGS San Juan Capistrano Quad-rangle, illustrated a minimum of six structures within the complex. Today, only one structure and the foundations of others remain.

Dyke (1956) summarizes the history of the San Diego Gas & Electric Company as follows:

> In March of the year 1881, a small group of San Diego citizens decided to organize a company to supply gas service to the city, and they made arrangements to begin construction of an oil gas manufacturing plant on Ninth Street between M and N (Imperial and Commercial). The formal business of organizing the company was completed later, when five members of the group met on April 18. These men – Mr. R.M. Powers, O.S. Witherby, Bryant Howard, James Gordon, and E.W. Morse – adopted and signed the articles of incorporation that officially launched the newly formed San Diego Gas Company on its way.
>
> Thus began, 75 years ago, on April 18, 1881, the business organization from which the present San Diego Gas & Electric Company evolved.
>
> Readers of the San Diego Union on April 7, 1881, learned that the first shipment of machinery and equipment purchased for installation at the gas plant had arrived the day before aboard the steamship *Orizaba*, and that construction of the new works was begun immediately. Thereafter, the newspaper made periodic reports of construction progress at the plant and the laying of gas mains. There was much public interest in the new gas works, because, as *The Union* reported, “In time past such a thing has been talked of, but has never succeeded.”
>
> The new plant made oil gas from crude petroleum. It was the best type of installation then obtainable, but it later proved to be an expensive failure, because of oil and tar being carried into the mains. Therefore, the oil gas plant was replaced in April 1883 by a coal gas plant. During 1886, as a result of the land boom and increasing population in San Diego, the company’s business increased rapidly, and in December of that year, the directors decided to enlarge the gas plant.
>
> Meanwhile, the first electric plant in San Diego had been installed by the Jenney Electric Company and had begun operating in March 1886. The plant, located at Second and I Streets, consisted of arc light machines that supplied current to a number of arc lamps mounted on steel towers, some of which were 125 feet in height. These were the city’s first electric street lights. However, the Jenney company’s venture was financially unsuccessful, and late in the year 1886 its electric plan and properties were purchased by E.S.

Babcock, who headed a business organization that had begun, in 1885, the developments of Coronado.

After purchasing the Jenney properties, Babcock and others formed the Coronado Gas and Electric Company in January 1887 to operate the Jenney plant and continue street arc lighting service to San Diego. The company also announced that it had purchased and planned to install water gas manufacturing equipment and a new arc light generator, for the purpose of supplying electricity and gas to Coronado. Actually, the company preferred to form a consolidation with San Diego Gas Company rather than to operate its own plants, and in March 1887 approached the Gas Company with that proposal.

The proposal was accepted, and in May 1887, San Diego Gas & Electric Light Company was organized and incorporated as the successor to San Diego Gas Company, whose original owners retained control in the new organization. The arc light generator that had been purchased by the Coronado company was installed at the old Jenney plant, and the water gas equipment was installed at the gas plant, where the work of enlarging the original coal gas manufacturing facilities was already under way. In accordance with an agreement with the owners of the former Coronado company, San Diego Gas & Electric Light Company furnished electric power from the old Jenney plant to Coronado during the construction in 1887 of Hotel del Coronado and its power house. The current was furnished by cable laid on the bottom of San Diego Bay. After the hotel and power house were completed in January of 1888, the line under the bay was abandoned. (Permanent electric service to Coronado from San Diego was not begun until 1922. Gas service to Coronado, however, was started in 1909).

At this point the company's prospects appeared bright, to put it conservatively. The land boom, which had started in the summer of 1885 when the city's population was about 4000, has reached dizzy proportions during the closing mother of 1887, and as the new year of 1888 dawned, the population was estimated to be upwards to 30,000.

In anticipation of increased business, the company built a new electric generating plant (later to be named Station A) at Tenth and Imperial on property adjacent to the gas plant. The old Jenney arc light machines were moved to the plant when it was completed in 1888, and an incandescent light generator was added later.

Meanwhile, the city's first incandescent lighting service was already being furnished from a small plant at India and Kalmia Streets, which had been installed in 1888 to furnish power to the city's first electric railway, built in that year by the Electric Rapid Transit Street Car Company. The railway failed on account of insulation difficulties, and the power plant was then used for incandescent lighting. However, the amount of business was slight, so the owner arranged to move the lighting machinery to Station A to be operated by the seam engines available there. Eventually, in 1892, the machinery was purchased outright by San Diego Gas and Electric Light Company.

In 1889, the land boom collapsed, and the city's population was counted in the next year as 16,159. Thereafter until after the turn of the century, the capacity of the company's gas plant, 400,000 cubic feet per day, was far in excess of the community's requirements. And not until 1905 were any major additions made to the electric generating plant.

San Diego's population began to increase again in 1902, and by 1904 the company found itself in the position of not being able to serve the growing needs of the community. The expansion and improvement of its physical properties, especially the electric system, required the expenditure of funds which the company was unable to obtain, so in April 1905 the company was sold to H.M. Byllesby & Company, of Chicago, and incorporated as San Diego Consolidated Gas & Electric Company.

A program of new construction in both the electric and gas departments was immediately undertaken. The electric generating capacity of Station A was increased rapidly, beginning in October 1906 with the installation of the company's first turbine-electric generator, a 500-kilowatt machine. In 1910 the building itself was enlarged, and by January 1, 1915, all available space was occupied by new generating equipment. The construction **in 1918 of a high-voltage transmission line from San Diego to San Juan Capistrano**, tying in there with the Southern California Edison Company system, made possible the further extension of electric services in the country and started the development of the company's present extensive network of transmission and distribution lines and substations.

In the gas department, coal gas generation was abandoned in 1906 upon the installation of a new oil gas generator, and this time the oil gas process proved a commercial success. Additional generators were added periodic-

ally. The peak daily send-out rose from 332,000 cubic feet in 1906 to 6,640,000 cubic feet in 1921.

In January of 1921 the company purchased the power plant of San Diego Electric Railway Company at Kettner and E Street. At this plant, which was named Station B, new turbine generating units were installed as required by load increases, and the size of the plant was doubled in 1928 by the addition of a new building. In 1938, when the capacity of Station B was sufficient to carry the entire electric load, Station A was shut down, after having been in operation for 50 years.

Another major change was made in gas service in 1932, when manufactured gas was replaced by natural gas upon the construction of a pipeline connecting San Diego with natural gas field in the Los Angeles area. To supplement the natural gas supply when necessary, the oil gas plant was maintained until 1950.

In 1940 the name of the company was changed to San Diego Gas & Electric Company. And in 1941, pursuant to provisions of the Public Utility Holding Company Act, control of the company by Standard Gas & Electric Company, which has succeeded H.M Byllesby & Company, was relinquished through disposal of stock. Since then, San Diego Gas & Electric Company has been an independent organization, locally managed and investor-owned.

Under local management since 1941, the company's growth, paralleling that of the communities it serves, has been tremendous by comparison with any previous period in its 75-year history. Since 1941, the electric generating capacity has been increased from 112,000 kilowatts to 460,000 kilowatts. This had been accomplished by the installation of four generating units comprising Silver Gate Station, and the completion in 1954 of Unit No. 1 of the new Encina Station, where Unit No. 2 has since been under construction and will be placed in operation this year. In 1941 the company's natural gas supply line capacity was 24,000,000 cubic feet per day; today it is 137,000,000 cubic feet per day, including the capacity of a second transmission pipeline, built in 1949, which taps at Moreno a line bringing gas to California from Texas.

At the close of 1941, the company was serving 112,615 electric customers and 89,318 gas customers, and its total investment in plant, property, and equipment was less than $50,000,000. By the end of 1955, the company was

serving 250,138 electric customers and 196,597 gas customers, and its investment in plant, property, and equipment exceeded $187,000,000.

As noted above, the expansion of the system from San Diego to San Juan Capistrano was completed in 1918. This corresponds with the references of linking with the Southern California Edison system and the architectural drawings depicting the complex as it was defined in 1917-1918 (Figure 4; next page).

Although the substation has been generally referred to as the San Diego Gas & Electric facility, all architectural drawings and diagrams are identified as being Southern California Edison facility. The name “San Diego Gas & Electric Company” was not officially accepted until ca. 1940, suggesting the building was originally labeled as “Southern California Edison” (as illustrated in the architectural drawings) and renamed later (Figure 5).

Figure 5. West Elevation of the San Diego Gas & Electric Building on Camino Capistrano Illustrating the Company’s Name.

The original facility (SCE/SDG&E) consisted of the main substation building (“T” shaped). A garage, three cottages for on-site employees, driveways, a septic tank, a small orchard, two switch frame pads, one transformer pad, two arresters, a water tank, and cooling tower (along with infrastructure improvements, etc. plumbing and wiring).

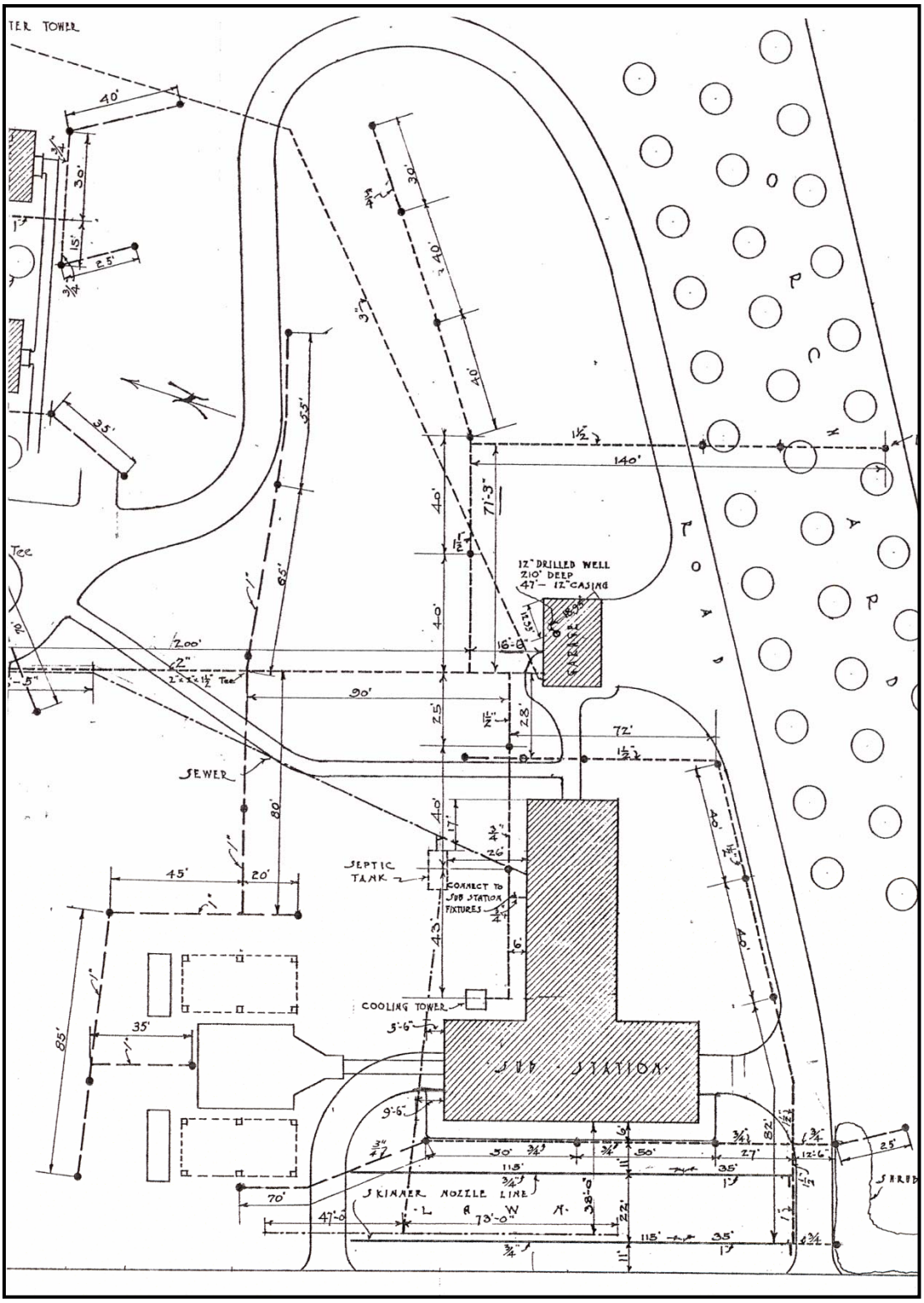

Figure 4. Diagram of the SCE Substation on Camino Capistrano as Defined In 1917-1918 (including cottages, garage, and other features).

As the sole remaining building of the original complex, this report addresses the main sub-station building, only. A comparison of the original drawings and the existing building is presented later in this report. In general, however, the main substation building is a tall building measuring 87 feet 4 inches along the west elevation (facing Camino Capistrano) and 96 feet deep. The western portion of the building (the machine room) is a single story structure with a high ceiling and measuring 87 feet 4 inches by 32 feet 4 inches. This area was accessed by doors on the north and south elevations. A rail system connected the substation machine room with the transformer pad (to the north).

The northern ell (offices, rest rooms, etc.) is a two story structure measuring 32 feet 8 inches by 73 feet 6 inches. This portion of the building was accessed from the west, through the machine room, and also from doors on the north and east elevations.

Both portions of this building exhibit flat roofs with decorative overhangs, recessed windows, and a concrete/stucco surface. There is little ornamentation. Surface scarring indicates the removal of exterior light fixtures, some gutters, and changes in the original design.

METHODOLOGY

To complete the research required to address the significance of the San Diego Gas & Electric Co. building, McKenna et al. completed the following tasks:

1. Archaeological Records Check: McKenna et al. completed a cursory records check through the California State University, Fullerton, South Central Coastal Information Center. This repository houses reports and documents pertaining to identified cultural resources in Los Angeles, Ventura, and Orange counties, including federal, state, and local listings for historic properties. This research was completed by Kristina Lindgren of the McKenna et al. staff on March 12, 2008 (Appendix B).

2. Historic Research: McKenna et al. completed the historic research by reviewing records available through the City of San Juan Capistrano; the Orange County Assessor/Recorder data; a review of historic Sanborn Fire Insurance Maps; review of other historic maps covering the area; and historic background data provided through the San Diego Historical Society and the City of San Juan Capistrano history files (on-line data). McKenna et al. also conducted research into the development history of the San Diego

Gas & Electric Company and its relationship to Southern California Edison. Architectural drawings from Southern California Edison were made available through TRC Solutions (Appendix C).

3. Field Survey: Jeanette A. McKenna, Principal Investigator for McKenna et al., met with Shelby Manney of TRC Solutions on-site (March 12, 2008) and com-pleted the field survey to obtain architectural descriptions and photographs (Appendix D). The property was accessed with permission from San Diego Gas & Electric Co. and in the company of a Company representative. The current lease of the property was also on-site, providing us access to the interior of the building.

4. Analysis and Report Preparation: This report has been prepared in a format requested by the Office of Historic Preservation (OHP) and in a manner con-sistent with the data requirements of the Archaeological Resources Management Report (ARMR) guidelines, as adapted for architectural evaluations. To complete the records, the appropriated California Department of Parks and Recreation forms (DPRs 523) were also completed (Appendix E).

PREVIOUS RESEARCH

McKenna et al. completed a standard archaeological records search through the California State University, Fullerton, South Central Coastal Information Center. This research was completed as an in-house search by Kristina Lindgren of the McKenna et al. staff. Research confirmed the property associated with the San Diego Gas & Electric Co. building was not previously surveyed for cultural resources and, although the buildings has been identified by the City as a Building of Distinction (BOD), no formal record was filed with the SCCIC.

Cultural resources identified near the project area were all identified as prehistoric archaeological sites (CA-ORA-885; CA-ORA-963, CA-ORA-1037/1038, and CA-ORA-1040. The Mission San Juan Capistrano is located south of the project area (approximately .75 miles), but evidence of Mission activities may be identified anywhere in San Juan Capistrano. Despite the lack of investigation in the immediate vicinity of the project area, the area is considered to be sensitive for both prehistoric and historic cultural resources.

CRITERIA FOR EVALUATION

The criteria for the evaluation of the San Diego Gas & Electric Co. building in San Juan Capistrano were derived from the federal (NHPA, Section 106), state (CEQA), and local (San Juan Capistrano) guidelines.

National Historic Preservation Act (NHPA): Section 106

The approach to the current research was all designed to address the potential eligibility of each site or concentration of sites for nomination to the National Register of Historic Places. This level of investigation, generally known as a Section 106 evaluation, is based on the criteria presented in the federal Code of Federal Regulations 36 CRF 60.4, as follows:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites., buildings, structure, and objects that possess integrity of locations, design, setting, materials, wor-kmanship, feeling, and association, and:
>
> (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> (b) That are associated with the lives of persons significant in our past; or
>
> (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> (d) That have yielded, or may be likely to yield, information important in prehistory or history.

Of great importance is the integrity of a resource. Eligibility for nomination to the National Register of Historic Places is also based on the resource potential to "convey its significance" (U.S. Department of the Interior National Register Bulletin 15:44). **A significant resource MUST have integrity**. The seven aspects of integrity are:

1. Location: Location is the place where the [prehistoric] property was constructed or the place where the [prehistoric] event occurred.

2. Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.

3. Setting: Setting is the physical environment of the [prehistoric] property.

4. Materials: Materials are the physical elements that were combined or deposited during a particular period of time and I particular pattern or configuration to form a [prehistoric] property.

5. Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

6. Feeling: Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

7. Association: Association is the direct link between an important [prehistoric] event or person and a [prehistoric] property.

In assessing the integrity of a property (resource), the ultimate "... question of integrity is answered by whether or not the property retains the identity for which it is significant" (U.S. Department of the Interior National Register Bulletin 15:45).

California Environmental Quality Act (CEQA), as amended

The current reading of the California Environmental Quality Act (as it pertains to cultural resources) was amended in 1999 and reads as follows:

15064.5. Determining the Significance of Impacts to Archeological and Historical Resources [new section]

For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical

Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code§5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Authority: Sections 21083 and 21087, Public Resources Code.

Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

21084.1 Historical Resources Guidelines

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historic resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in the local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resources is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

City of San Juan Capistrano Council Policies
(Policy 601 and 602)

Summarizing the City of San Juan Capistrano Council Policy 601, the general intent of the policy is to "… protect and preserve its unique heritage and valuable built historic, archaeological and paleontological resources within the community …". To this end, the Historic Resources Element of the General Plan was developed, a survey of the City was conducted, and procedures were developed to evaluate, report, and assess the relative significance of cultural resources within the City. In addition, procedures to mitigate adverse impacts were established.

Council Policy 602 addresses alteration, modification, or demolition of significant structures within the City. Council Policy 602 defines an historic resource as a district, site, building, structure or object significant in American history, architecture, engineering, archaeology or culture at the nations, state or local level. In general, these local guidelines rely on the criteria presented for federal and/or state recognition, but also include a lesser level of recognition as a locally identified Building of Distinction. The City of San Juan Capistrano maintains a location "Inventory of Historic and Cultural Landmarks" and "Buildings of Distinction" that include those resources also listed on the various national and state listings.

RESULTS OF THE INVESTIGATIONS

The field survey of the San Diego Gas & Electric Company Building at 31050 Camino Capistrano, San Juan Capistrano, confirmed that the main substation structure is the last standing structure associated with the original complex. The garage and cottages identified on the original 1917-1918 drawings no longer exist. Further, drawings dating the 1960s confirm the enlargement of the complex (to the east and up-slope) and the establishment of fencing and vegetation (landscaping) that was not part of the original complex. The pads identified as the transformer pad and switch frame pads are present, but under equipment and supplies owned by the current lease holder. The lease holder is also storing materials in the main substation building.

West Elevation

The west elevation of the San Diego Gas & Electric Co. substation building faces Camino Capistrano (Figure 6).

Figure 6. West Elevation of the San Diego Gas & Electric Co. Building (facing South/Southeast).

As illustrated, this elevation exhibits five window frames with transom-style rectangles above (although there were no transom windows in the original design). These window frames are identical, recessed, and symmetrically placed on the structure (Figure 7; next page). At the time of the survey, the exterior window frames were covered with plywood. However, an examination of the interior of the building confirmed that the windows are still in place and described as casement windows opened and closed by a wheel and pulley system that operated all five windows with one mechanism (Figure 8).

Figure 8. View of Windows on West Elevation from Interior of Structure, Illustrating the Wheel and Pulley System for Opening the Casement Windows (facing Norhwest).

With the exception of the name change on the west elevation, the building appears to reflect the original design as presented by Southern California Edison in 1917-1978.

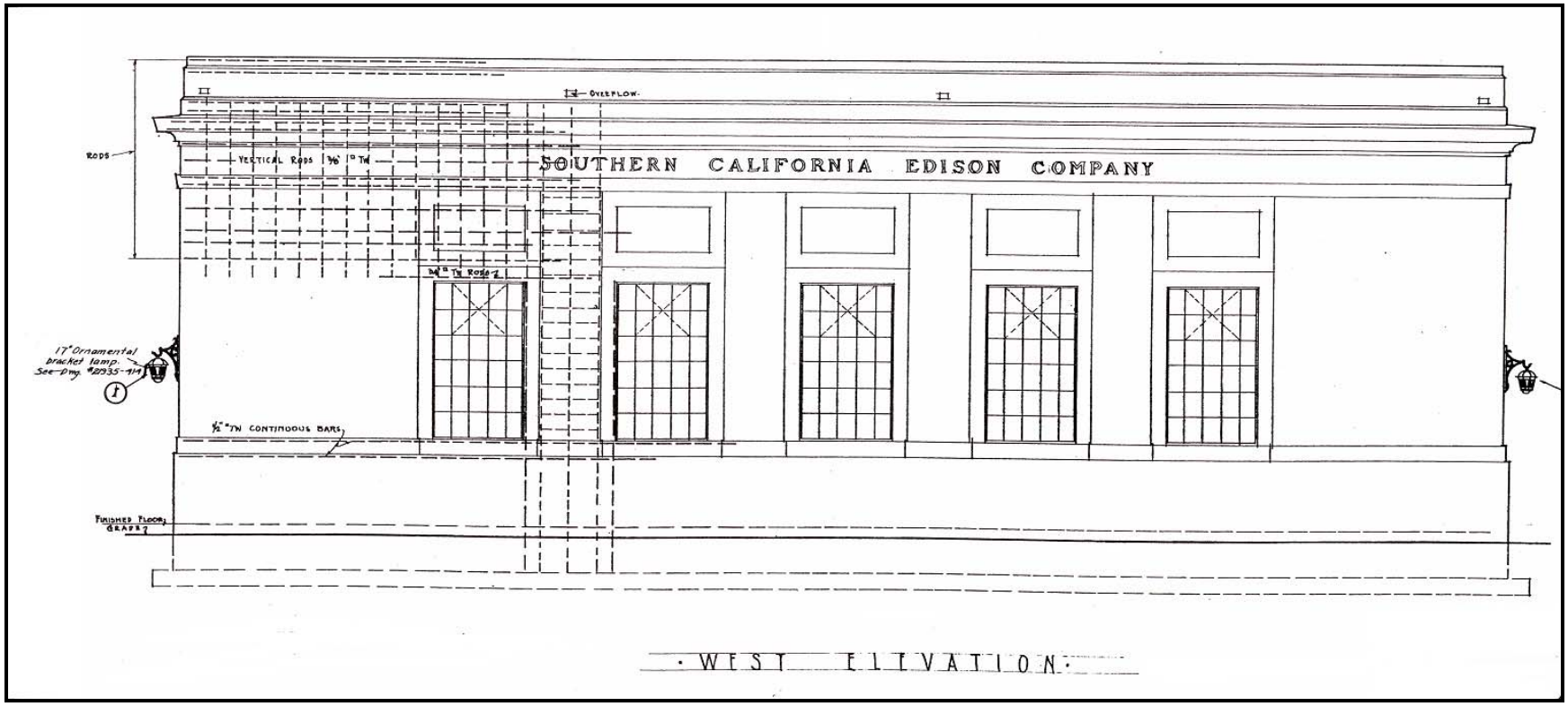

Figure 7. Architectural Diagram of West Elevation of Southern California Edison (San Diego Gas & Electric) Building, ca. 1917.

East Elevation

The east elevation of the San Diego Gas & Electric Co. building is presented in two parts: 1) the east wall of the main machine room (referred to as Sectional C-C) and, 2) the east elevation of the ell – at the eastern end of the building.

The eastern elevation of the main machine room was designed to accommodate two windows (matching those of the west elevation) and a double-wide doorway providing access to the office wing (ell) to the east (Figure 9; next page). As illustrated on the 1917 architectural drawings, the doorway was designed to consist of two matching metal doors with a fenertra (window) above. Illustrated in Figure 10, the windows above the doorway area6 over 6 fixed panes atop double hung solid doors (currently blocked).

Figure 10. Interior Door on East Elevation.

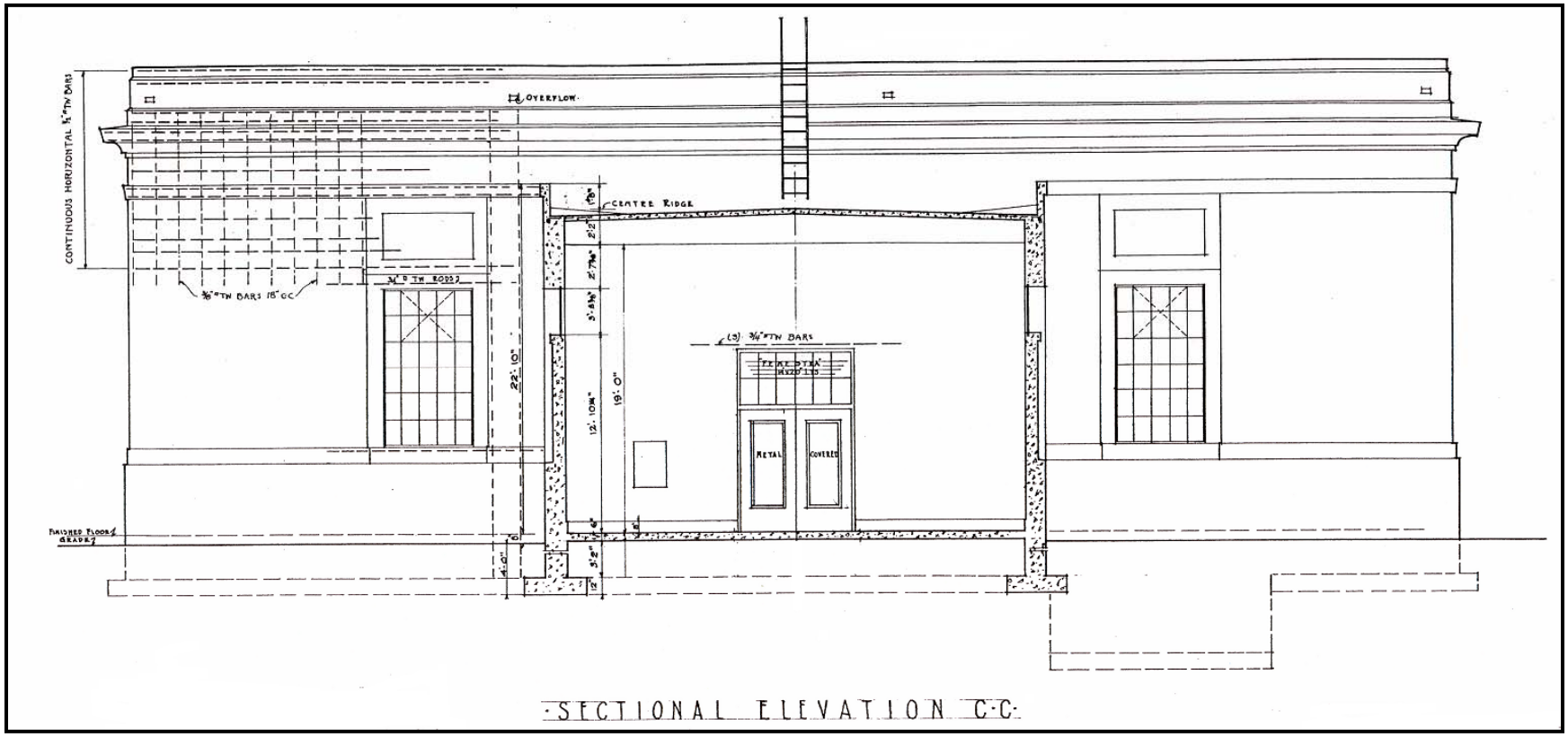

Figure 9. Architectural Diagram of East Elevation of Southern California Edison (San Diego Gas & Electric) Building Machine Room, ca. 1917.

The symmetrical windows are still in place – on either side of the interior doorway. Further, the original concrete floor with a portion of the rails is still intact, although the bay for the generator has been permanently covered.

To the far-eastern elevation, there is a short wall of 32 feet and 8 inches in width and 26 feet and 10 inches in height. The single doorway is a single wide, solid panel door with 3 over 3 fenestration that complements the other entries (Figure 11; next page). As designed, this doorway was centrally located on the elevation and rested on the finished floor level. The recent field survey identified this door, as defined, but also noted the presence of a small stoop outside the doorway (Figure 12). Further, the windows above

I

Figure 12. Doorway on Eastern Elevation of Building.

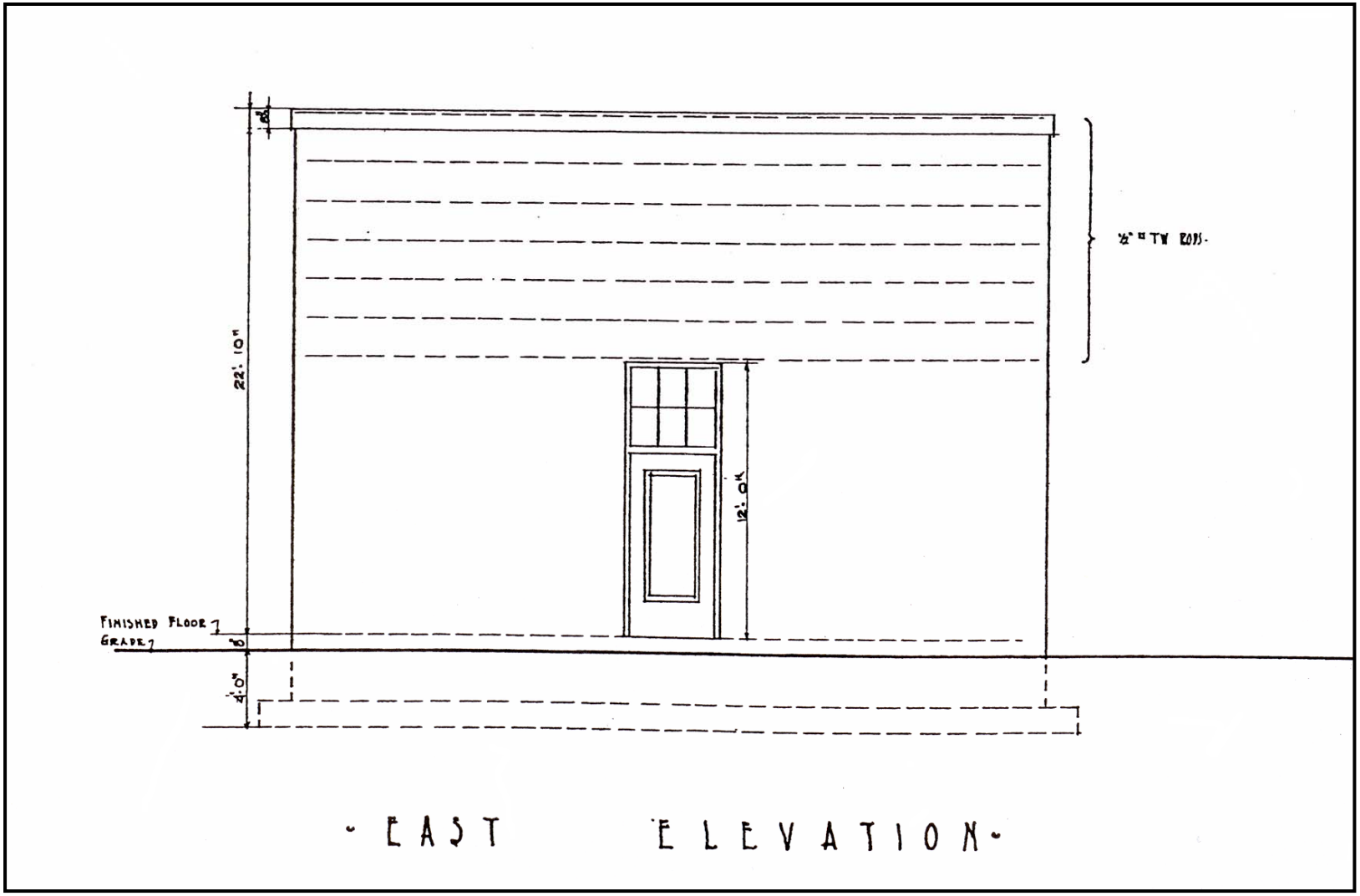

Figure 11. Architectural Diagram of East Elevation of Southern California Edison (San Diego Gas & Electric) Building, ca. 1917.

The windows have been covered (removed) and the stoop with railings was not illustrated on the architectural renderings.

A view of this area from the interior of the buildings (Figure 13) confirmed the removal of the windows. It also showed that this door does not rest on the floor level, as originally drawn, but is raised three steps above the floor, thereby requiring the addition of the stoop on the exterior of the building.

Figure 13. East Elevation Doorway from Interior of Building.

As the only feature on the east elevation, these alterations appear to be significant alterations that impact the integrity of the original building design.

North Elevation

The north elevation of the substation (Figure 14; next page) includes the northern side of the machine room and the northern side of the office complex (ell). As originally designed, this elevation included double hung doors providing access to the machine room and these doors were framed with windows (5 over 5 and 2 over 2 above the doors; and 6 over 2 on either side of the doors). Solid panel are also illustrated between the doors and windows above the doors (Figure 15; next page). Exterior light fixtures were also placed on either side of the entry doors.

Illustrated in Figure 16, the current condition of the main entry is considerably different than originally planned. The original doors are gone, apparently, are the windows

Figure 16. Overview of North Elevation, Main Entry, March, 2008.

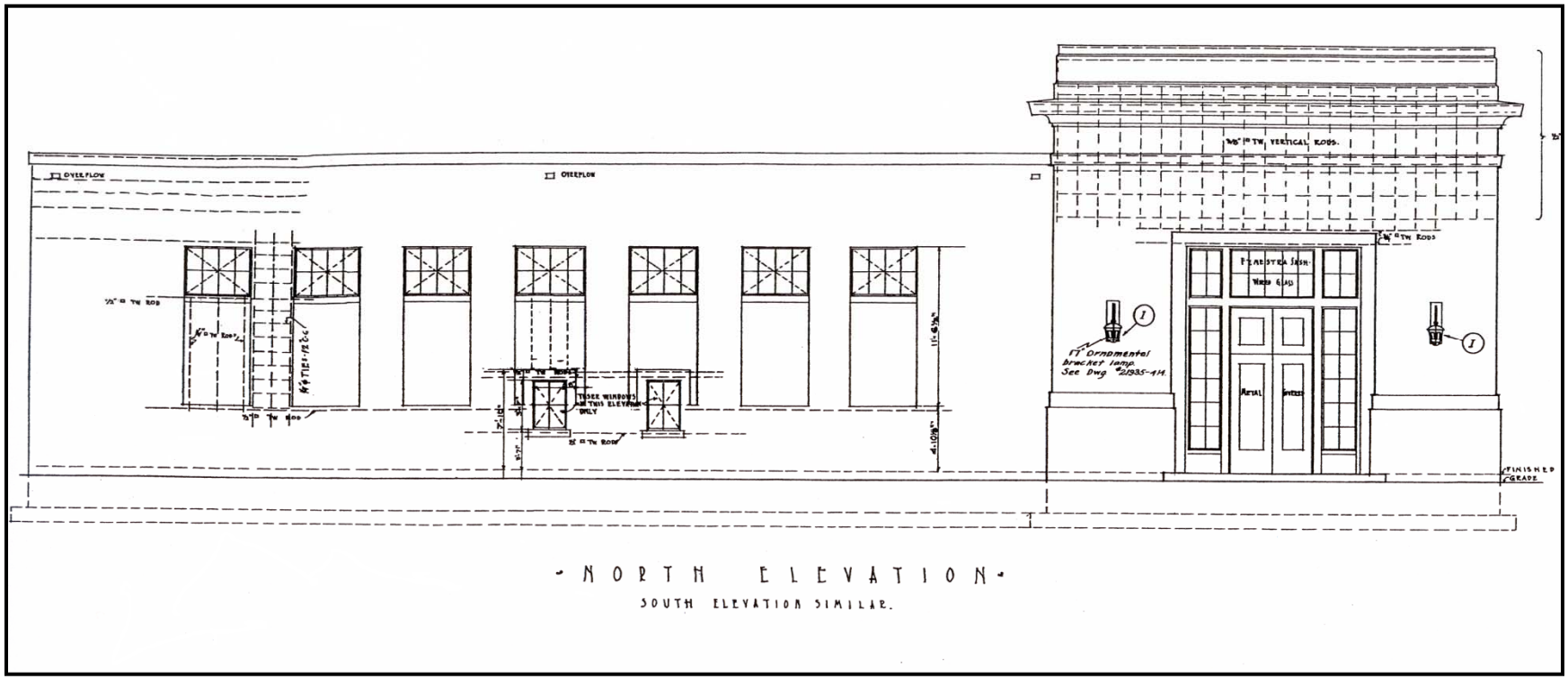

Figure 14. Architectural Diagram of North Elevation of Southern California Edison (San Diego Gas & Electric) Building, ca. 1917.

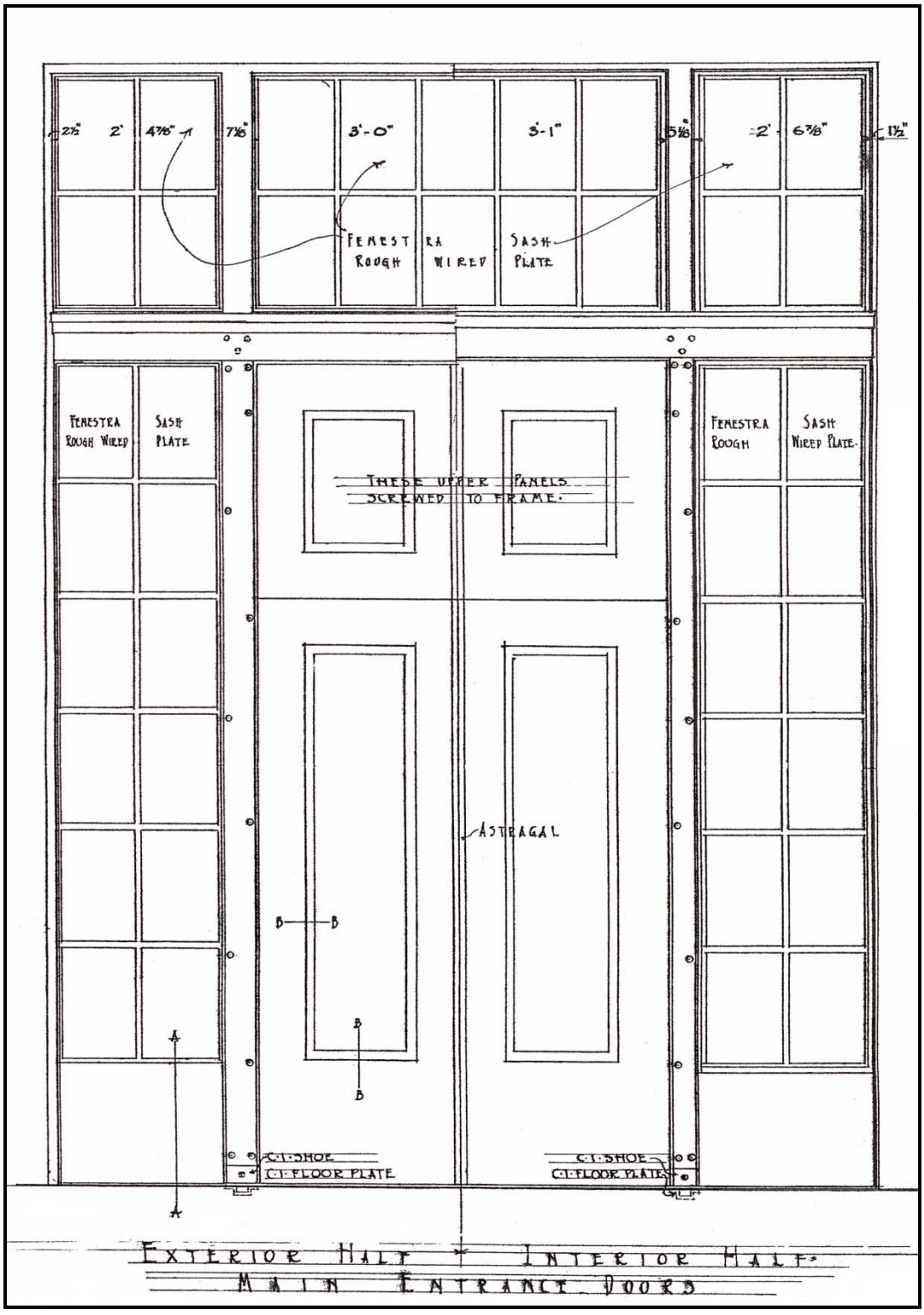

Figure 15. Architectural Diagram of Main Entrance to Southern California Edison (San Diego Gas & Electric) Building, ca. 1917.

However, an interior view of this elevation showed that the windows above the door are, in fact, still present, but covered by plywood. Despite the presence of these windows, the main entry on the north elevation of the machine room has been significantly altered, impacting the integrity of this portion of the building.

To the east, the remainder of the north elevation was originally designed to include seven window frames similar in size and design as those noted on the west elevation. On the north elevation, however, the lower portion of the frame was designed to be solid and the upper portion included the window panes (4 over 4 each). Additionally, two lower windows, in the areas of the reset rooms, were planned in the central portion of the structure (see Figure 14).

At the time of the recent field survey, the north elevation of this building was obviously altered. First, the windows have been replaced by plywood (the window frames may still be beneath the wood). Second, the sixth frame to the east has been converted to a doorway with a ramp entrance. This door was covered with a “make-shift” gable roof supported by 4 by 4 posts and the ramp entry was enlarged to provide better access (possibly to remove a step and render the entrance wheelchair accessible). Third, the seventh window frame to the east has been altered to provide a small loading dock (where trucks can back in and unload). These changes have altered the symmetry of the elevation and the planned access to the building.

South Elevation

The south elevation of the building roughly mirrored the north elevation in size and massing. The main entry on the south elevation was constructed exactly like that on the northern elevation – two hung doors surrounded by windows (Figure 17). At the time of the survey, this entry was altered to consist of two wide plywood doors and plywood covering the windows above the door. These alterations significantly altered the entry and impacted the integrity of the elevation.

He remainder of the south elevation, as noted on the Southern California Edison plans, is “similar” but without the rest room windows (see Figure 14). There are seven window frames with solid bases (concrete panels) topped with 4 over 4 window frames (now covered with plywood). This portion of the building appears to be intact and as designed, although there is evidence that the rain gutters and light fixtures have been removed (Figure 18). Overall, the impacts to this elevation area essentially limited to the main entry.

Figure 17. View of Main Entry on South Elevation of Machine Room.

Figure 18. Overview of South Elevation of San Diego Gas & Electric Building.

Summary

In summarizing the findings, McKenna et al. determined that the footprint of the Southern California Edison/San Diego Gas & Electric Co. building is exactly as planned in 1917-1918 and as built and first occupied in 1918. Between 1918 and ca. 1940, this building was known as the Southern California Edison substation. Subsequent to 1940 and with the various changes in ownership, the San Diego Gas & Electric Company was formally established (by name) and the name on the substation was changed to reflect this newly acquired name.

The building is essentially intact, although altered. The west elevation, facing Camino Capistrano, is intact and reflects the original construction design, despite the covering of the windows with plywood. The name on the building reads "San Diego Gas & Electric Company." It is not known whether or not Southern California Edison had its name on the building, but usually did. Therefore, McKenna et al. has concluded that the name on the building was changed around 1940-41.

The east elevation (away from Camino Capistrano and not visible from the street) was designed to be flat and unadorned. A single door was centered on the elevation. Although originally identified as a "floor level" doorway, the current door is three steps above the floor (both on the interior and exterior), indicating an alteration that resulted in the addition of steps within the structure and outside the structure – with handrails. Although not a significant alteration, it has impacted the integrity of the design on the east elevation.

The main entries on both the north and south elevations have been significantly altered. The original doors have been replaced by plywood doors of different sizes and design. The windows have been removed or covered with plywood. In addition, the light fixtures have been removed and there is evidence that the rain gutters have also been removed.

Although the remainder of the south elevation appears intact, the north elevation has been subjected to additional alterations. One of the six window bays has been converted to an entry with a ramped entrance. Another has been redesigned as a loading bay. These changes have altered to appearance of the elevation and significantly changed the symmetry originally designed for the structure.

Overall, the main substation structure is intact and structurally sound. It has been a feature along Camino Capistrano since ca. 1917-1918 and identified by the City of San Juan Capistrano as a Building of Distinction.

Despite this recognition, recent studies have identified significant alterations to the building's exterior (and additional alterations have been done to the interior). Overall, there has been a noticeable level of loss of integrity with respect to the original design, although these impacts are not readily identifiable from the street frontage. While the structure may still be identified as a Building of Distinction to the City (a local level of recognition), it fails to meet the minimum requirements for recognition as an historical resources with respect to the federal and/or state criteria for significance.

As noted above, the San Diego Gas & Electric Co. building is intact, but altered. It has lost a level of integrity as a result. With respect to the criteria for significance, McKenna et al. has concluded the following:

(a) Is the building associated with events that have made a significant contribution to the broad patterns of our history?

In general, the development of gas and electric services throughout the county can be considered significant, as the utilities helped to move the general population into the "modern age" and provided added services that permitted various areas to support larger populations. This particular building is associated with the regional connection between San Diego and Los Angeles and the merging of utilities provided by Southern California Edison and the San Diego Gas & Electric Company (and its predecessors). As such, McKenna et al. concludes that the building can be associated with events contributing to the broad patterns in our history.

(b) It the buildings associated with the lives of persons significant in our past?

No data was found to associate this particular structure with any significant person. While associated with two successful companies providing an important service, the resource does not meet the minimum requirements of Criterion (b), as intended.

(c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The existing San Diego Gas & Electric Company/Southern California Edison building is a reinforced concrete building with flat walls, a flat roof, casement (industrial) windows, and little to no ornamentation. Its design cannot be attributed to any master architect nor master builder. It is a standard utility building for its period of construction (1910s) and the lettering identifying the building was added much later (ca. 1940). There has been some significant alterations to the building and, therefore, McKenna et al. has concluded that this building does not meet the minimum criteria for significance under Criterion (c).

(d) May be likely to yield, information important in prehistory or history?

The existing structure is located within an area considered highly sensitive for both prehistoric and historic (Mission Period) archaeological resources. This report addresses the standing structure, only. With respect to the standing structure, McKenna et al. has concluded that the resource does not meet the minimum requirements under Criterion (d). Nonetheless, the general area is sensitive and, therefore, some level of monitoring should be considered if the existing facility is to be demolished.

Summarizing the previous discussion, McKenna et al. has determined that the existing structure is significant with respect to Criterion (a), only. However, this level of significance will only stand if the resource maintain integrity, as defined. To assess the integrity, the seven aspects of integrity were also considered.

1. Location: The structure is in its original location and reflects its original footprint (exterior dimensions).

2. Design: The structure is essentially as designed. However, some significant alterations have been documented. The main entry doors have been replaced; some windows have been removed; at least one door has been added and another altered; a loading dock was added on the north elevations; the gutters and exterior light fixtures have been removed; and the surrounding facility has essentially been demolished - thereby impacting the setting (see below).

3. Setting: The setting was originally designed as a complex with the main substation, a garage, cottages, a water tower, cooling tower, pads, drive-

ways, and landscaping. In the 1960s, the landscaping want altered to include fencing, walls, additional vegetation, and the removal of some structures. Today, only the substation and pads remain, essentially eliminating the originally designed setting. Further, removal of machinery with the substation has rendered the building unusable for its original purpose.

4. Materials: The materials used in the construction of the substation remain (e.g. concrete, metal frames casement, concrete floor, etc.). However, the rain gutters, light fixtures, generators, etc. have been removed. The only remaining piece of machinery in the building is the Maris Bros. Hoist. This hoist was manufactured in Pennsylvania and was designed to lift heavy loads and maneuver then throughout the machine room of the substation. This system is intact, serviceable, and worth salvaging. Likewise, the casement windows are worth saving.

5. Workmanship: There is no evidence that the design or craftsmanship used in the construction of this building is associated with any particular culture or people.

6. Feeling: There is no evidence to suggest the existing building expresses any aesthetic or historic sense of a particular period. The tasks once completed at this location were conducted indoors and not visible from the street front. Further, all materials associated with the activities have been removed from the site (and surrounding areas). Except for the name on the building, there is no physical evidence of the original use of the building.

7. Association: Although an association with the development of the utility services within and throughout Southern California has been referenced above, this association is not manifested in the physical remains on the property. The association can be made, but not through the presence of the existing substation building.

Summarizing the discussion on integrity, only location, materials, and association can be applied to this property. The application of materials is somewhat vague, as some significant elements of the original design no longer exist. In being able to apply two aspects and a weak third aspect, McKenna et al. has concluded that the existing structure lacks integrity and, therefore, does not meet the minimum requirements for significance under the federal or state guidelines.

CONCLUSIONS AND RECOMMENDATIONS

McKenna et al. has concluded that the existing San Deigo Gas a& Electric Co. substation is not an historic resource as defined by CEQA and fails to meet the minimum requirements for significance under Section 106 of the federal regulations. The building is, however, a locally significant Building of Distinction with attributed that render it eligible for local recognition. As such, the City of San Juan Capistrano states:

> It is a policy of the City Council that prior to the issuance of any permit for the alteration, modification or demolition of a building or auxiliary structure, the applications shall be reviewed by the Cultural Heritage Commission and the structure shall be evaluated for possible significance. If significance is determined, the applicant may be required to comply with one or more of the following Council policies which pertain to the alteration, modification or demolition of significant structures.
>
> 1. Prior to the issuance of any permit for the demolition of a building listed on the Inventory of Historical and Cultural Landmarks or the Buildings of Distinction, the applicant may be required to advertise for a period of time up to three months that the structure is available for relocation. If at the end of the advertisement period there is no person willing to relocate the building, the applicant will be allowed to demolish the structure in accordance with other applicable policies.
>
> 2. Prior to the issuance of any permit for the alteration, modification or demolition of a significant structure, the owner may be required to provide a photographic record of such structure. Photographs shall include but not be limited to: (1) each elevation; (2) close-ups of any unusual or unique architectural features; and (3) views of the structure from a distance. In addition, measured drawings pr plans may be required to be submitted.
>
> 3. Prior to the issuance of any permit for the demolition of a significance structure, the applicant may be required to allow the removal of any significant or unusual windows, doors or hardware for a period of time up to two weeks at the expense of the person/organization removing the article. This option shall be made available only to local historic-interest groups or organizations.

Based on the findings presented above, McKenna et al. makes the following recommendations:

1. The building should be advertised for relocation, if possible. It is a structurally sound structure that can be moved as a whole or in part. As an industrial structure, it can be placed within a property currently used as an industrial or commercial property;

2. Prior to any proposed demolition, updated architectural drawings should be prepared to represent the current conditions;

3. Prior to any additional alterations, the exterior and interior of the building should be fully photo-documented;

4. Elements within the building, if it is not relocated, should be salvaged (e.g. the casement windows, original doors, and the hoist system);

5. During the relocation or demolition process, the tasks should be monitored by a qualified archaeologist to insure adequate identification and recordation of any prehistoric or historic resources that may be identified within the general area of the existing building.

6. Recommendations regarding this structure should be considered in conjunction with the findings of the archaeological investigations (completed under separate cover).

* * * * * * * * * * * * * * * * * * * *

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APPENDIX A:

Professional Qualifications

JEANETTE A. McKENNA

Owner and Principal Investigator
McKenna et al., Whittier CA

Ms. McKenna specializes in the field of Cultural Resource Management: prehistoric archaeology, historic archaeology, and history. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 30 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1300 projects. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environ-mental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 30 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (through Arizona State University and the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA)
Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit No. CA-02-30
BLM Arizona State Permit No. AZ-000107
Riverside County Registration No. 161
Arizona State Museum Antiquities Permit (renewable)
Curation Agreement, San Bernardino County Museum

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration of the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources within the Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations for the Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, The Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

APPENDIX B:

Archaeological Records Check

McKenna et al.

History/Archaeology/Historic Architecture/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

ARCHAEOLOGICAL RECORDS CHECK SUMMARY

McKenna et al. completed a standard archaeological records search through the California State University, Fullerton, South Central Coastal Information Center. This research was completed as an in-house search by Kristina Lindgren of the McKenna et al. staff. Research confirmed the property associated with the San Diego Gas & Electric Co. building was not previously surveyed for cultural resources and, although the buildings has been identified by the City as a Building of Distinction (BOD), no formal record was filed with the SCCIC.

Cultural resources identified near the project area were all identified as prehistoric archaeological sites (CA-ORA-885; CA-ORA-963, CA-ORA-1037/1038, and CA-ORA-1040. The Mission San Juan Capistrano is located south of the project area (approximately .75 miles), but evidence of Mission activities may be identified anywhere in San Juan Capistrano. Despite the lack of investigation in the immediate vicinity of the project area, the area is considered to be sensitive for both prehistoric and historic cultural resources.

6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.Net
(562) 696-3852 OFFICE (562) 693-4059 FAX (562) 754-7712 CELL

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
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							HIST.SURV.	2672-0003-0042	12/31/95	3D	A
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							HIST.SURV.	2672-0018-0192	09/25/06	3D	A
							HIST.SURV.	2672-0003-0044	12/31/95	3D	A
167549		212 W MARIPOSA		SAN CLEMENTE	P	1927	HIST.SURV.	2672-0020-0134	09/25/06	3D	A
							HIST.SURV.	2672-0018-0193	09/25/06	3D	A
							HIST.SURV.	2672-0003-0045	12/31/95	3D	A
167550		222 W MARIPOSA		SAN CLEMENTE	P	1928	HIST.SURV.	2672-0020-0135	09/25/06	3D	A
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							HIST.SURV.	2672-0003-0047	12/31/95	3D	A
167738		123 W MARQUITA		SAN CLEMENTE	P	1931	HIST.SURV.	2672-0020-0137	09/25/06	3D	A
							HIST.SURV.	2672-0018-0196	09/25/06	3D	A
167552		154 W MARQUITA		SAN CLEMENTE	P	1949	HIST.SURV.	2672-0018-0197	09/25/06	5D	A
							HIST.SURV.	2672-0003-0048	12/31/95	3D	A
167553		161 W MARQUITA		SAN CLEMENTE	P	1947	HIST.SURV.	2672-0018-0198	09/25/06	5D	A
							HIST.SURV.	2672-0003-0049	12/31/95	3D	A
167554		201 W MARQUITA		SAN CLEMENTE	P	1927	HIST.SURV.	2672-0018-0199	09/25/06	5D	A
							HIST.SURV.	2672-0003-0050	12/31/95	3D	A
167555		204 W MARQUITA		SAN CLEMENTE	P	1928	HIST.SURV.	2672-0020-0138	09/25/06	3D	A
							HIST.SURV.	2672-0018-0200	09/25/06	3D	A
							HIST.SURV.	2672-0003-0051	12/31/95	3D	A
167587		222 W MARQUITA		SAN CLEMENTE	P	1948	HIST.SURV.	2672-0018-0201	09/25/06	5D	A
							HIST.SURV.	2672-0013-0000	12/31/95	6L	A
167574		230 W MARQUITA	SWIGART HOUSE	SAN CLEMENTE	P	1929	HIST.SURV.	2672-0020-0139	09/25/06	3D	AC
							HIST.SURV.	2672-0018-0202	09/25/06	3D	AC
							HIST.SURV.	2672-0003-0003	12/31/95	3B	A
167739		236 W MARQUITA		SAN CLEMENTE	P	1928	HIST.SURV.	2672-0020-0140	09/25/06	3D	AC
							HIST.SURV.	2672-0018-0203	09/25/06	3D	AC
167571		267 W MARQUITA		SAN CLEMENTE	P	1927	HIST.SURV.	2672-0020-0141	09/25/06	3D	AC
							HIST.SURV.	2672-0018-0204	09/25/06	3D	AC
							HIST.SURV.	2672-0003-0066	12/31/95	3B	A
167561		104 W PASEO DE CRISTOBAL		SAN CLEMENTE	P	1929	HIST.SURV.	2672-0020-0147	09/25/06	3D	A
							HIST.SURV.	2672-0018-0024	09/25/06	3D	A
							HIST.SURV.	2672-0003-0056	12/31/95	3D	A
167562		114 W PASEO DE CRISTOBAL		SAN CLEMENTE	P	1929	HIST.SURV.	2672-0020-0148	09/25/06	3D	A
							HIST.SURV.	2672-0018-0036	09/25/06	3D	A
							HIST.SURV.	2672-0003-0057	12/31/95	3D	A
148706			FISHERMAN'S RESTAURANT AND BAR	(VIC) SAN CLEMENT	M		HIST.RES.	DOE-30-03-0024-0000	11/14/03	6Y	
							PROJ.REVW.	FHWA030903C	11/14/03	6Y	
148705	30-176664		METROLINK / BURLINGTON NORTHERN SA	(VIC) SAN CLEMENT	P	1882	HIST.RES.	DOE-30-03-0023-0000	11/14/03	6Y	
							PROJ.REVW.	FHWA030903C	11/14/04	6Y	
144271			ATCHISON TOPEKA & SANTA FE SURFLIN	SAN JUAN CAPISTRA	U	1887	HIST.RES.	DOE-30-03-0015-0000	10/29/03	6Y	
							PROJ.REVW.	FHWA030815A	10/29/03	6Y	
065291	30-161806		GOODWIN-ROSENBAUM HOUSE	SAN JUAN CAPISTRA	U		HIST.RES.	DOE-30-87-0001-0000	08/12/87	2S2	C
							PROJ.REVW.	FHWA870720A	08/12/87	2S2	C
087652	30-162255		SAN JUAN CREEK BRIDGE, AT & SF RR	SAN JUAN CAPISTRA	P	1917	HIST.RES.	DOE-30-93-0002-0000	02/18/94	6Y	
							PROJ.REVW.	COE931220C	02/18/94	6Y	

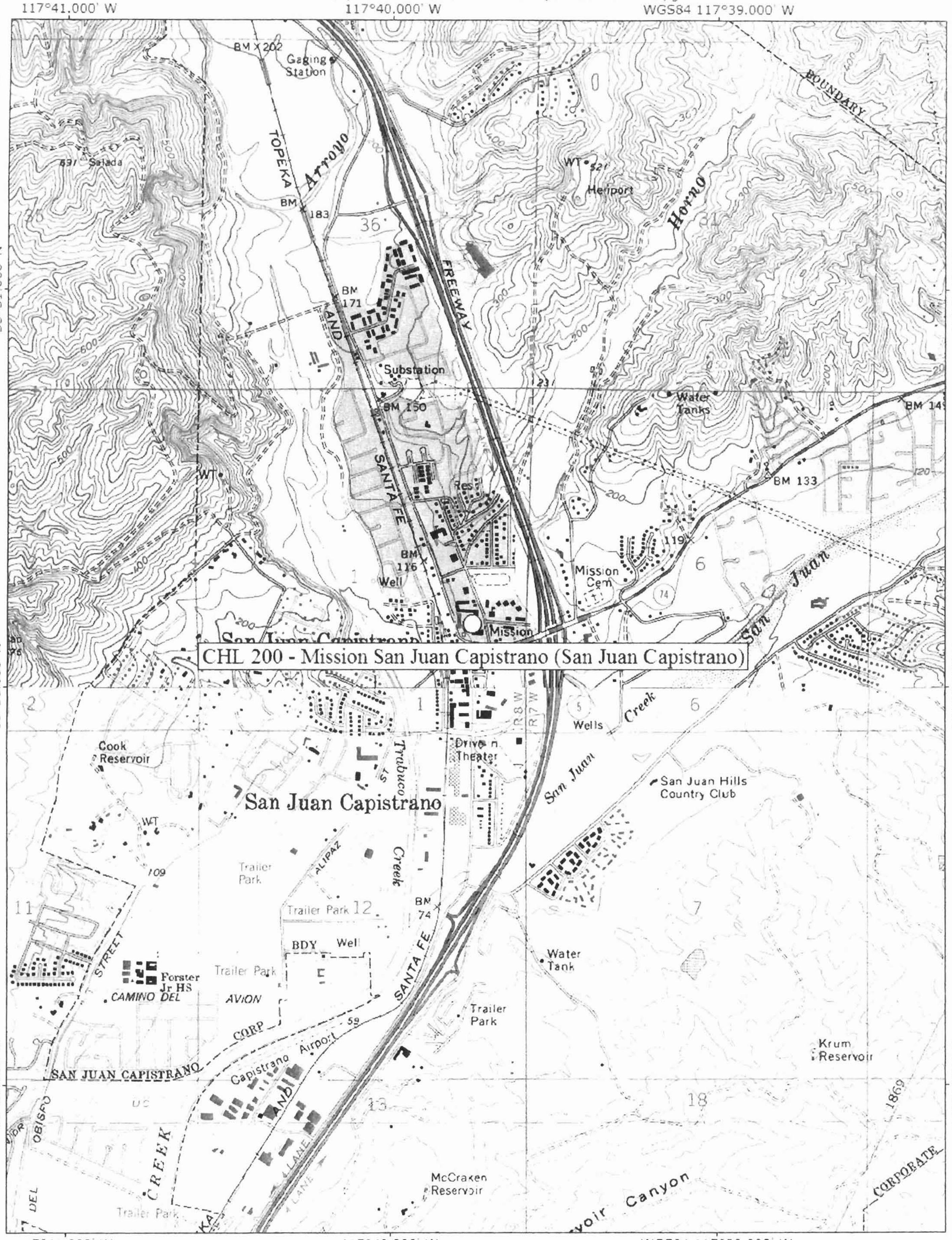
PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
039498	30-160129	32701 ALIPAZ ST	CONGDON, JOEL R., RESIDENCE	SAN JUAN CAPISTRA	P	1876	HIST.RES.	NPS-02000801-9999	07/22/02	1S	B
							NAT.REG.	30-0054	03/29/02	3S	B
							ST.FND.PRG	619.0-HP-88-30-007	12/19/88	6	
							HIST.SURV.	2675-0013-0000		7N	
133039		32701 ALIPAZ ST	STORAGE BARN	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0003	07/22/02	6X	
133037		32701 ALIPAZ ST	CONGDON, JOEL R., WATER TOWER	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0001	07/22/02	1D	B
133041		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0005	07/22/02	6X	
133042		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0006	07/22/02	6X	
133040		32701 ALIPAZ ST	FARM WORKER HOUSING / EQUIPMENT SH	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0004	07/22/02	6X	
133038		32701 ALIPAZ ST	FRUIT STAND	SAN JUAN CAPISTRA	M		HIST.RES.	NPS-02000801-0002	07/22/02	6X	
154951		32122 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-9999	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154952		32152 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0001	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154953		32162 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0002	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154954		32172 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1954	HIST.RES.	DOE-30-05-0004-0003	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154955		32192 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST.RES.	DOE-30-05-0004-0004	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154956		32212 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST.RES.	DOE-30-05-0004-0005	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154957		32222 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0006	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154958		32232 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST.RES.	DOE-30-05-0004-0007	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154959		32242 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0008	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154961		32252 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1950	HIST.RES.	DOE-30-05-0004-0010	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154960		32262 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1954	HIST.RES.	DOE-30-05-0004-0009	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154962		32282 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0011	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154963		32292 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0012	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
154964		32302 AVENIDA LOS AMIGOS		SAN JUAN CAPISTRA	U	1953	HIST.RES.	DOE-30-05-0004-0013	05/10/05	6Y	
							PROJ.REVW.	FHWA050418D	05/10/05	6Y	
098189	30-162531	AVIENDA LOS CERRITOS	SAN JUAN CAPISTRANO MISSION CEMETE	SAN JUAN CAPISTRA		1868	PROJ.REVW.	FHWA950809D	11/13/95	6Y	
039456	30-160088	CAMINO CAPISTRANO	MISSION SAN JUAN CAPISTRANO	SAN JUAN CAPISTRA	P	1776	ST.FND.PRG	619.0-HP-88-30-009	12/19/88	6	
							HIST.RES.	NPS-71000170-0000	09/03/71	1S	ABCD
							HIST.SURV.	2675-0001-0000	09/03/71	1S	
							HIST.RES.	SHL-0200-0000	06/20/35	7L	
153130		29943 CAMINO CAPISTRANO	WILLIAMS, ROGER Y., HOUSE / SWANNE	SAN JUAN CAPISTRA	M	1916	HIST.RES.	NPS-06001237-0000	01/10/07	1S	C
							NAT.REG.	30-0077	10/27/06	1S	C
164753		29943 CAMINO CAPISTRANO	WATER TOWER / WILLIAMS, ROGER Y.,	SAN JUAN CAPISTRA	P	1923	HIST.RES.	NPS-06001237-0002	01/10/07	1D	C
164752		29943 CAMINO CAPISTRANO	GARAGE / WILLIAMS, ROGER Y., HOUSE	SAN JUAN CAPISTRA	P	1923	HIST.RES.	NPS-06001237-0001	01/10/07	1D	C
039496	30-160127	31781 CAMINO CAPISTRANO	DOMINGO YORBA ADOBE/CASA GARCIA AD	SAN JUAN CAPISTRA	P	1860	HIST.RES.	NPS-82002222-0000	02/04/82	1S	AC
076136	30-161915	31866 CAMINO CAPISTRANO	ESSLINGER BUILDING	SAN JUAN CAPISTRA	P	1938	HIST.RES.	NPS-88000557-0000	05/16/88	1S	C
039499	30-160130	31879 CAMINO CAPISTRANO	JUDGE RICHARD EGAN HOUSE	SAN JUAN CAPISTRA	P	1883	ST.FND.PRG	619.0-HP-88-30-008	12/19/88	3	
							HIST.SURV.	2675-0014-0000		3S	
167826		31562 EL CAMINO REAL	SAN JUAN ELEMENTARY SCHOOL	SAN JUAN CAPISTRA	M	1920	PROJ.REVW.	FHWA070723A	08/20/07	6Y	
							HIST.RES.	DOE-30-07-0001-0000	08/20/07	6Y	
039497	30-160128	31806 EL CAMINO REAL	CASA DE ESPERANZA/BLAS AGUILAR ADO	SAN JUAN CAPISTRA	M	1794	HIST.RES.	NPS-90001484-0000	10/01/90	1S	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.SURV.	2675-0012-0000	10/01/90	1S	
							NAT.REG.	30-0005	10/01/90	1S	
							ST.FND.PRG	619.0-HP-88-30-005	12/19/88	6	
098185	30-162530	31620 GANADO RD		SAN JUAN CAPISTRA			PROJ.REVW.	FHWA950809D	11/13/95	6Y	
039467	30-160098	LOS RIOS ST	RAILROAD UTILITY BUILDING	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0006	04/04/83	1D	
039477	30-160108	LOS RIOS ST	RIOS ADOBE UTILITY STRUCTURE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0016	04/04/83	1D	
039492	30-160123	LOS RIOS ST	LOS RIOS STREET HISTORIC DISTRICT	SAN JUAN CAPISTRA	P	0000	HIST.RES.	NPS-83001216-9999	04/04/83	1S	AC
039489	30-160120	LOS RIOS ST	SANTE FE DEPOT	SAN JUAN CAPISTRA	P	1894	HIST.RES.	NPS-83001216-0028	04/04/83	1D	
039488	30-160119	LOS RIOS ST	OLD SHED	SAN JUAN CAPISTRA	P	1895	HIST.RES.	NPS-83001216-0027	04/04/83	1D	
039468	30-160099	31600 LOS RIOS ST	CLIFF BLANK HOUSE #1	SAN JUAN CAPISTRA	P	1908	HIST.RES.	NPS-83001216-0007	04/04/83	1D	
039469	30-160100	31631 LOS RIOS ST	CLIFF BLANK HOUSE #2	SAN JUAN CAPISTRA	P	1946	HIST.RES.	NPS-83001216-0008	04/04/83	1D	
039470	30-160101	31661 LOS RIOS ST	LABAT HOUSE	SAN JUAN CAPISTRA	P	1887	HIST.RES.	NPS-83001216-0009	04/04/83	1D	
039471	30-160102	31665 LOS RIOS ST	OLIVARES-MESA HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0010	04/04/83	1D	
039472	30-160103	31701 LOS RIOS ST	STANFIELD HOUSE	SAN JUAN CAPISTRA	P	1925	HIST.RES.	NPS-83001216-0011	04/04/83	1D	
039473	30-160104	31711 LOS RIOS ST	TRULIS HOUSE	SAN JUAN CAPISTRA	P	1910	HIST.RES.	NPS-83001216-0012	04/04/83	1D	
039466	30-160097	31712 LOS RIOS ST	CLARENCE LOBO HOUSE	SAN JUAN CAPISTRA	P	1910	HIST.RES.	NPS-83001216-0005	04/04/83	1D	
039465	30-160096	31720 LOS RIOS ST	FRANK VELASQUEZ HOUSE	SAN JUAN CAPISTRA	P	1922	HIST.RES.	NPS-83001216-0004	04/04/83	1D	
039464	30-160095	31730 LOS RIOS ST	YGNACIO SOTO HOUSE	SAN JUAN CAPISTRA	P	1921	HIST.RES.	NPS-83001216-0003	04/04/83	1D	
039474	30-160105	31731 LOS RIOS ST	RODMAN HOUSE	SAN JUAN CAPISTRA	P	1925	HIST.RES.	NPS-83001216-0013	04/04/83	1D	
039475	30-160106	31735 LOS RIOS ST	MONTANEZ ADOBE	SAN JUAN CAPISTRA	P	1894	HIST.RES.	NPS-83001216-0014	04/14/83	1D	C
							HIST.RES.	NPS-75000450-0000	04/21/75	1S	
039463	30-160094	31752 LOS RIOS ST	DELLA RAMOS HOUSE	SAN JUAN CAPISTRA	P	1918	HIST.RES.	NPS-83001216-0002	04/04/83	1D	
039480	30-160111	31781 LOS RIOS ST	RIOS ADOBE UTILITY STRUCTURE	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0019	04/04/83	1D	
039479	30-160110	31791 LOS RIOS ST	OLIVARES ACCESSORY BUILDING	SAN JUAN CAPISTRA	P	1935	HIST.RES.	NPS-83001216-0018	04/04/83	1D	
039478	30-160109	31791 LOS RIOS ST	VICTOR OLIVARES HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0017	04/04/83	1D	
039476	30-160107	31793 LOS RIOS ST	RIOS ADOBE	SAN JUAN CAPISTRA	P	1794	HIST.RES.	NPS-83001216-0015	04/04/83	1D	
039490	30-160121	31831 LOS RIOS ST	PRYOR HOUSE	SAN JUAN CAPISTRA	P	1880	NAT.REG.	30-0040	08/21/98	7J	
							HIST.RES.	NPS-83001216-0029	04/04/83	1D	
039481	30-160112	31851 LOS RIOS ST	OYHARZABAL HOUSE	SAN JUAN CAPISTRA	P	1900	HIST.RES.	NPS-83001216-0020	04/04/83	1D	
039482	30-160113	31861 LOS RIOS ST	SILVAS ADOBE	SAN JUAN CAPISTRA	P	1794	HIST.RES.	NPS-83001216-0021	04/04/83	1D	
039483	30-160114	31881 LOS RIOS ST	ANTONIO BECERRA HOUSE	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0002	04/04/83	1D	
039484	30-160115	31891 LOS RIOS ST	RENAL BROWN HOUSE	SAN JUAN CAPISTRA	P	1920	HIST.RES.	NPS-83001216-0023	04/04/83	1D	
039485	30-160116	31901 LOS RIOS ST	BELLE REYES HOUSE	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0024	04/04/83	1D	
039486	30-160117	31911 LOS RIOS ST	OLIVARES HOUSE #1	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0025	04/04/83	1D	
039487	30-160118	31921 LOS RIOS ST	OLIVARES HOUSE #2	SAN JUAN CAPISTRA	P	1890	HIST.RES.	NPS-83001216-0026	04/04/83	1D	
081416	30-161995	26604 MISSION ST		SAN JUAN CAPISTRA	U		PROJ.REVW.	HUD921102C	12/09/92		
							PROJ.REVW.	HUD921102C	12/09/92	6Y	
123361		ORTEGA HWY	GREYSTONE VILLA	SAN JUAN CAPISTRA	F	1915	HIST.RES.	NPS-02000151-9999	11/09/99	1S	ABC
							NAT.REG.	30-0046	11/09/99	3S	ABC
130916		ORTEGA HWY	STONE DEER #2	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0003	03/15/02	1D	ABC
							NAT.REG.	30-0046	03/15/02	3D	ABC
130915		ORTEGA HWY	STONE DEER #1	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0002	03/15/02	1D	ABC
							NAT.REG.	30-0046	03/15/02	3D	ABC
130914		ORTEGA HWY	GREYSTONE VILLA QUONSET HUT GARAGE	SAN JUAN CAPISTRA	P		HIST.RES.	NPS-02000151-0001	03/15/02	1D	ABC
							NAT.REG.	30-0046	03/15/02	3D	ABC
039495	30-160126	27182 ORTEGA HWY	FRANK A. FORSTER HOUSE	SAN JUAN CAPISTRA	P	1909	HIST.RES.	NPS-86002405-0000	09/11/86	1S	
039459	30-160090	27832 ORTEGA HWY	PARRA, MIGUEL, ADOBE	SAN JUAN CAPISTRA	M	1841	HIST.RES.	NPS-79000515-0000	08/21/79	1S	
							FED.FND.PR	629.0-79-HPF-30-01	01/01/79	7L	
							HIST.RES.	NPS-78000731-0000	09/11/78	1S	
039458	30-160089	27832 ORTEGA HWY	HARRISON HOUSE	SAN JUAN CAPISTRA	M	1905	HIST.RES.	NPS-79000515-0000	08/21/79	1S	C
							FED.FND.PR	629.0-79-HPF-30-03	01/01/79	7L	
081414	30-161993	31342 RAMOS ST		SAN JUAN CAPISTRA	U	1922	PROJ.REVW.	HUD921102A	12/09/92	6Y	
081415	30-161994	31362 RAMOS ST		SAN JUAN CAPISTRA	U	1922	PROJ.REVW.	HUD921102B	12/09/92	6Y	
039491	30-160122	RIVER ST	RIVER ST	SAN JUAN CAPISTRA	U		HIST.RES.	NPS-83001216-0030	04/04/83	1D	
090903	30-162292	35565 SIEVERS CANYON RD	SIEVERS ADOBE	SAN JUAN CAPISTRA	F	1827	HIST.RES.	SPHI-ORA-019	11/16/84	7L	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
167836		SPRING ST	SPRING STREET	SAN JUAN CAPISTRA	M	1875	PROJ.REVW.	FHWA070723A	08/20/07	6Y	
							HIST.RES.	DOE-30-07-0002-0000	08/20/07	6Y	
039462	30-160093	26720 VERDUGO RD	COMBS HOUSE	SAN JUAN CAPISTRA	P	1870	HIST.RES.	NPS-83001216-0001	04/04/83	1D	
039461	30-160092	SR 74	MACHADO BRIDGE, BRIDGE #55-62	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0005-0000		7R	
039460	30-160091	SR 74	BRIDGE #55-60	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0004-0000		7R	
039494	30-160125	SR 74	SERRA BRIDGE, BRIDGE #55-64	(VIC) SAN JUAN CA	S	1929	HIST.SURV.	2675-0007-0000		7N	
039493	30-160124	SR 74	DE ANZA BRIDGE, BRIDGE #55-63	(VIC) SAN JUAN CA	S	1933	HIST.SURV.	2675-0006-0000		7N	
147078		SR 74	ORTEGA HIGHWAY SEGMENT	(VIC) SAN JUAN CA	S	1932	HIST.RES.	DOE-30-04-0002-0000	02/19/04	6Y	
							PROJ.REVW.	FHWA040112A	02/19/04	6Y	
118559			BUILDING #6230 / CAPEHART HOUSING	SANTA ANA	F	1973	HIST.RES.	DOE-30-98-1280-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118086			BUILDING #5307 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0825-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118087			BUILDING #5309 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0826-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118088			BUILDING #5310 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0827-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118090			BUILDING #5312 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0828-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118091			BUILDING #5315 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0829-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118092			BUILDING #5316 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0830-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118093			BUILDING #5317 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0831-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118094			BUILDING #5318 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0832-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118095			BUILDING #5319 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0833-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118096			BUILDING #5321 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0834-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118097			BUILDING #5322 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0835-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118098			BUILDING #5324 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0836-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118099			BUILDING #5325 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0837-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118100			BUILDING #5326 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0838-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118101			BUILDING #5327 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0839-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118102			BUILDING #5328 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0840-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118103			BUILDING #5329 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0841-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118104			BUILDING #5330 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0842-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A	09/15/98	6Y	
118105			BUILDING #5331 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0843-0000	09/15/98	6Y	
							PROJ.REVW.	USMC980828A\	09/15/98	6Y	
118106			BUILDING #5333 / WHERRY VILLAGE /	SANTA ANA	F	1954	HIST.RES.	DOE-30-98-0844-0000	09/15/98	6Y	

TOPO! map printed on 10/25/05 from "LA.tpo" and "Untitled.tpg"

117°41.000' W 117°40.000' W WGS84 117°39.000' W



117°41.000' W 117°40.000' W WGS84 117°39.000' W

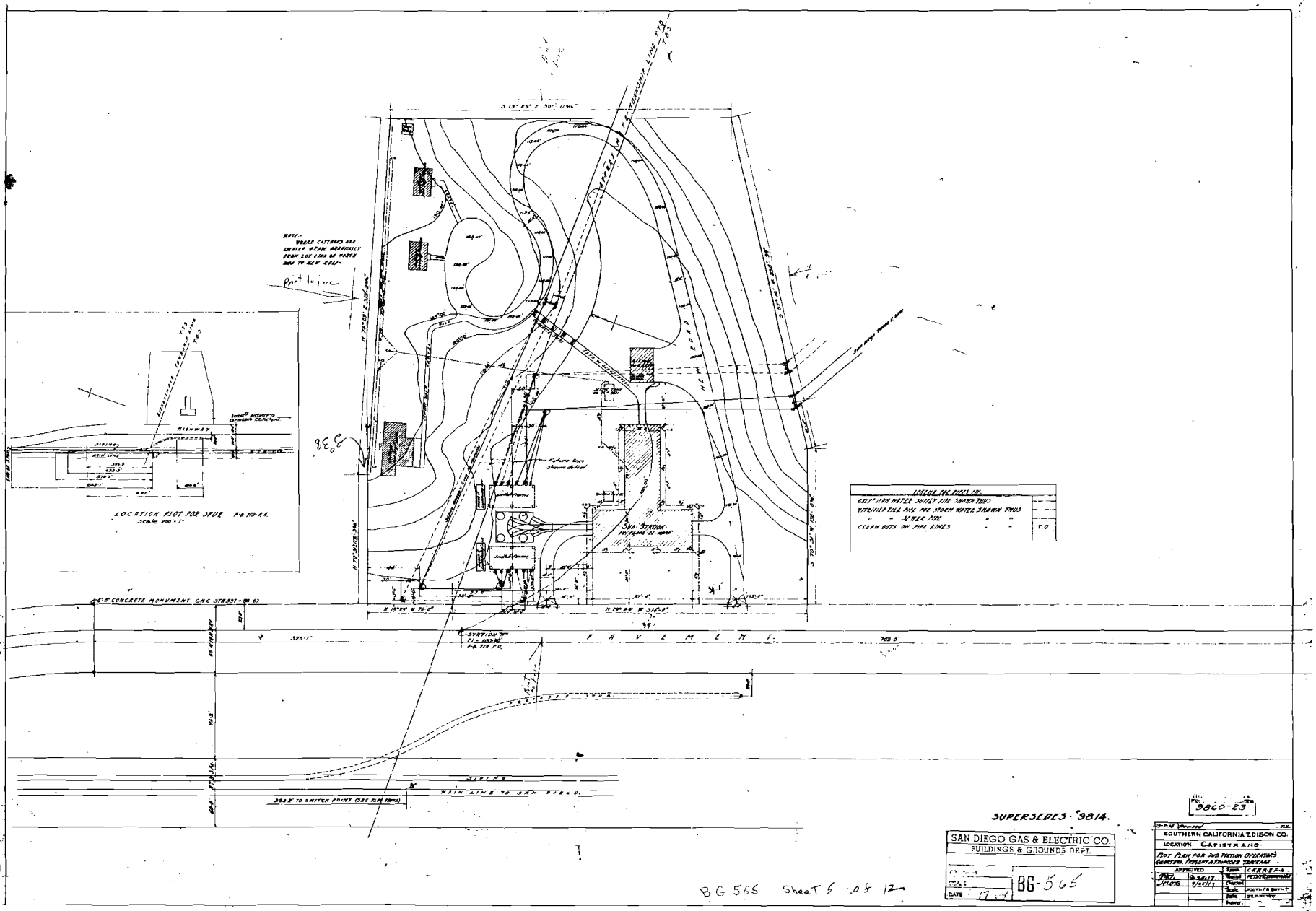
TN MN 13½°

0 1/2 1 MILE

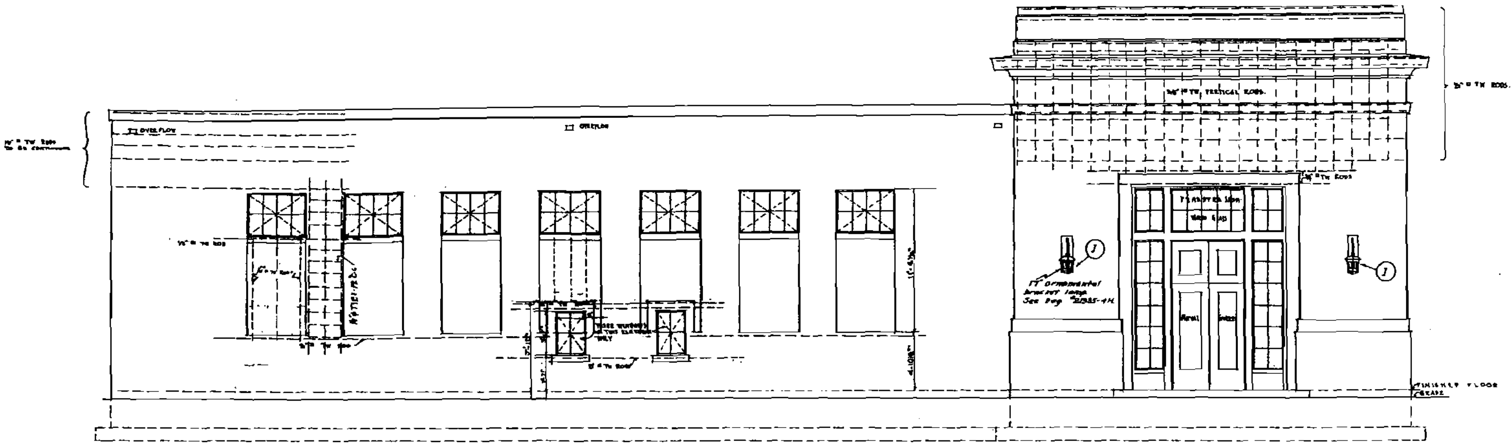
0 1000 FEET 0 500 m 1000 m

APPENDIX C:

Supplemental Research Data

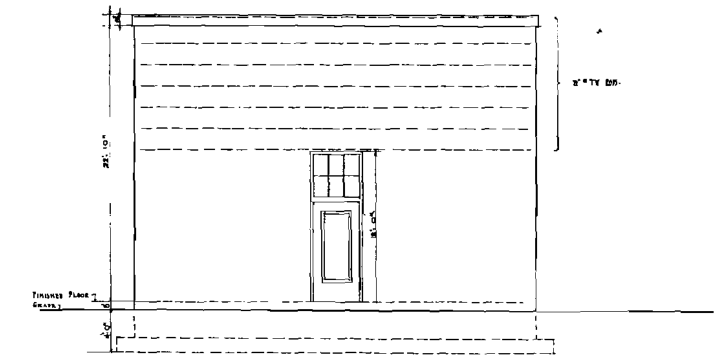


BG 565 Sheet 5 of 12



- NORTH ELEVATION -

SOUTH ELEVATION SIMILAR.



- EAST ELEVATION -

SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT.

BG-565

9-1764

THIS DRAWING WAS FORMERLY NUMBERED 9786-23

SOUTHERN CALIFORNIA EDISON CO.

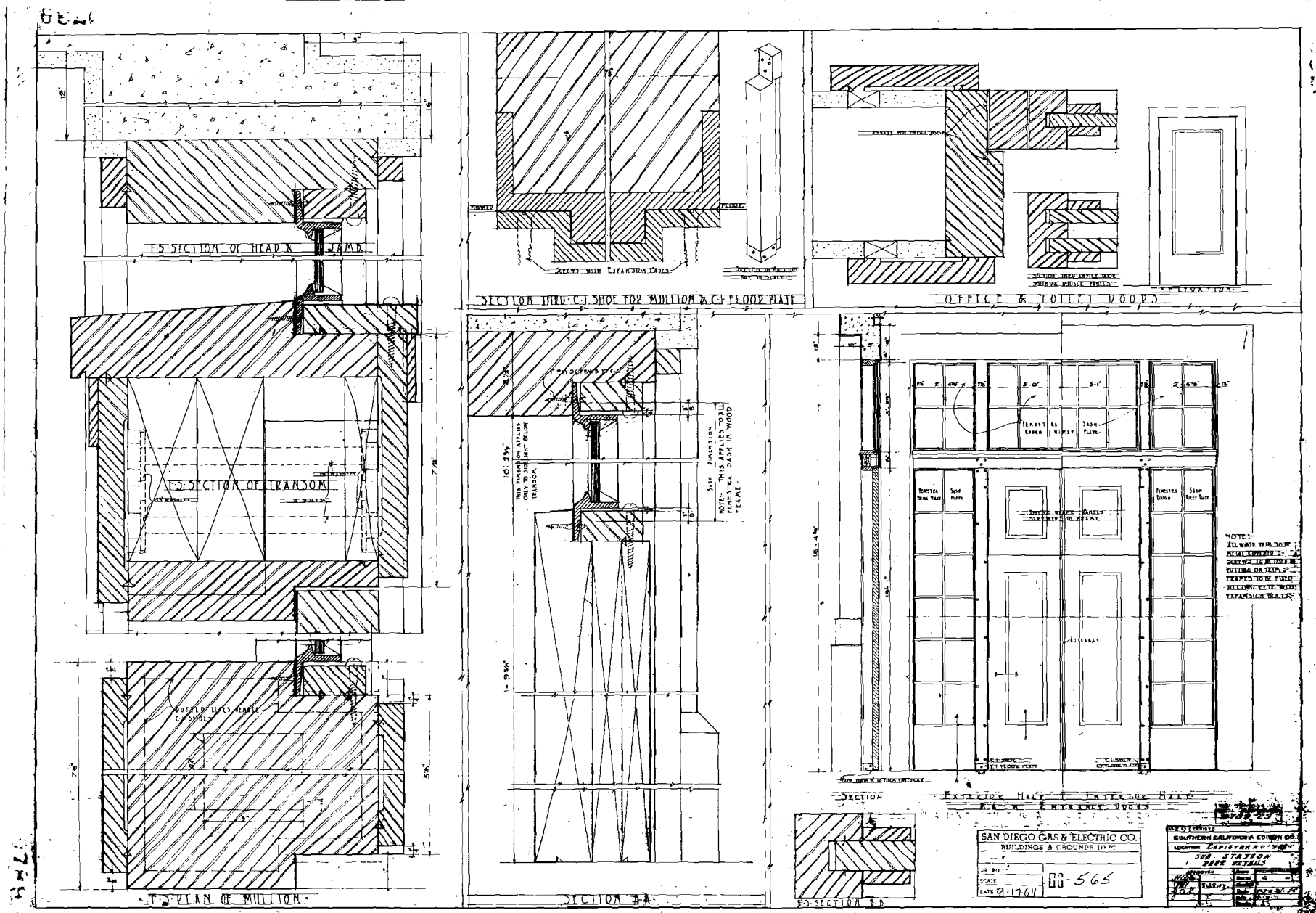
LOCATION CAPISTRANO

SUB STATION SIDE & END ELEVATIONS.

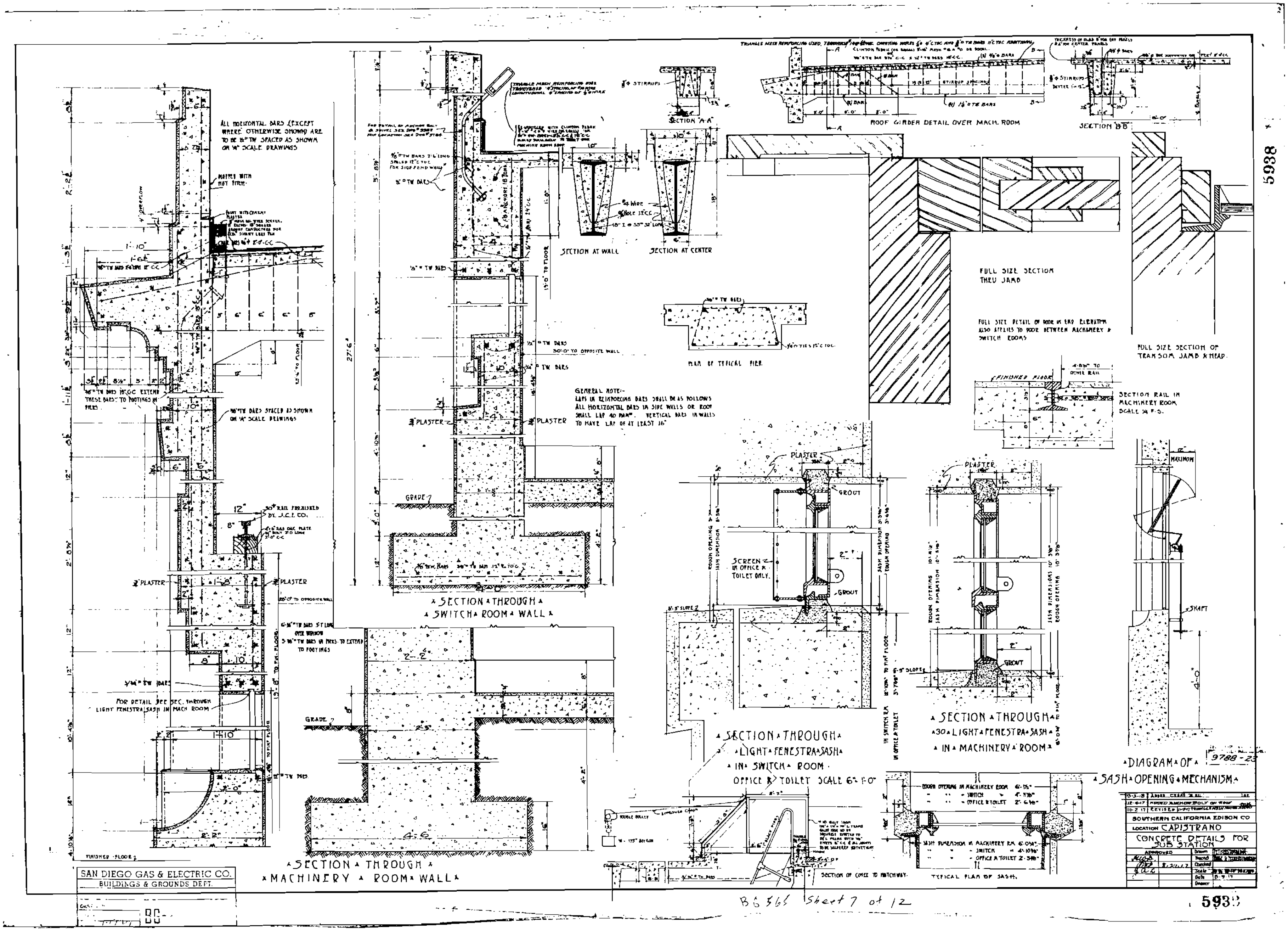
Scale 1/8" = 1'-0"

Added ornamental lamps

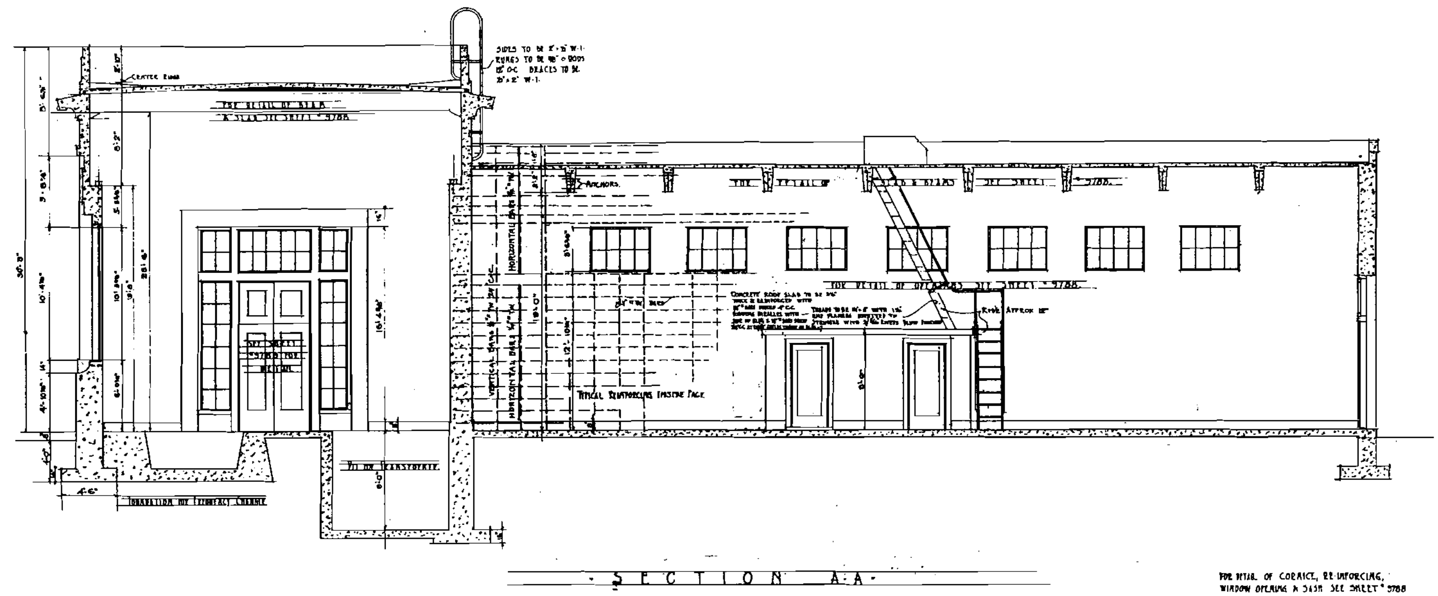
REVISIONS



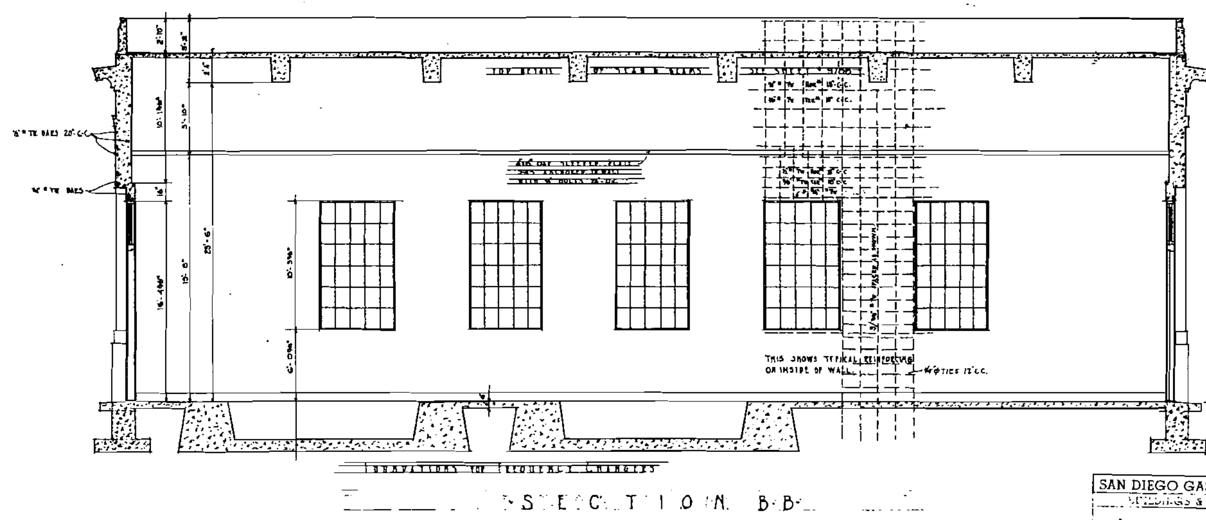
BG 565 Sheet 6 of 12



5938
ALL HORIZONTAL BARS (EXCEPT WHERE OTHERWISE SHOWN) ARE TO BE ½" TW SPACED AS SHOWN ON ¼" SCALE DRAWINGS
SECTION AT WALL
SECTION AT CENTER
SECTION "A-A"
ROOF GIRDER DETAIL OVER MACH. ROOM
SECTION "B-B"
FULL SIZE SECTION THRU JAMB
FULL SIZE DETAIL OF DOOR IN END ELEVATION ALSO APPLIES TO DOOR BETWEEN MACHINERY & SWITCH ROOMS
FULL SIZE SECTION OF TRANSOM JAMB & HEAD
PLAN OF TYPICAL PIER
GENERAL NOTE:- LAPS IN REINFORCING BARS SHALL BE AS FOLLOWS ALL HORIZONTAL BARS IN SIDE WALLS OR ROOF SHALL LAP 40 DIAM. VERTICAL BARS IN WALLS TO HAVE LAP OF AT LEAST 16"
SECTION RAIL IN MACHINERY ROOM SCALE ¼ F.S.
SECTION THROUGH SWITCH ROOM WALL
SECTION THROUGH MACHINERY ROOM WALL
SECTION THROUGH LIGHT FENESTRA SASH IN SWITCH ROOM OFFICE & TOILET SCALE 6"=1'-0"
SECTION THROUGH 30 LIGHT FENESTRA SASH IN MACHINERY ROOM
DIAGRAM OF SASH OPENING MECHANISM
TYPICAL PLAN OF SASH.
SECTION OF COVER TO HATCHWAY.
SCREEN IN OFFICE & TOILET ONLY.
PLASTER
GROUT
GRADE
FINISHED FLOOR
MAXIMUM
SHAFT
9788-23
SOUTHERN CALIFORNIA EDISON CO
LOCATION CAPISTRANO
CONCRETE DETAILS FOR SUB STATION
SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT.
BG 565 Sheet 7 of 12
5938



FOR DETAIL OF CORNICE, REINFORCING, WINDOW OPENING & JOISTS SEE SHEET # 5788
FOR DETAIL OF MAIN DOOR ETC SEE SHEET # 5789



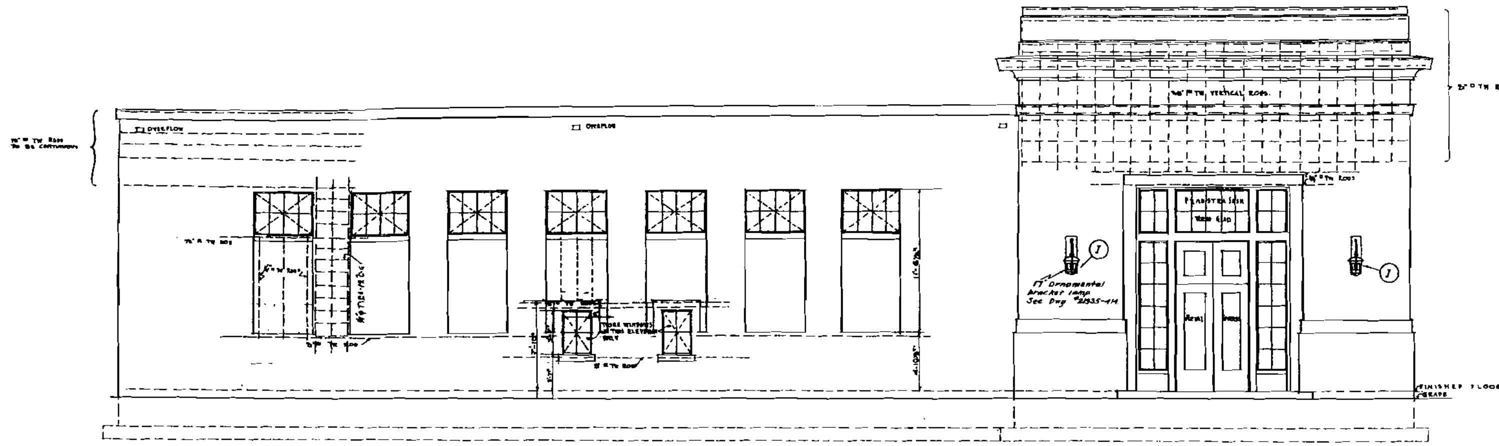
SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT.
BG-565
DATE 9-17-64

9787-23

SOUTHERN CALIFORNIA EDISON CO.
LOCATION CAPISTRANO
SUB STATION SECTIONS OF BUILDINGS
APPROVED
Scale 1/4" = 1'-0"
Date 8-9-17

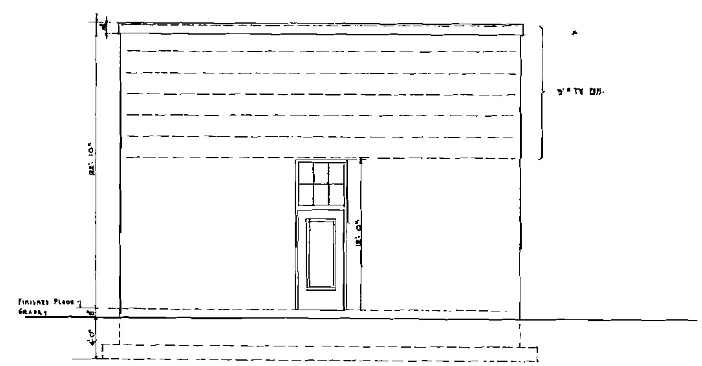
BG 565 Sheet 8 of 12

5939



· NORTH ELEVATION ·

SOUTH ELEVATION SIMILAR.



· EAST ELEVATION ·

SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT

SCALE

9-17-64

BG-565

9786-23

10-2-17 REVISED

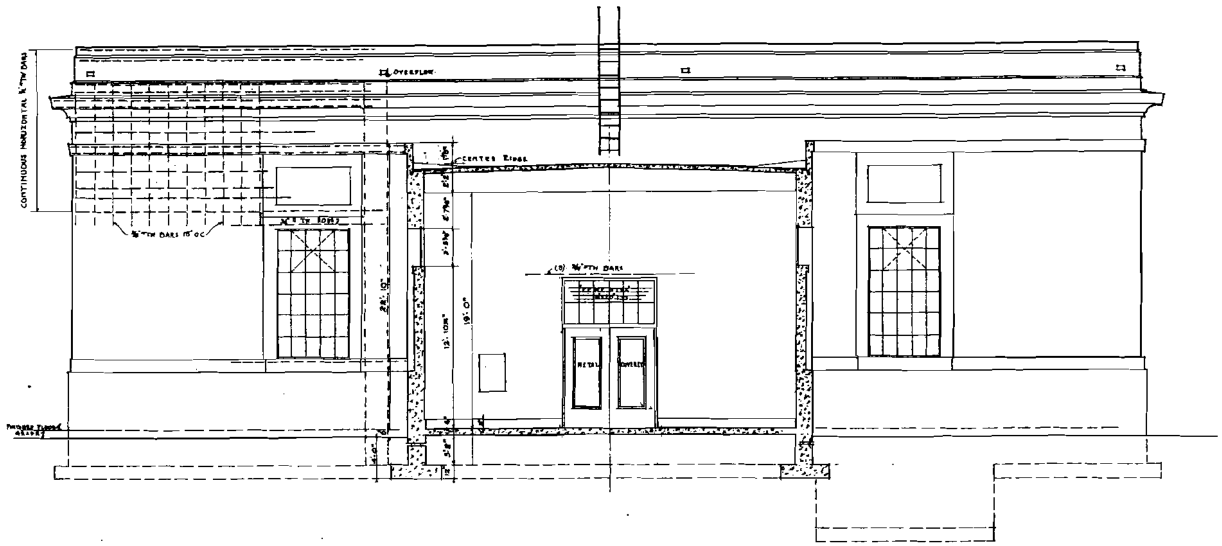
SOUTHERN CALIFORNIA EDISON CO.

LOCATION CAPISTRANO

SUB STATION
SIDE & END ELEVATIONS.

ELEC.	MECH.	STRUCT.	SYMBOL	DATE	REVISIONS	
			1	8-21-23	Added ornamental lamps	JS

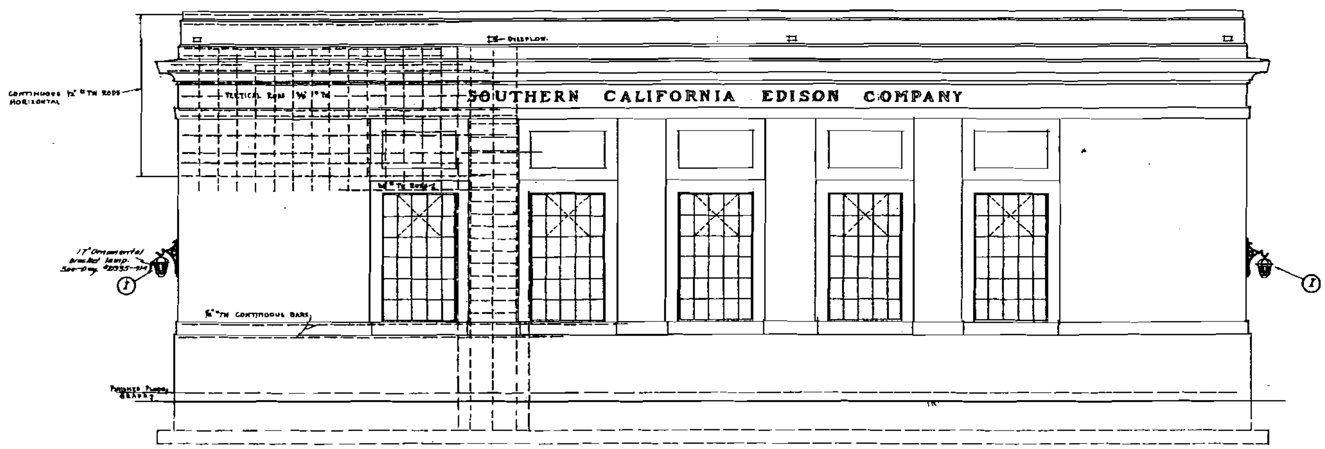
APPROVED			
		Drawn	FETHERSTONHAUGH
	8-29-17	Checked	
		Scale	1/8" = 1'-0"
		Date	8-9-17



NOTE: ALL HORIZONTAL BARS TO BE ⅜" TW SPACED AS SHOWN, UNLESS WHERE OTHERWISE NOTED.

SECTIONAL ELEVATION C-C

NOTE: ALL SASH TO BE FENESTRA Z-20-16. DIAGONAL DOTTED LINES IN WINDOWS INDICATE VENTILATORS TO OPEN.



TYPICAL REINFORCING FOR OUTSIDE OF WALL AS ABOVE

WEST ELEVATION

SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT
SCALE
DATE 9-1-64
BG-565

THIS DRAWING WAS PREVIOUSLY NUMBERED 9785-23

10-2-17 REVISED

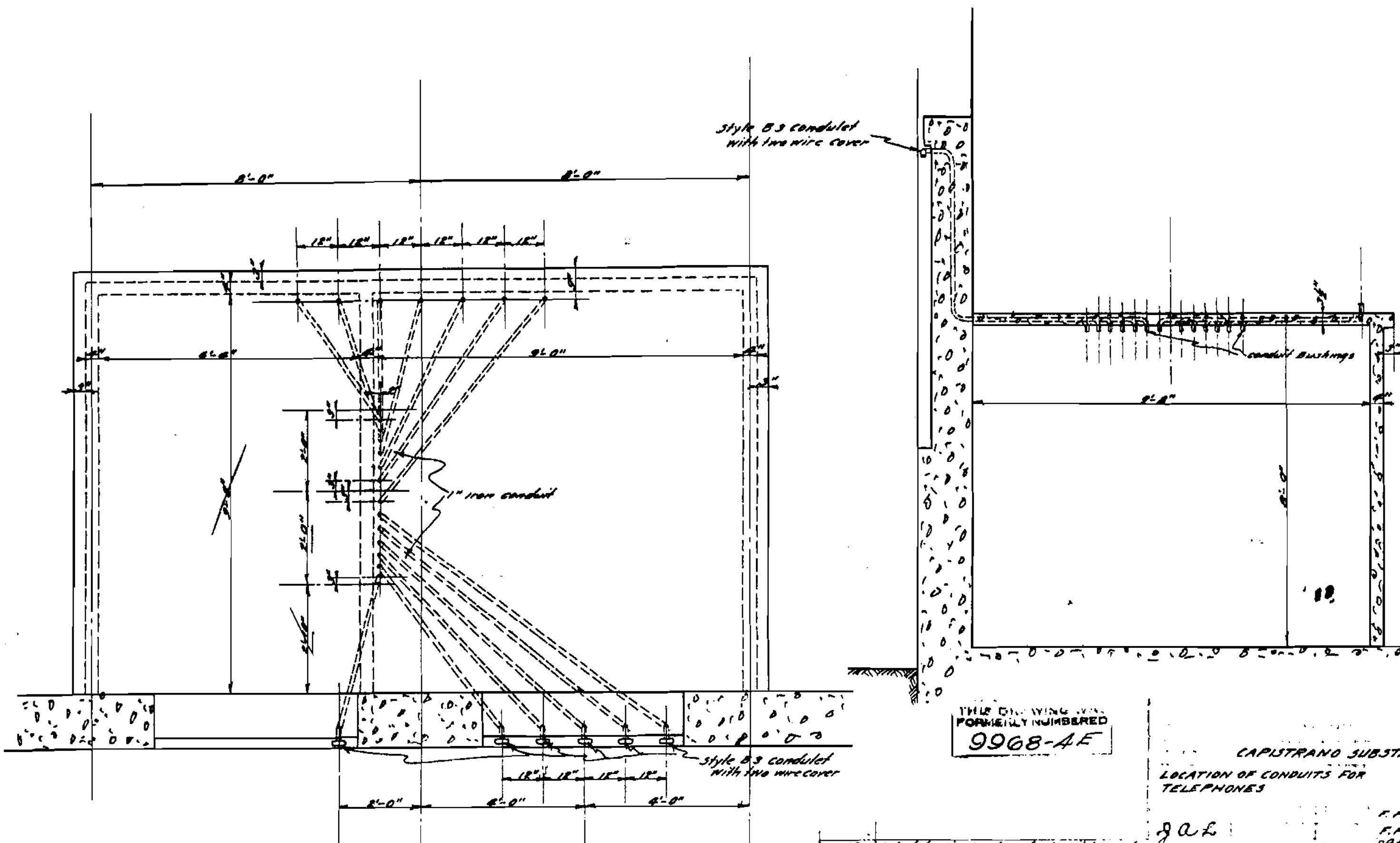
SOUTHERN CALIFORNIA EDISON CO.
LOCATION CAPISTRANO
SUB STATION
FRONT & REAR ELEVATIONS

APPROVED		Drawn	
	8-29	Traced	
		Checked	
		Scale	⅛" = 1'-0"
		Date	6-9-17
		Drawer	

ELEC.	MECH	STRUCT	SYMBOL	DATE	REVISIONS
			①	8-8-22	Added ornamental lamps

BG 565 Sheet 10 of 12

5941



THIS DRAWING WAS FORMERLY NUMBERED 9968-AE

CAPISTRANO SUBSTATION

LOCATION OF CONDUITS FOR TELEPHONES

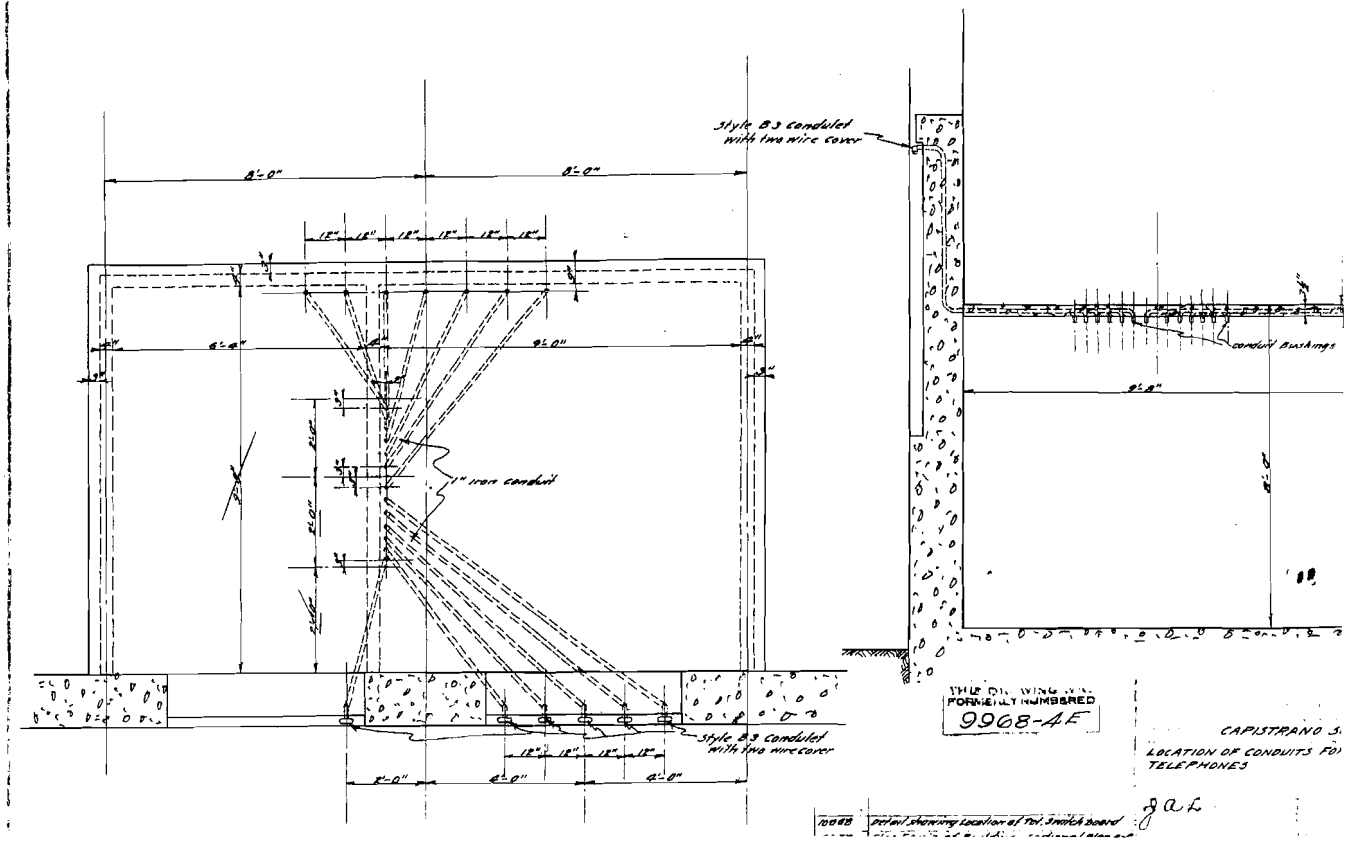
10268	Detail showing Location of Tel. Switch board
9957	Elec. Equip. of Building - Sectional Plan A-A
9960	Plan and Elevations showing loc. of conduits

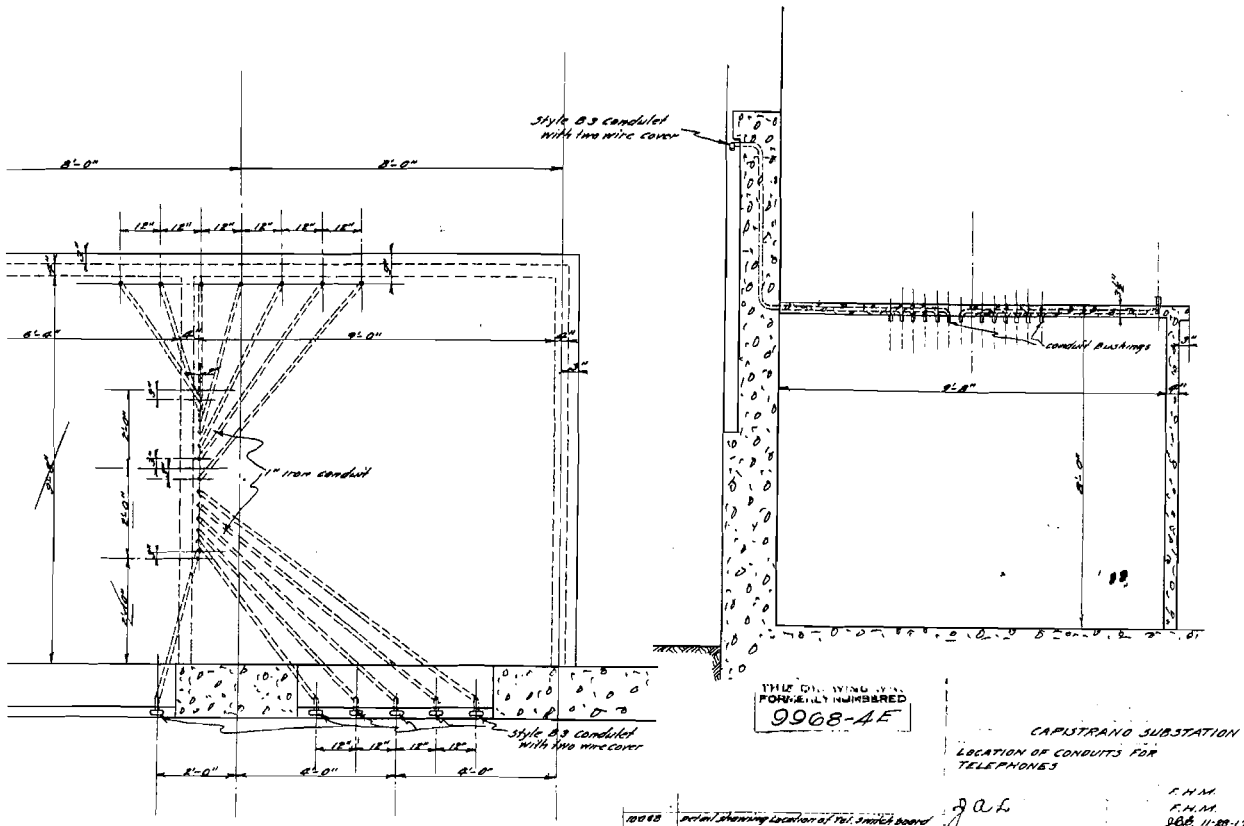
CROSS REFERENCE

F.H.M.
F.H.M.
J.A.B. 11-28-17
$\frac{1}{2}$" = 1'
OCT. 30, 1917

W.R.B.

3725


Style B3 conduitof with two wire cover
8'-0"
8'-0"
12" 12" 12" 12" 12" 12"
6'-0"
6'-0"
1" iron conduit
Style B3 conduitof with two wire cover
conduit bushings
9'-0"
THIS DRAWING IS FORMERLY NUMBERED
9968-AF
CAPISTRANO S.
LOCATION OF CONDUITS FO
TELEPHONES
detail showing location of Tel. Switch board



THIS DRAWING WAS FORMERLY NUMBERED 9968-4E

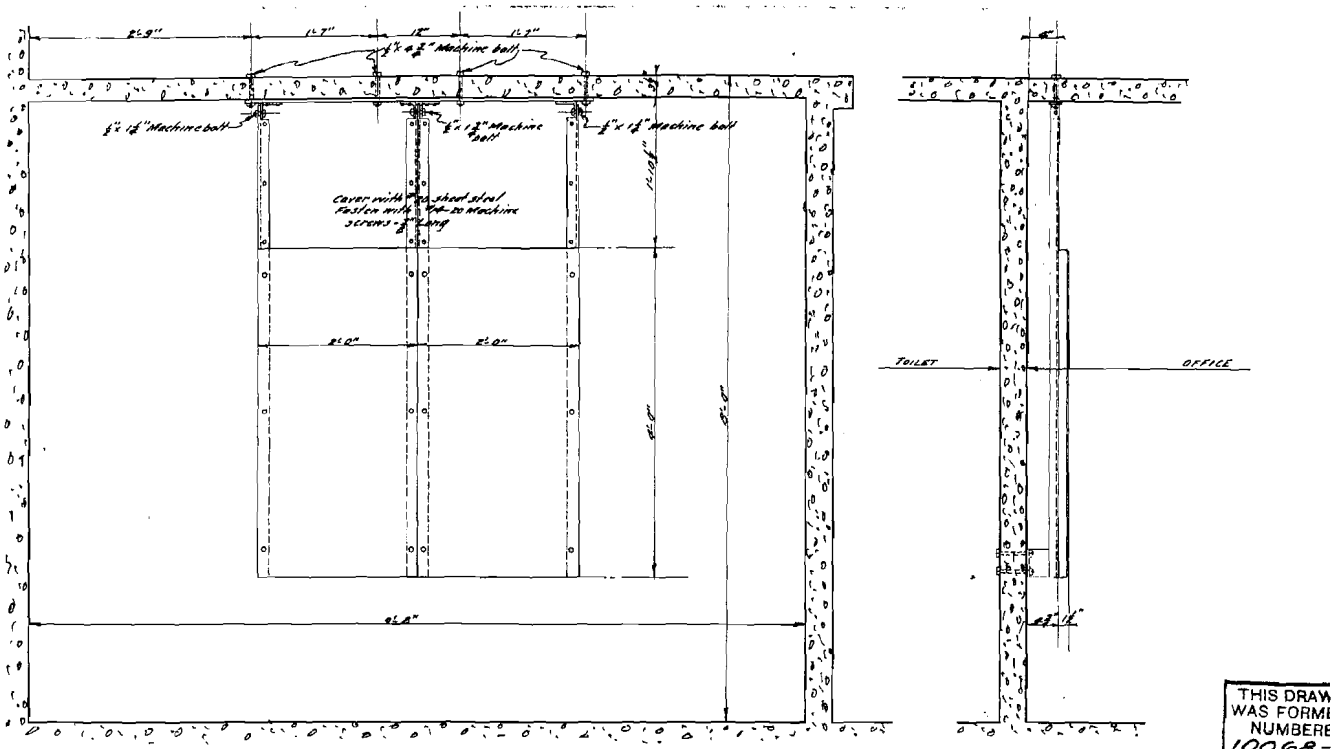
CAPISTRANO SUBSTATION

LOCATION OF CONDUITS FOR TELEPHONES

10068	aerial showing location of tel. switch board	J.A.L.
9957	elec. Equip. of Building - sections & Plan A-A	

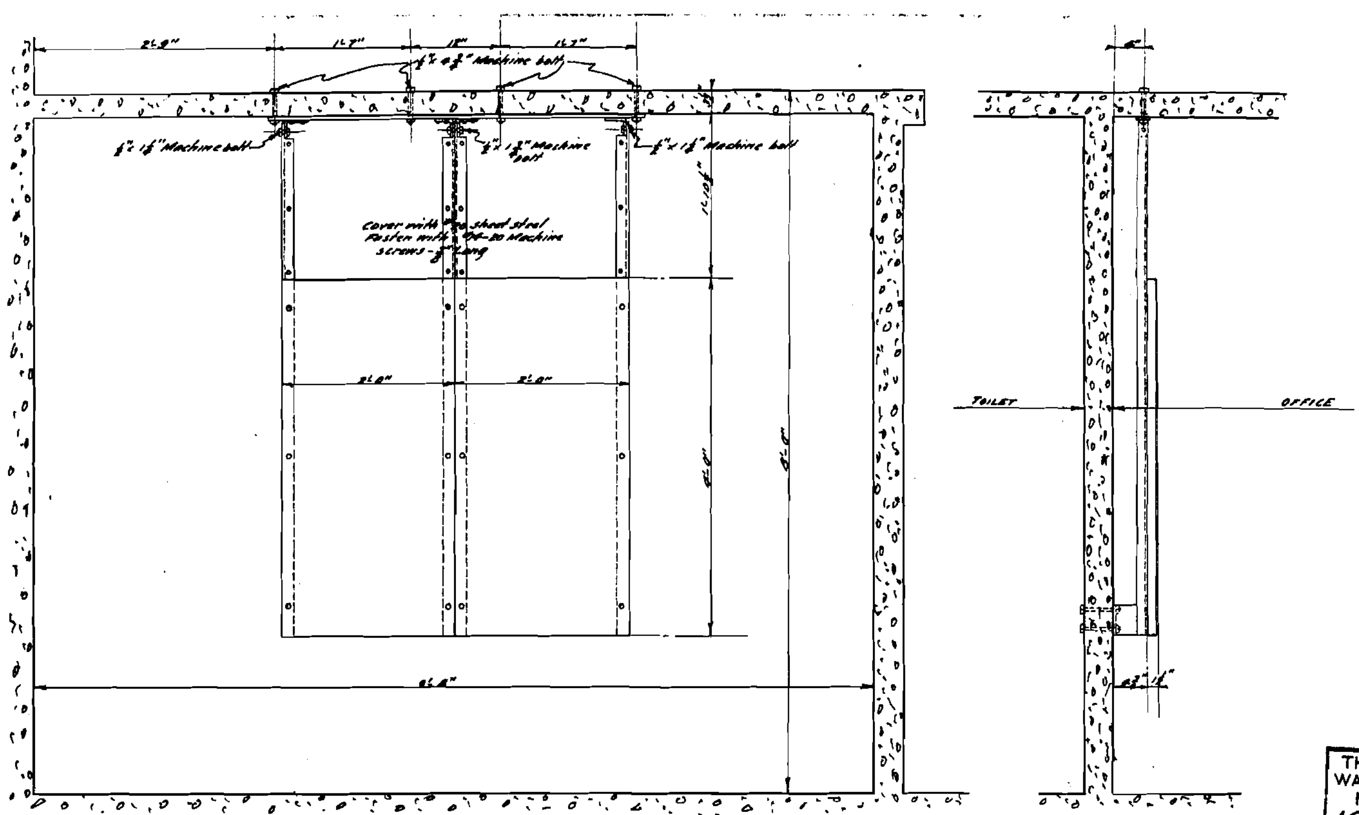
F.H.M.
F.H.M.
DRB. 11-28-17
1" = 1'

3725



THIS DRAW
WAS FORME
NUMBERE
10068-

CAPISTRANO SUBST-



THIS DRAWING WAS FORMERLY NUMBERED 10068-46

CAPISTRANO SUBSTATION
DETAIL SHOWING LOCATION OF TELEPHONE SWITCH BOARD IN OFFICE

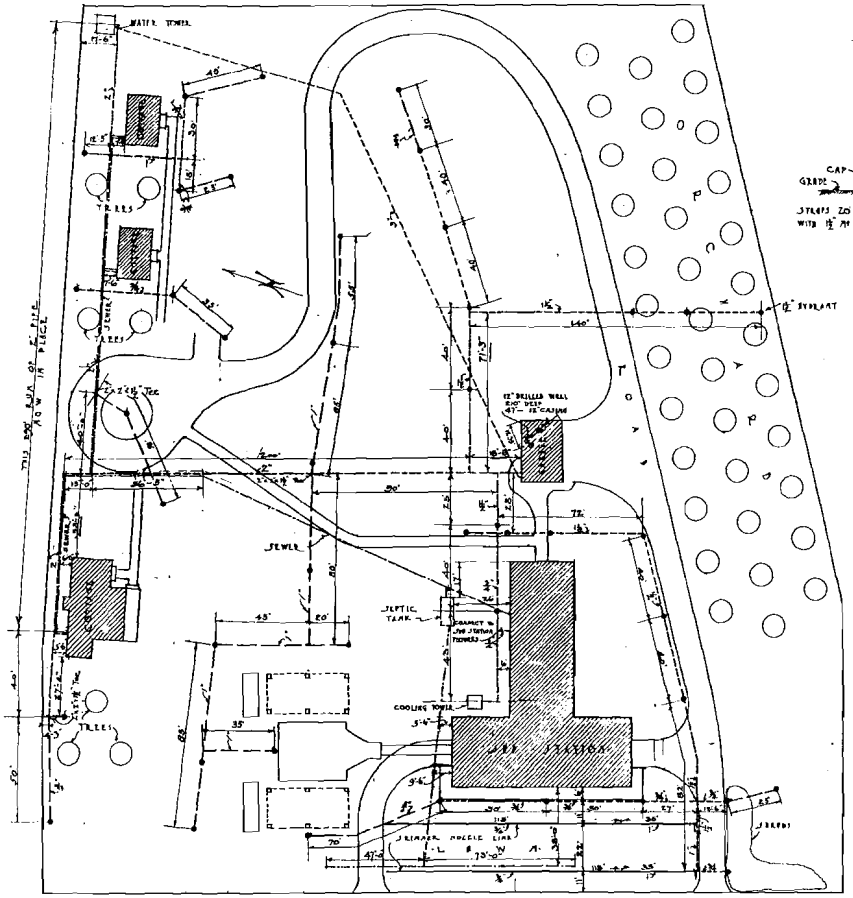
F.H.M.
F.H.M.
W.R.B.
1"=1'
DEC. 11, 1917

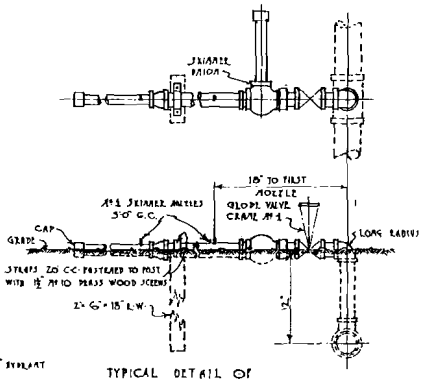
9537	Detail of steel for Telephone switchboard
9960	Location of Conduits for Telephones

CROSS REFERENCE

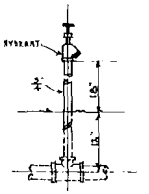
3735

4 1170





TYPICAL DETAIL OF NOZZLE LINE CONNECTIONS



NOTE:—
LENGTHS OF ALL PIPE LINES APPROXIMATE, EXACT LENGTHS TO BE DETERMINED IN FIELD.

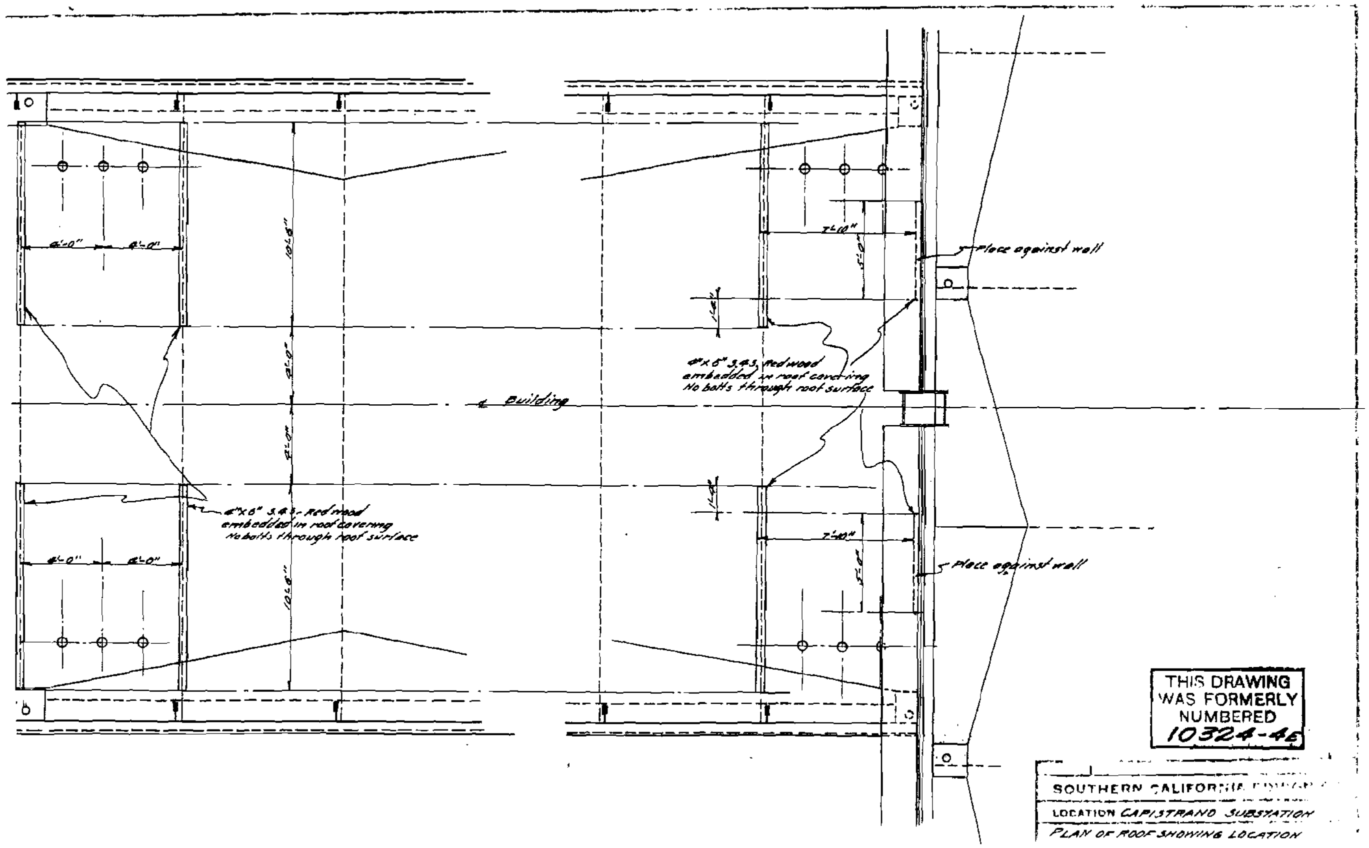
ALL NOZZLES TO BE IN PERFECT ALIGNMENT.
ENDS OF ALL PIPE TO BE REAMED.
ALL PIPE AND FITTINGS TO BE GALVANIZED.
HYDRANTS ARE INDICATED THUS ● ALL HYDRANTS TO BE ¾" EXCEPT WHERE NOTED.
PIPE ADDED APRIL 29,1918 INDICATED THUS——.

THIS DRAWING WAS FORMERLY NUMBERED 10303-7B

APPROVED MAY 31 1918	PIPE ADDED REVISED	J.A.R.

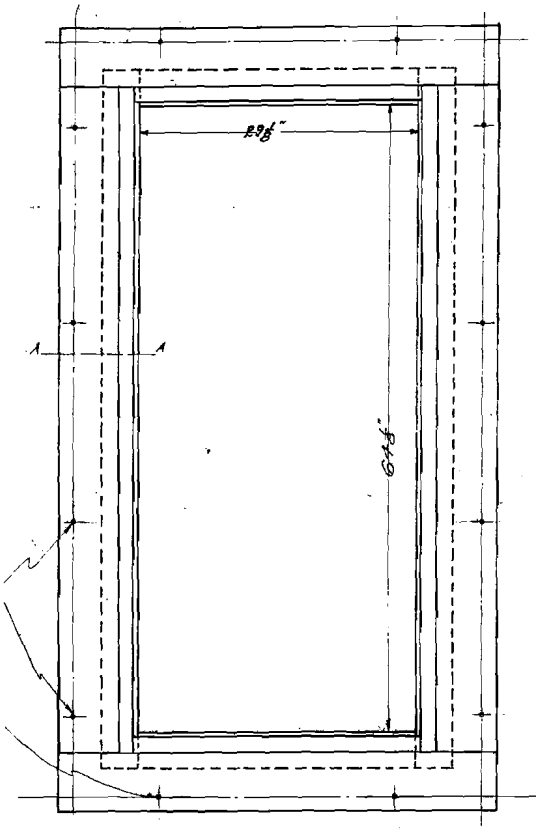
LOCATION CAPISTRANO
LAYOUT OF IRRIGATION SYSTEM.
APPROVED [illegible]
DRAWN J.A.R.
TRACED J.A.R.
SCALE 1 INCH = 100 FEET
DATE MARCH [illegible] 1918

4 1170

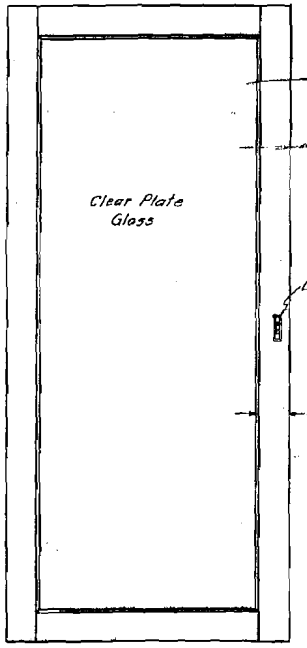


THIS DRAWING
WAS FORMERLY
NUMBERED
10324-4E

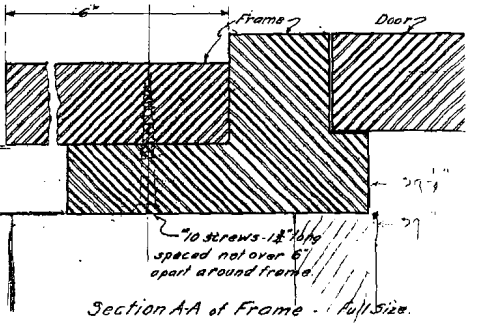
SOUTHERN CALIFORNIA EDISON
LOCATION CAPISTRANO SUBSTATION
PLAN OF ROOF SHOWING LOCATION



Mortised Frame



Mortised Door



Section A-A of Frame - Full Size.

Note:-

Door and Frame to be made of selected straight grain oak.

Door to have clear plate glass panel, a mortise latch "FA65½B (Union Hdw. & Metal Co.), to be fitted to fram and hung on (3) 2½" x 2½" loose pin, ball tip steel butts, (

Frame and Door finish, light oak, varnished and rubbed.

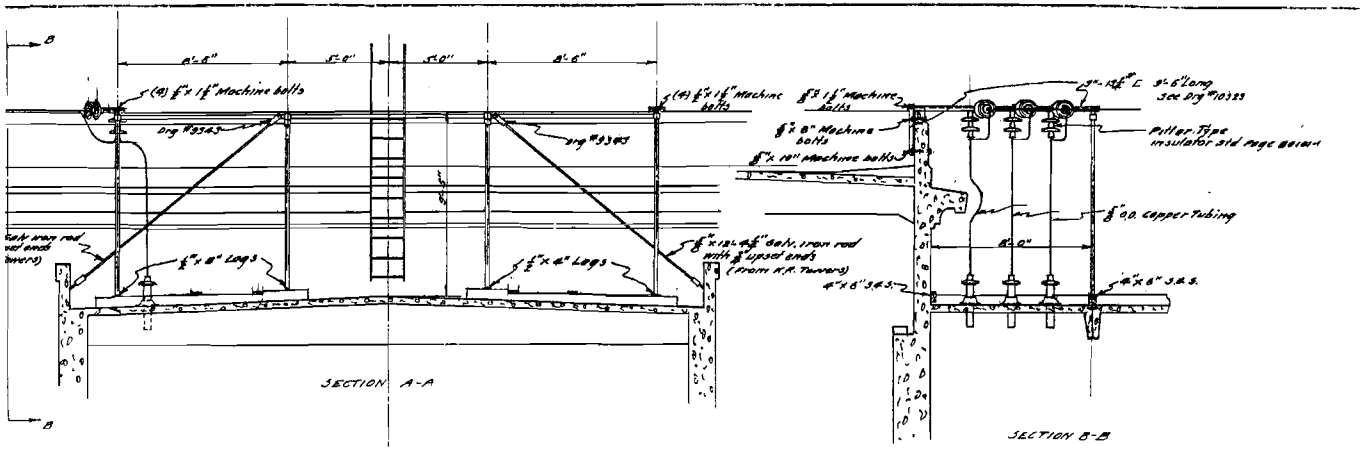
Note on Installation:-

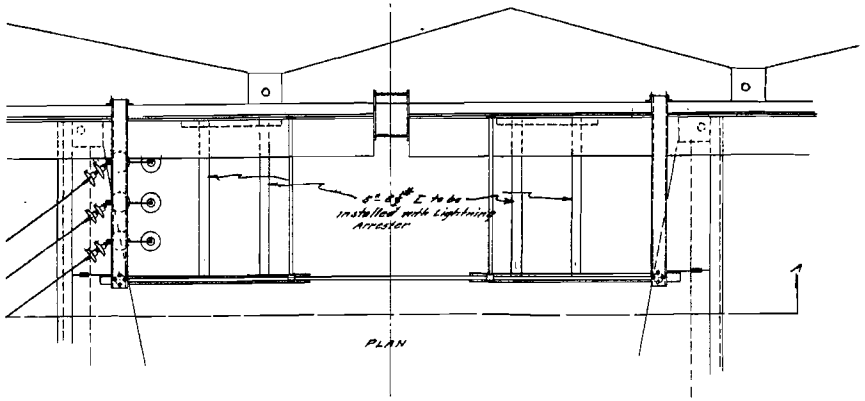
Frame to be securely fastened to concrete wall with "Ideal" 16 bleed, round head wood screws 2½" long, and expansion shields.

THIS DRAWING WAS FORMERLY NUMBERED 10441-E

SOUTHERN CALIFORNIA EDISON	
LOCATION CAPISTRANO SUBSTATION	
Door and Frame for Station Distribution Panel	
APPROVED	Drawn J.C.G.
	Traced J.C.G.

3754

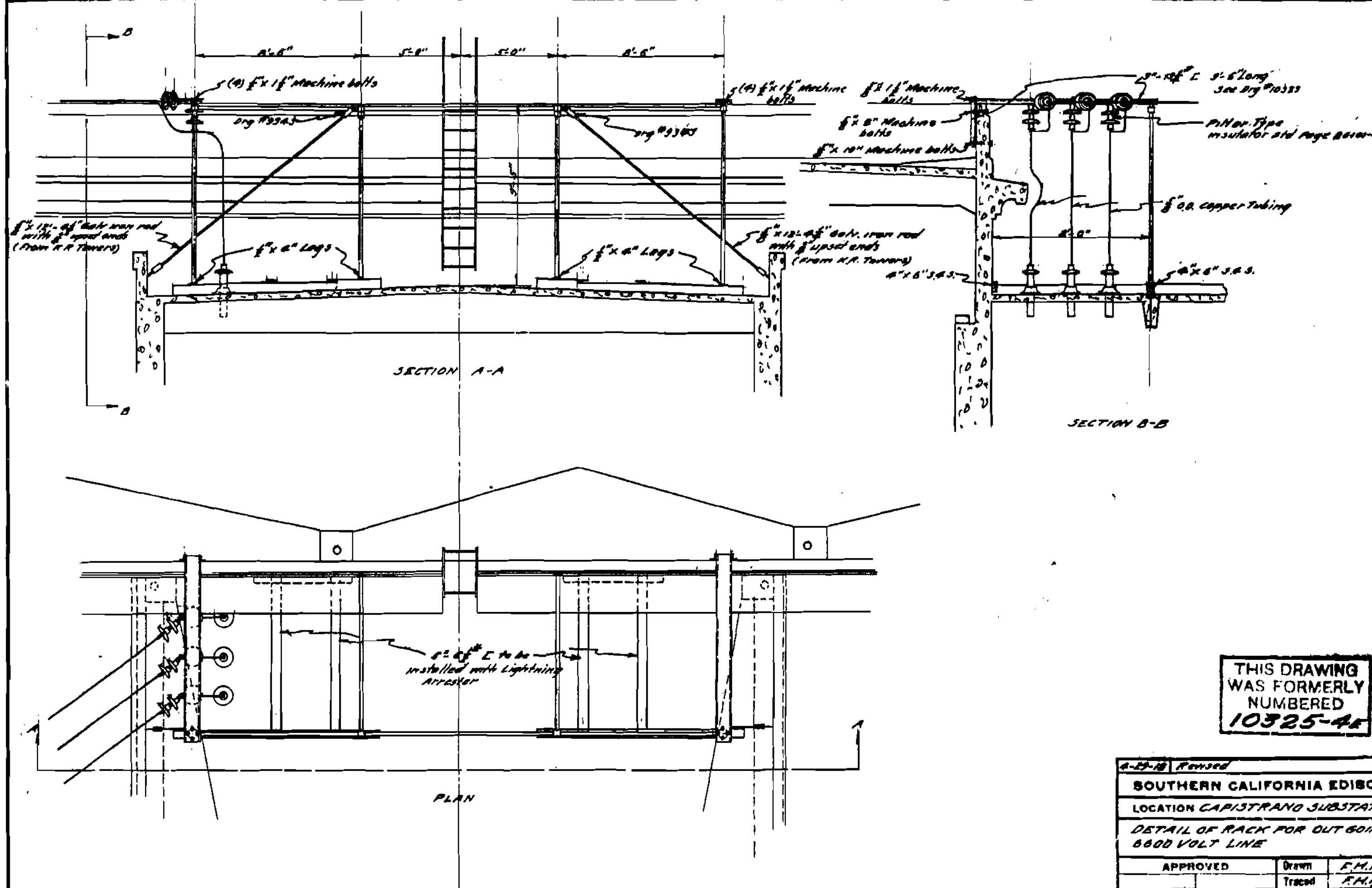




THIS DRAWING WAS FORMERLY NUMBERED 10325-4E

4-29-18	Revised
SOUTHERN CALIFORNIA EDISON C	
LOCATION CAPISTRANO SUBSTATION	
DETAIL OF RACK FOR OUT GOING 6600 VOLT LINE	

3750



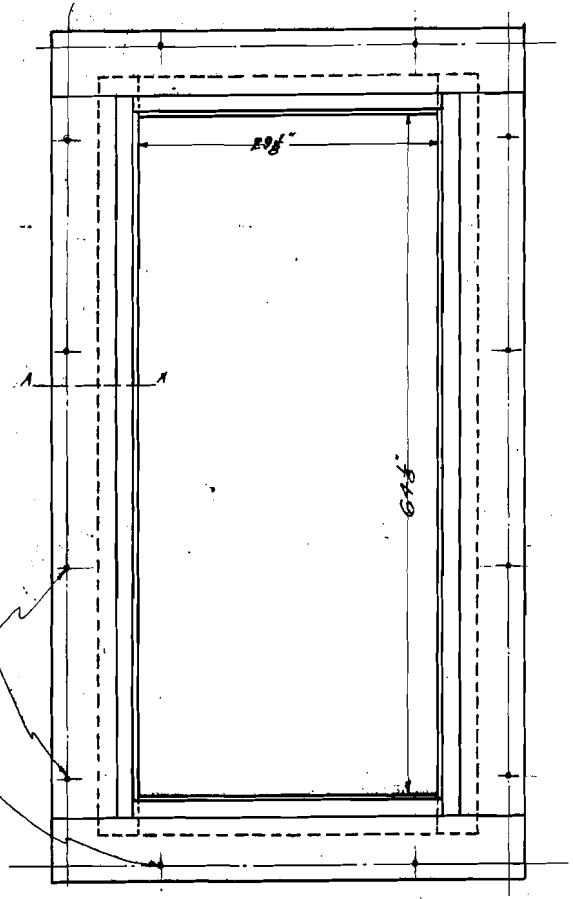
THIS DRAWING
WAS FORMERLY
NUMBERED
10325-4E

4-29-18	Revised F.H.M.
SOUTHERN CALIFORNIA EDISON CO.	
LOCATION CAPISTRANO SUBSTATION	
DETAIL OF RACK FOR OUT GOING 6600 VOLT LINE	
APPROVED	
Drawn	F.H.M.
Traced	F.H.M.
Checked	W.R.B.
Scale	1/2" = 1'
Date	MARCH 28, 1918
Drawer	

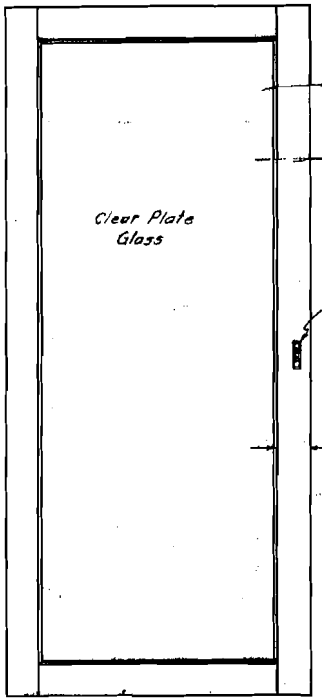
9343	Detail of sway-rod connections for pipe frame
10323	Detail of 9" [& 3 1/2 x 3 1/2 x 5/8" L for Rack on Roof
10324	Plan of Roof showing location of 4 x 6" ...
CROSS REFERENCE	

W.R.B.

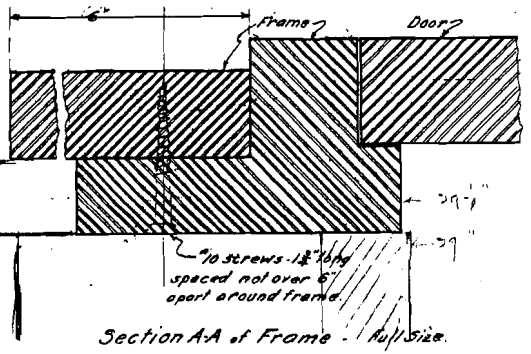
3750



Mortised Frame



Mortised Door



Section A-A of Frame - Full Size.

Note:-

Door and frame to be made of selected straight grain oak.

Door to have clear plate glass panel, a morlise latch "FAB 5½ B (Union Hdwe. & Metal Co.), to be fitted to frame and hung on (3) 2½" x 2½" loose pin, ball tip steel butts, (light 3" brass fin)

Frame and Door finish, light oak, varnished and rubbed.

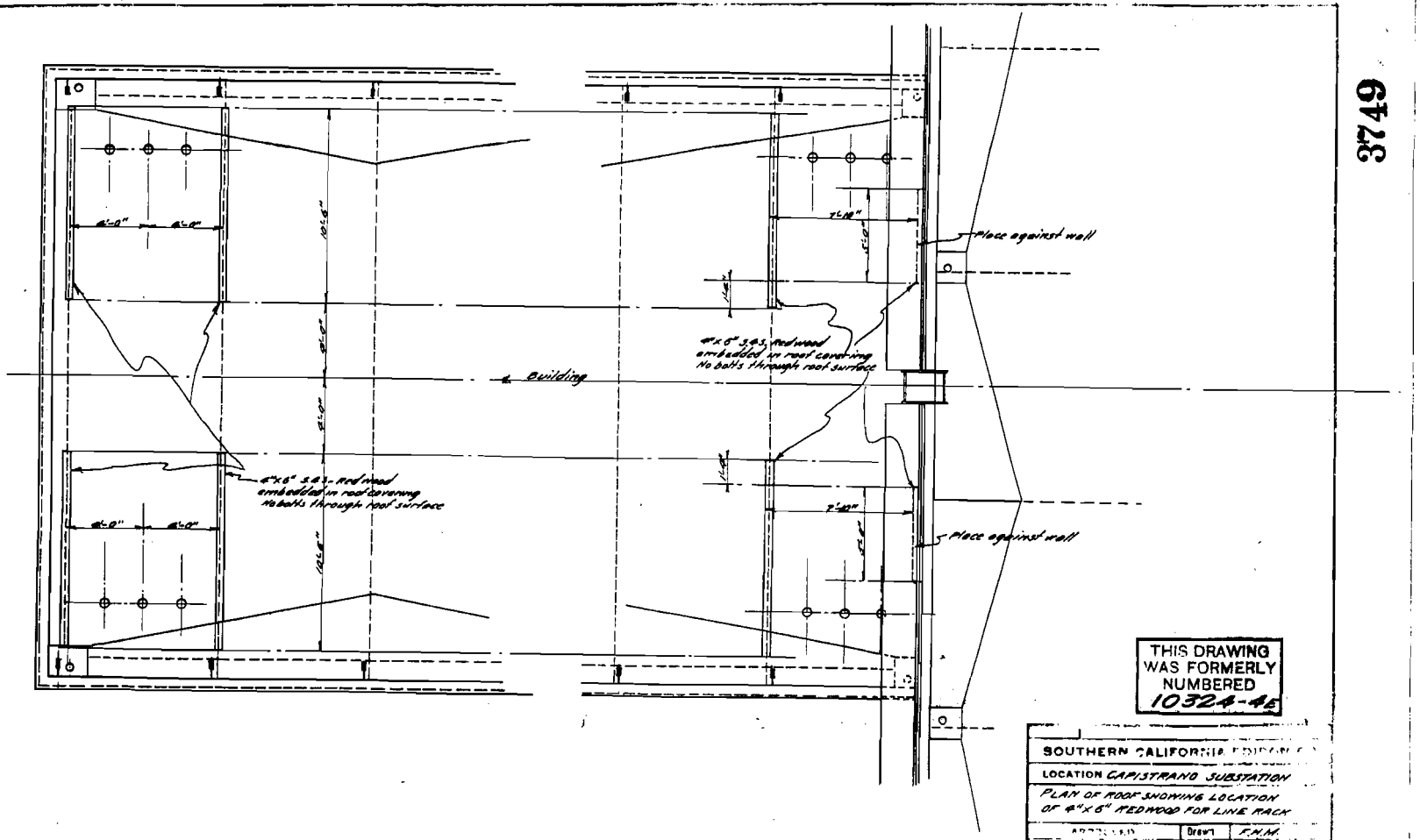
Note on Installation:-

Frame to be securely fastened to concrete wall with "¼ or "/16 bleed, round head wood screws 2½" long, and expansion shields.

THIS DRAWING WAS FORMERLY [redacted] 10441-A

SOUTHERN CALIFORNIA EDISON CO.	
LOCATION CAPISTRANO SUBSTATION	
Door and Frame for Station Distribution Panel	
APPROVED	Drawn J.C.G.
	Traced J.C.G.
	Checked
	Scale 1" = 1 ft.
	Date June 27, 1913
	Drawer 4E 3

3965	Tablet Board.
3960	Conduit Drawing.
CROSS REFERENCE	



THIS DRAWING WAS FORMERLY NUMBERED 10324-46

SOUTHERN CALIFORNIA EDISON CO.

LOCATION CAPISTRANO SUBSTATION

PLAN OF ROOF SHOWING LOCATION OF 4"x6" REDWOOD FOR LINE RACK

Drawn	F.H.M.
Traced	F.H.M.
Checked	W.R.B.
Scale	1"=1'
Date	MARCH 26, 1918
Drawer	

W.R.B.

10325	Detail of Rack For outgoing 6600V Line

CROSS REFERENCE

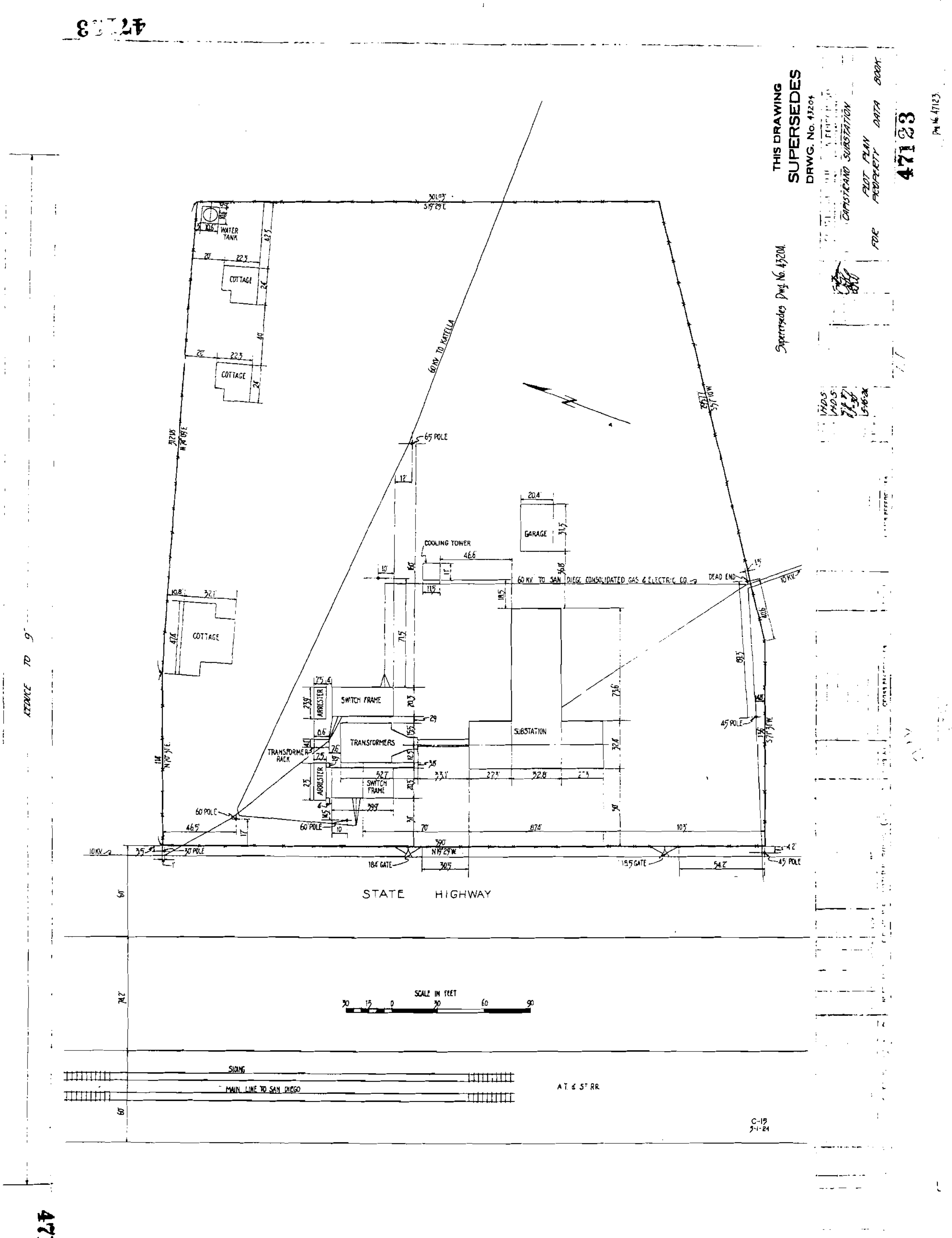
3749

3749

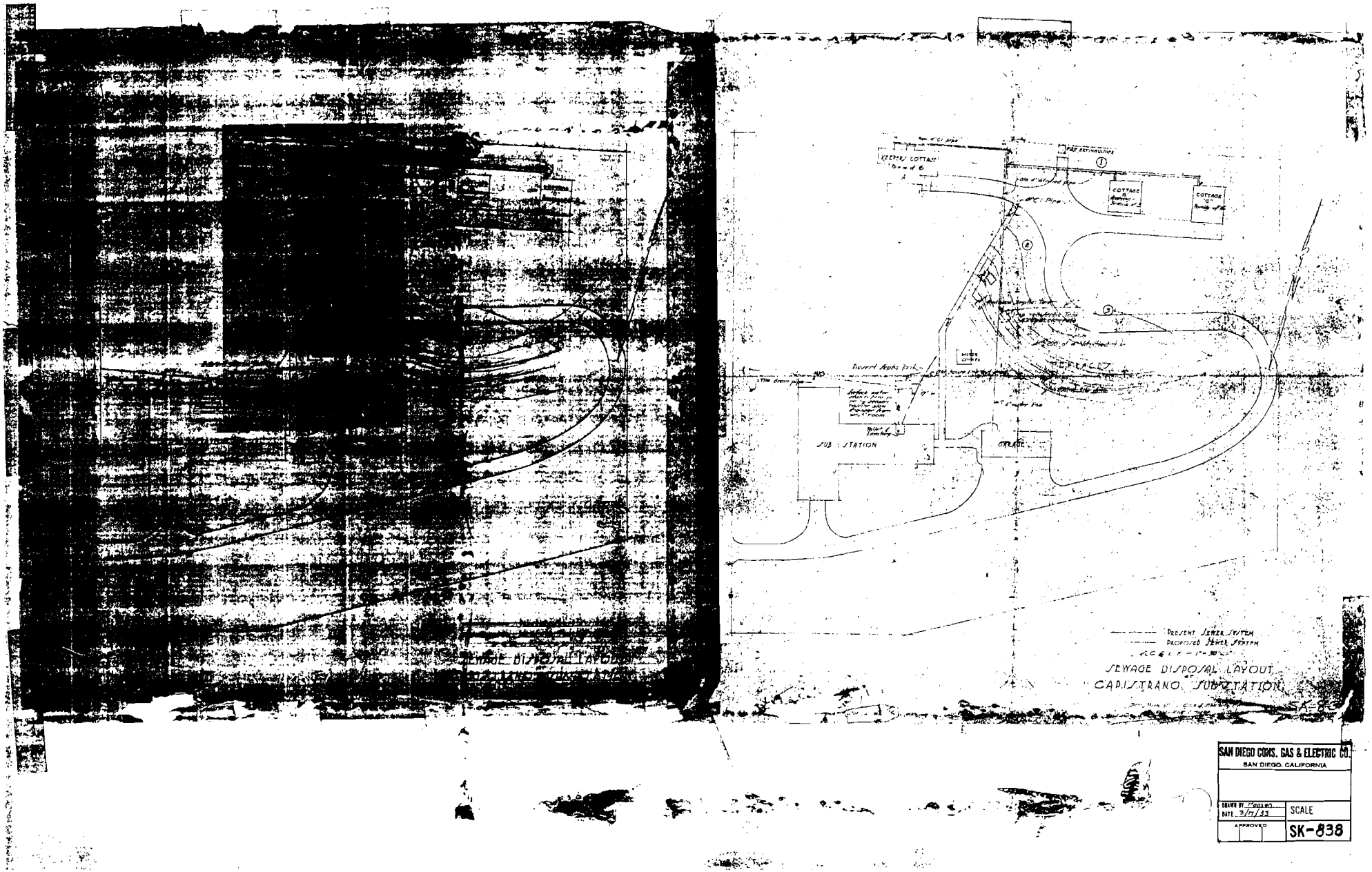
43541

Drawn.	County	Route	Section

THIS DRAWING WAS FORMERLY NUMBERED 11325-E-A

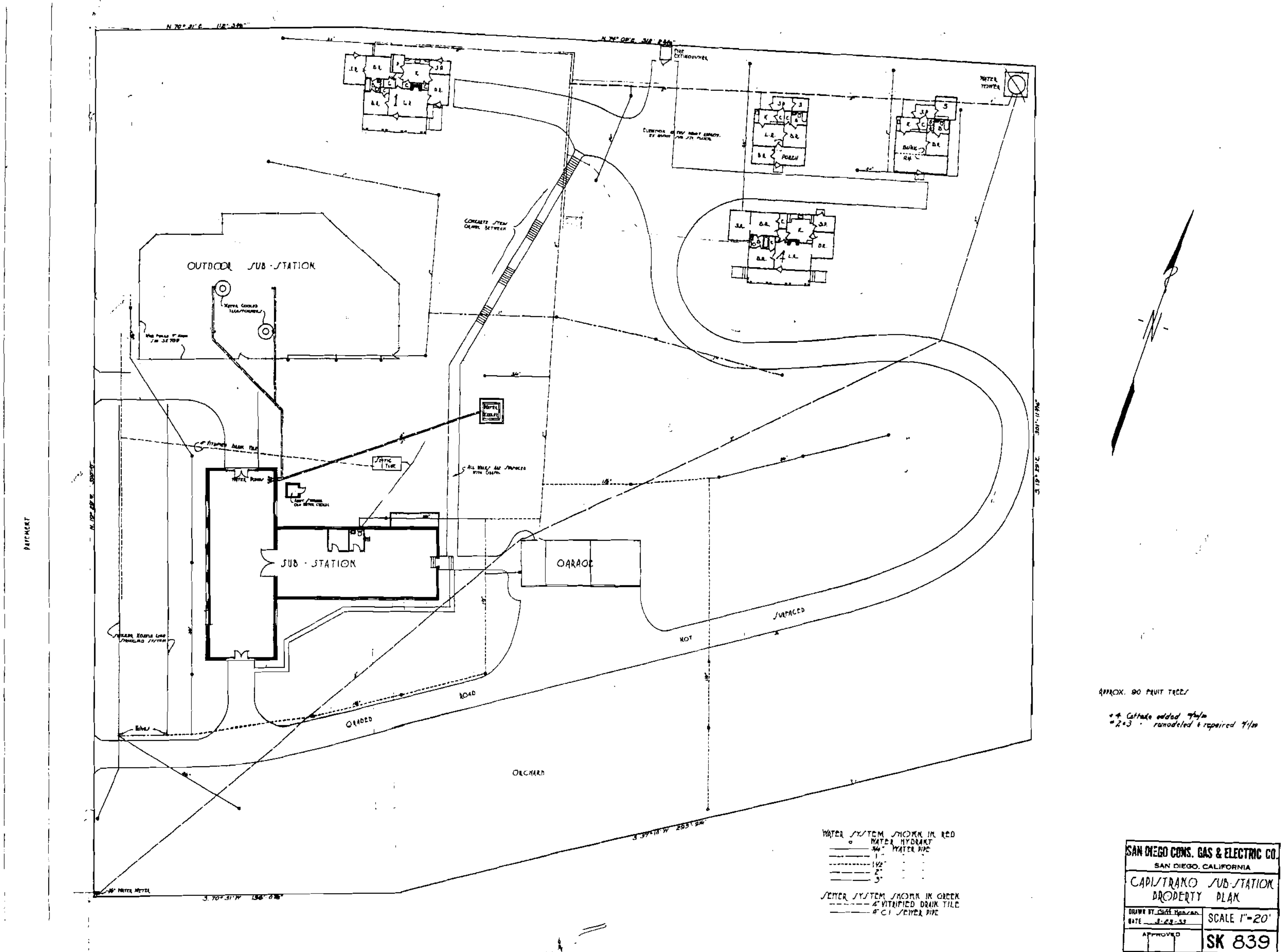

THIS DRAWING
SUPERSEDES
DRWG. No. 43204
CAPISTRANO SUBSTATION
PLOT PLAN
FOR PROPERTY DATA BOOK
47123
Supersedes Dwg No. 43204
WATER TANK
COTTAGE
COTTAGE
COTTAGE
60 KV TO KATELLA
65 POLE
GARAGE
COOLING TOWER
60 KV TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC CO.
DEAD END
10 KV.
SWITCH FRAME
ARRESTER
TRANSFORMERS
TRANSFORMER RACK
SUBSTATION
SWITCH FRAME
ARRESTER
60 POLE
60 POLE
45 POLE
30 POLE
45 POLE
10 KV.
18.4 GATE
15.5 GATE
STATE HIGHWAY
SCALE IN FEET
30 15 0 30 60 90
SIDING
MAIN LINE TO SAN DIEGO
A.T. & S.F. RR
C-19
5-1-24

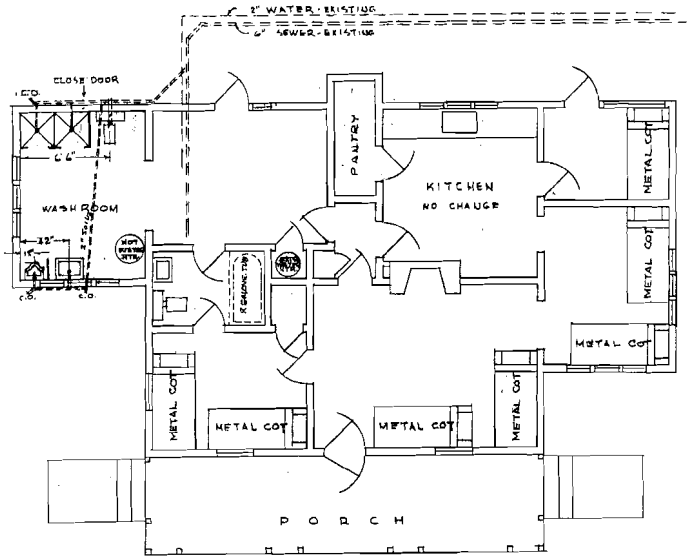
47123



SAN DIEGO CONS. GAS & ELECTRIC CO.
SAN DIEGO, CALIFORNIA

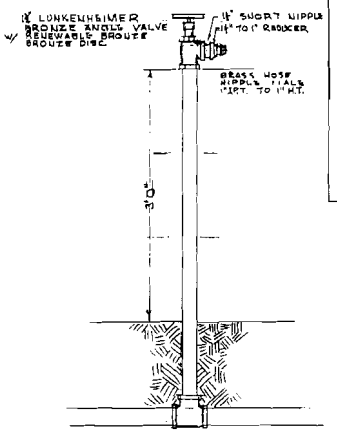
DRAWN BY [illegible]
DATE 3/11/33
SCALE
APPROVED
SK-838


OUTDOOR SUB-STATION
SUB-STATION
GARAGE
WATER TOWER
ORCHARD
GRADED
ROAD
HOT
SURFACED
PAVEMENT
CONCRETE STEM
PORCH
APPROX. 90 FRUIT TREES
#4 Cottage added 7/…/…
#2 & 3 remodeled & repaired 7/…
WATER SYSTEM SHOWN IN RED
WATER HYDRANT
3/4" WATER PIPE
1"
1 1/2"
2"
3"
SEWER SYSTEM SHOWN IN GREEN
4" VITRIFIED DRAIN TILE
4" C I SEWER PIPE
SAN DIEGO CONS. GAS & ELECTRIC CO.
SAN DIEGO, CALIFORNIA
CAPISTRANO SUB-STATION
PROPERTY PLAN
DRAWN BY Cliff Hansen
DATE 3-23-33
APPROVED
SCALE 1"=20'
SK 839

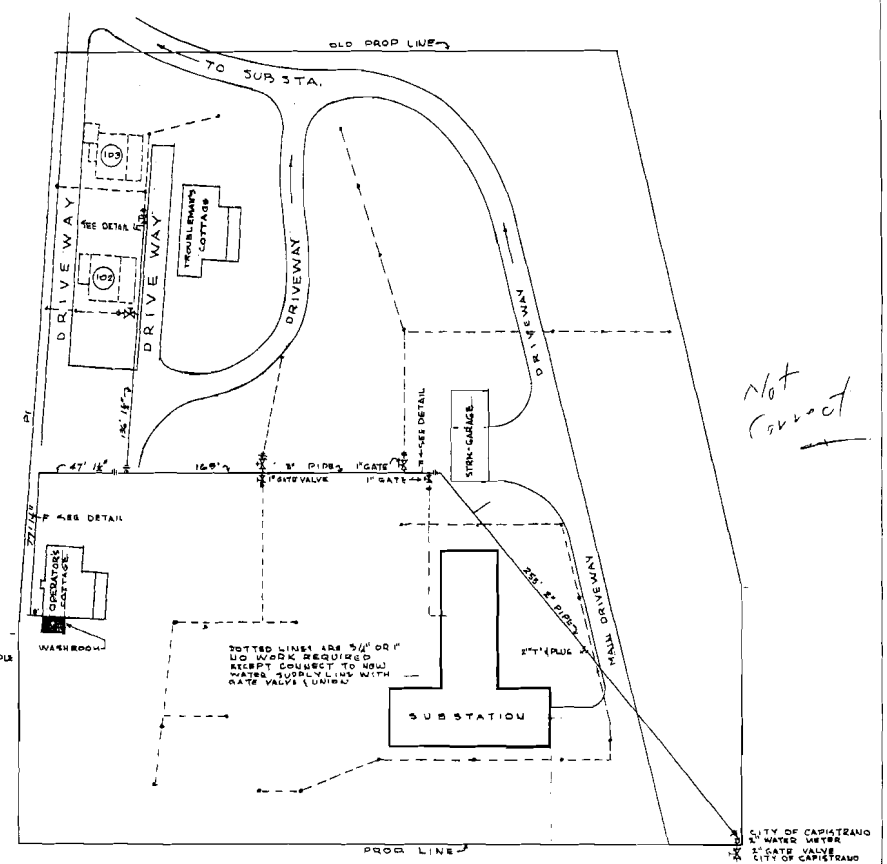


PLUMBING ROUGH IN FOR

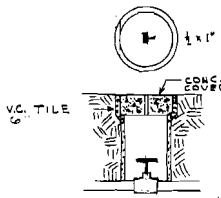
2 - 30" x 30" TERRAZO BASE STEEL SHOWERS
CLOSE COUPLED CLOSET BOWL
WALL HUNG URIDAL
WALL HUNG LAVATORY



DETAIL "F" FIRE - IRRIGATION STANDPIPE



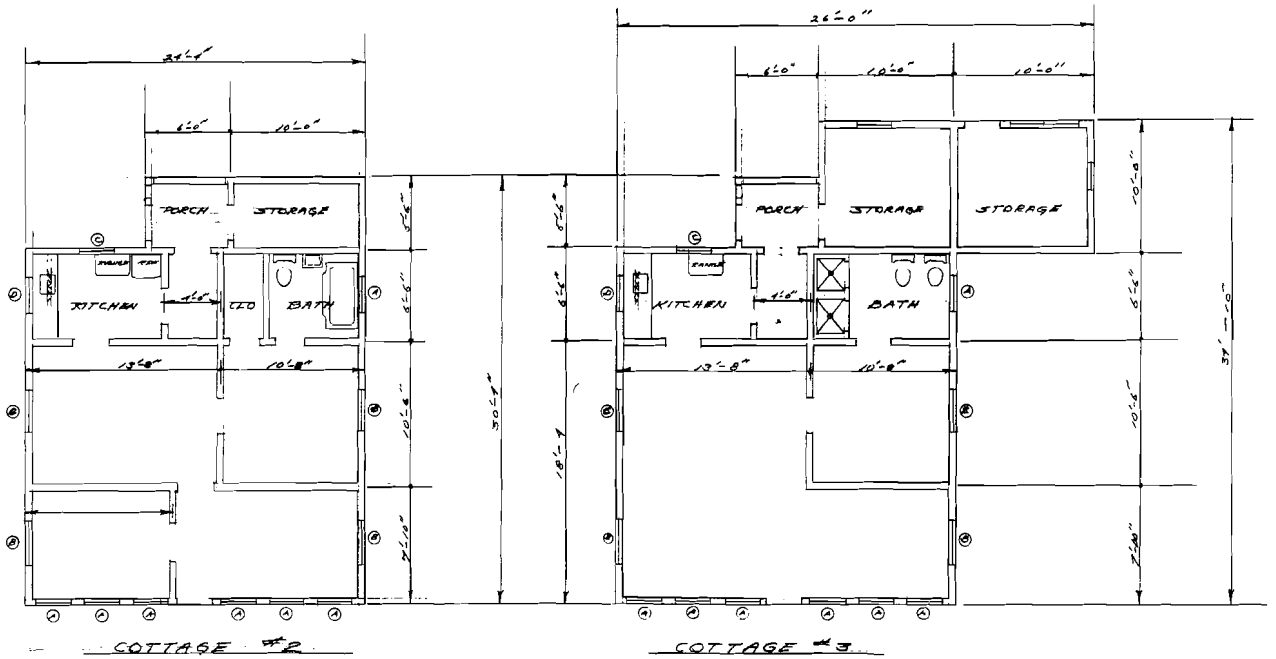
Not Correct



VALVE BOX Sc. 1½" = 1'0"

SAN DIEGO GAS & ELECTRIC CO.	
BUILDINGS & GROUNDS DEPT.	
CAPISTRANO PLUMBING	
DRAWN BY W.M.	BG-437
SCALE AS SHOWN	
DATE 10-5-62	

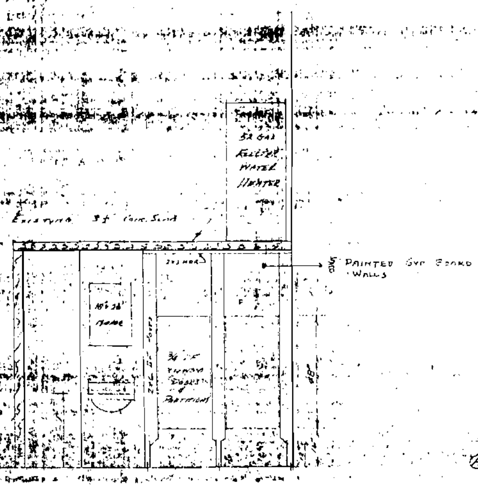
WINDOW SCHEDULE		
A	2'6"x3'	CASEMENT
B	3'-6"x3'	"
C	3'-X3'-6"	"
D	3'-X3'-6"	"



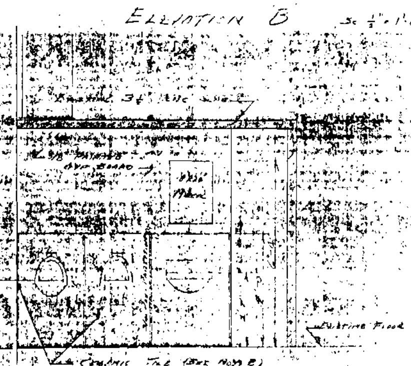
COTTAGE #2 COTTAGE #3

COTTAGES CAPISTRANO SUB.
SCALE 1/4" = 1'-0"

SAN DIEGO GAS & ELECTRIC CO.	
BUILDINGS & GROUNDS DEPT.	
COTTAGES CAPISTRANO SUB	
DRAWN BY CJS	BG-415
SCALE 1/4"=1'-0"	
DATE 6-22-62	



ELEVATION B Sc 1/2" = 1'-0"



ELEVATION A

NOTES

Ⓐ TOILET PARTITION TO BE LOCATED TO CLEAR WINDOW SWING

Ⓑ CERAMIC TILE FOR WALLS SHALL BE 4¼ x 4¼ BRIGHT GLAZED OF STANDARD MFG. DECK TILE TO BE UNGLAZED CERAMIC TILES MFG FOR FLOOR USE. COLOR TO BE GREY OR BROWN TONES "WHATEVER MOST AVAILABLE"

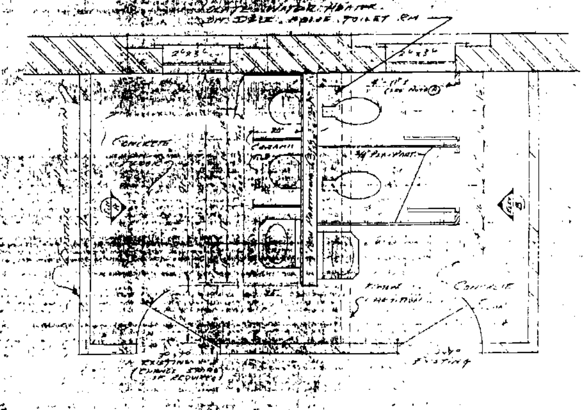
Ⓒ FIXTURES TO BE MFG. BY AMERICAN RADIATOR & STANDARD SANITARY CORPORATION, OR EQUAL, AS FOLLOWS:

1. WATER CLOSETS # F 2223 VS. W/ CHURCH # 9500 WHITE OPEN FRONT SEAT & SLOAN FLUSH VALVE - ROYAL #112 W/ VACUUM BREAKER

2. URINALS # F 6240 C W/ SLOAN FLUSH VALVE - ROYAL # 186 W/ VACUUM BREAKER

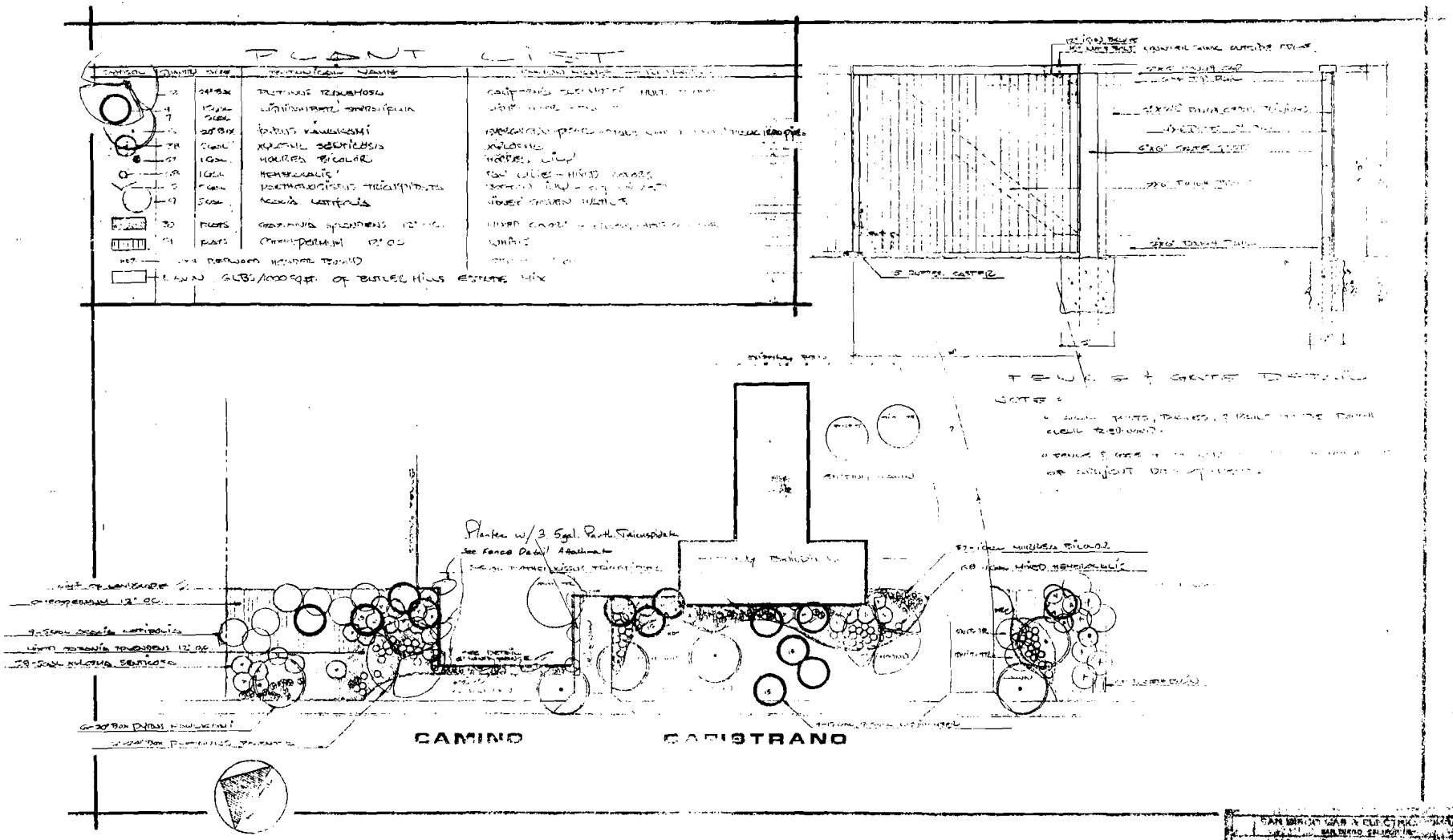
3. LAVATORIES # F 3969 20" x 18" WALL HUNG W/ COMBINATION # R 2001 & P. TRAP R 7701 1½ x 1¼

4. WATER HEATER TO BE NATIONAL STEEL COAST CO. ELECTRIC WATER HEATER - 52 GAL MODEL # ARXX52 (600 W - 240 V UPPER ELEMENT 3000W LOWER ELEMENT 3000W) - OR EQUAL



PLOT PLAN Sc 1/2" = 1'-0"

SAN DIEGO GAS & ELECTRIC CO.
BUILDINGS & GROUNDS DEPT.
TOILET RM. DETAILS

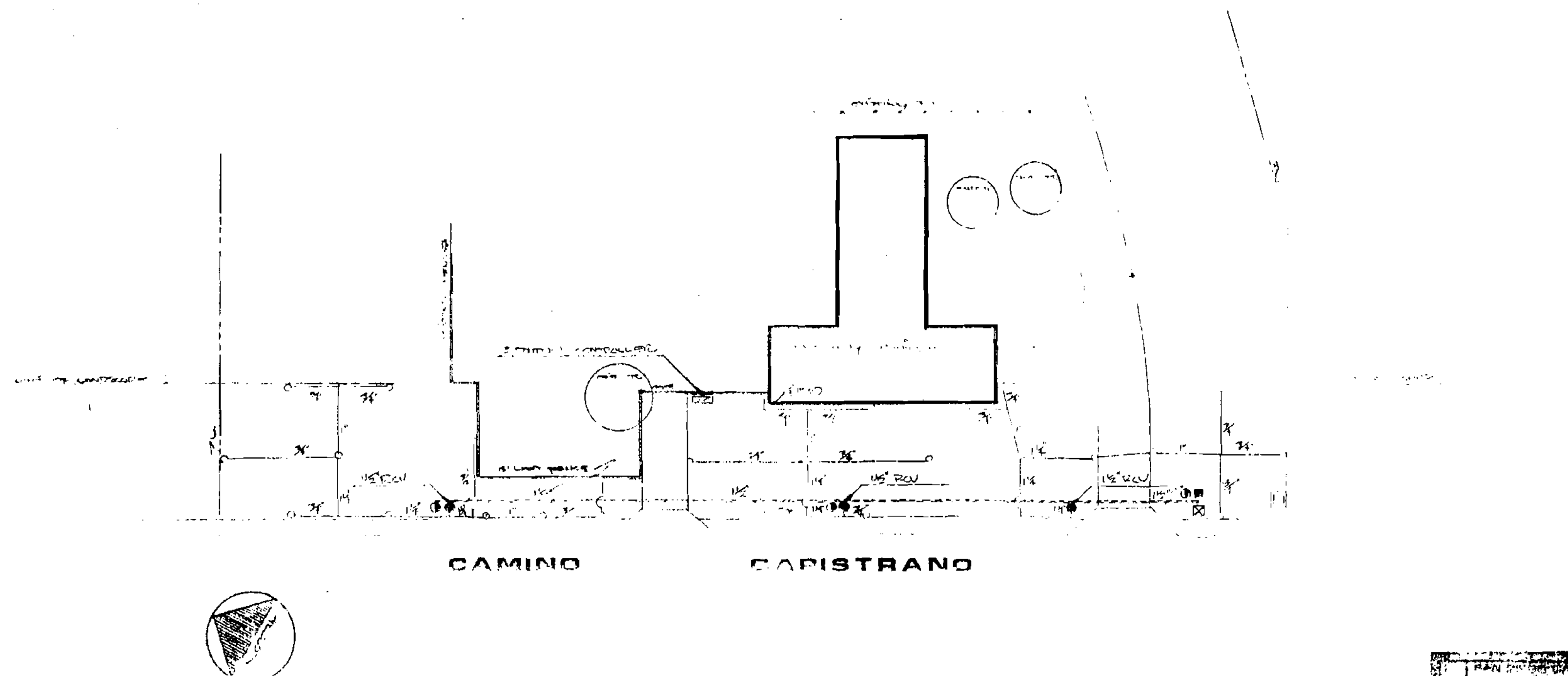

PLANT LIST
Planter w/ 3 5gal. Parth. Tricuspidata
See Fence Detail 4 attached
CAMINO
CAPISTRANO

LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER
⊠	WATER METER	
■	1½" PRESSURE VACUUM BREAKER	[illegible] 711
●	1½ REMOTE CONTROL VALVES	RAINBIRD [illegible] SERIES [illegible]
◑	¾" QUICK COUPLER VALVE	[illegible]
○	ROTARY POP-UP	TORO [illegible]
⊗	ROTARY POP-UP	TORO 304-01, & 307-01
[illegible]	3 STATION CONTROLLER	RAINBIRD RC [illegible]
- - - -	PRESSURE SUPPLY LINES	SCHEDULE 40 PVC
——	LOW PRESSURE SUPPLY LINES	SCHEDULE 40 PVC

NOTES:

- ALL QUICK COUPLER VALVES TO BE ANCHORED IN 1 CU FT CONCRETE [illegible] BRASS FITTINGS & NIPPLE.
- ALL ROTARY POP UP HEADS TO HAVE 2-¾" STREET ELBOWS & [illegible] PVC SCHEDULE 80 NIPPLE - SWING JOINT.
- CONTRACTOR TO COMPLY WITH ALL RULES & REGULATIONS [illegible] CITY OF SAN JUAN CAPISTRANO.

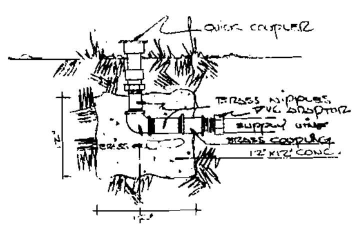


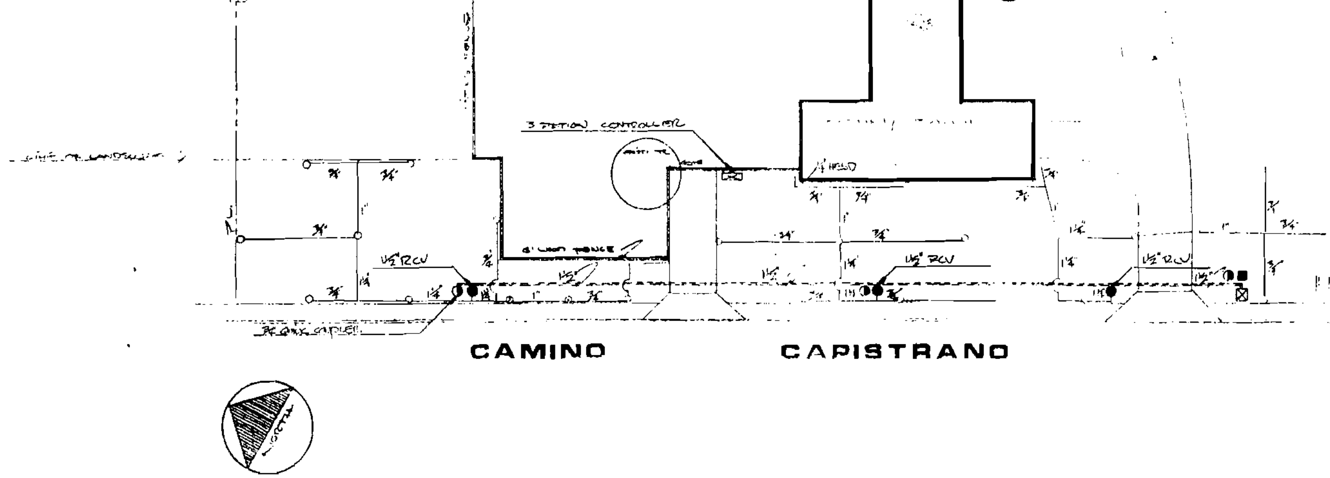
LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER
⊠	WATER METER	
■	1½" PRESSURE VACUUM BREAKER	SHR 711
●	1½ REMOTE CONTROL VALVES	RAINBIRD E SERIES-SUPPLIED BY OWNER
◑	¾" QUICK COUPLER VALVE	CHAMPION QCV-075-VL SEE DETAIL
○	ROTARY POP-UP	TORO 304-03, 308-03 & 314-03
⊗	ROTARY POP-UP	TORO 304-01, & 308-01
[controller symbol]	3 STATION CONTROLLER	RAINBIRD RC 3DP PEDESTAL MOUNT - SUPPLIED BY OWNER
[heavy line]	PRESSURE SUPPLY LINES	SCHEDULE 40 PVC
[light line]	NON-PRESSURE SUPPLY LINES	SCHEDULE 40 PVC

NOTES:

- ALL QUICK COUPLER VALVES TO BE ANCHORED IN 1 CU FT CONCRETE WITH ALL BRASS FITTINGS & NIPPLE.
- ALL ROTARY POP UP HEADS TO HAVE 2-¾" STREET ELBOWS & 1-¾ x 6" PVC SCHEDULE 80 NIPPLE - SWING JOINT.
- CONTRACTOR TO COMPLY WITH ALL RULES & REGULATIONS FOR THE CITY OF SAN JUAN CAPISTRANO.





APPENDIX D:

Photographic Record

Signage on South Elevation of SD G & E Building (facing North).

Overview of West Elevation of Building Illustrating Name and Covered Windows (facing East/Northeast).

Overview of West Elevation of SD G & E Building (facing Southeast).

Overview of West Elevation of SD G & E Building (facing Southeast).

Detail of Entry to Eastern Portion of North Elevation, SD G & E Building, San Juan Capistrano (facing Southwest).

Overview fo Western Portion of North Elevation of Ell (facing Southwest).

Detail fo roof Line of SD G & E Building, San Juan Capistrano (facing Northeast).

Detail of Roof Line and Eave on South Elevation of Building (facing North/Northwest).

Detail of Signage on West Elevation (facing Northeast).

Overview of SD G & E Building from Southwest (facing Northeast).

Overview of South Elevation of SD G & E Building (facing North/Northeast).

Detail of Roof Line on South Elevation fo SD G & E Building (facing North).

Covered Window over Bay Doors on South Elevation (facing Northwest).

Utility Hook-ups and Roof Ladder on SD G & E Building (from South; facing Northwest).

Overview of SD G & E Building from Southeast (facing West/Northwest).

Overview of SD G & E Building (facing West/Northwest).

Overviedw of East Elevation of Main Building from East (facing West).

Overview of Main Building and East Ell, SD G & E Building (facing Northwest).

Overview of South Elevation fo Ell (with Altered Window; facing North).

Overview of Southwest Corner of SD G & E Building (facing Northeast).

Overview of North Elevation of SD G & E Building (facing South/Southwest).

Detail of North Elevation (Small Door Added; facing South/Southwest).

Seam in Concrete Illustrating Additional Concrete Sill Development.

Overview of North and East Elevations from East (facing West).

Detail of Concrete Work in Area of Doorway on North Elevation (facing South).

Overview of North elevation of Ell, SD G & E (facing West/Southwest).

Altered Window on North Elevation of Ell (facing South).

Overview of North Elevation of Ell with Altered Window and Added Covered Doorway (facing South).

Overview of North Elevation fo East Ell (facing East/Southeast).

Detail of Drain Pipe and Roof Design at Corner of Main Building and East Ell, SD G & E Building (facing Southwest).

Overview of North Elevation of East Ell, SD G & E Building (facing Southeast).

Overview of North Elevation Illustrating Recessed East Ell, SD G & E Building (facing South/Southwest).

Detail of Scarring on North Elevation where Light Fixture was Removed (facing South),

View of Accessed Doorway on North Elevation of Ell (facing South).

Example of Covered Window on North Elevation of Ell (facing South/Southwest).

Detail of Covered Window on South Elevation of Western Portion fo SD G & E Building (facing West/Southwest).

Overview of Western Portion of the SD G & E Building (facing Southwest).

Overview of Eastern Extent of North Elevation of SD G & E Building, San Juan Capistrano (facing Nouthwest).

Detail of Bay Doors on South Elevation of SD G & E Building (facing Northwest).

Overview of East El from South (facing North).

Overview of South Elevation from Southeast (Facng North).

Overview of Bay Doors on South Elevation of SD G & E Building (facing Northeast).

View of East Elevation fo Ell from Northeast Corner of Building (facing South).

Rear Entry on East Elevation of Ell (facing Southwest).

Exterior Door on East Elevation with Stoop and Railings (facing South).

Overview of East Elevation (facing Southwest).

Overview of Crane within SD G & E Building (facing Southeast).

Exit Door on East Elevation of East Ell, SD G & E Building (facing East).

Detail of Industrial Window with Added Security Bars (West Elevation; facing West).

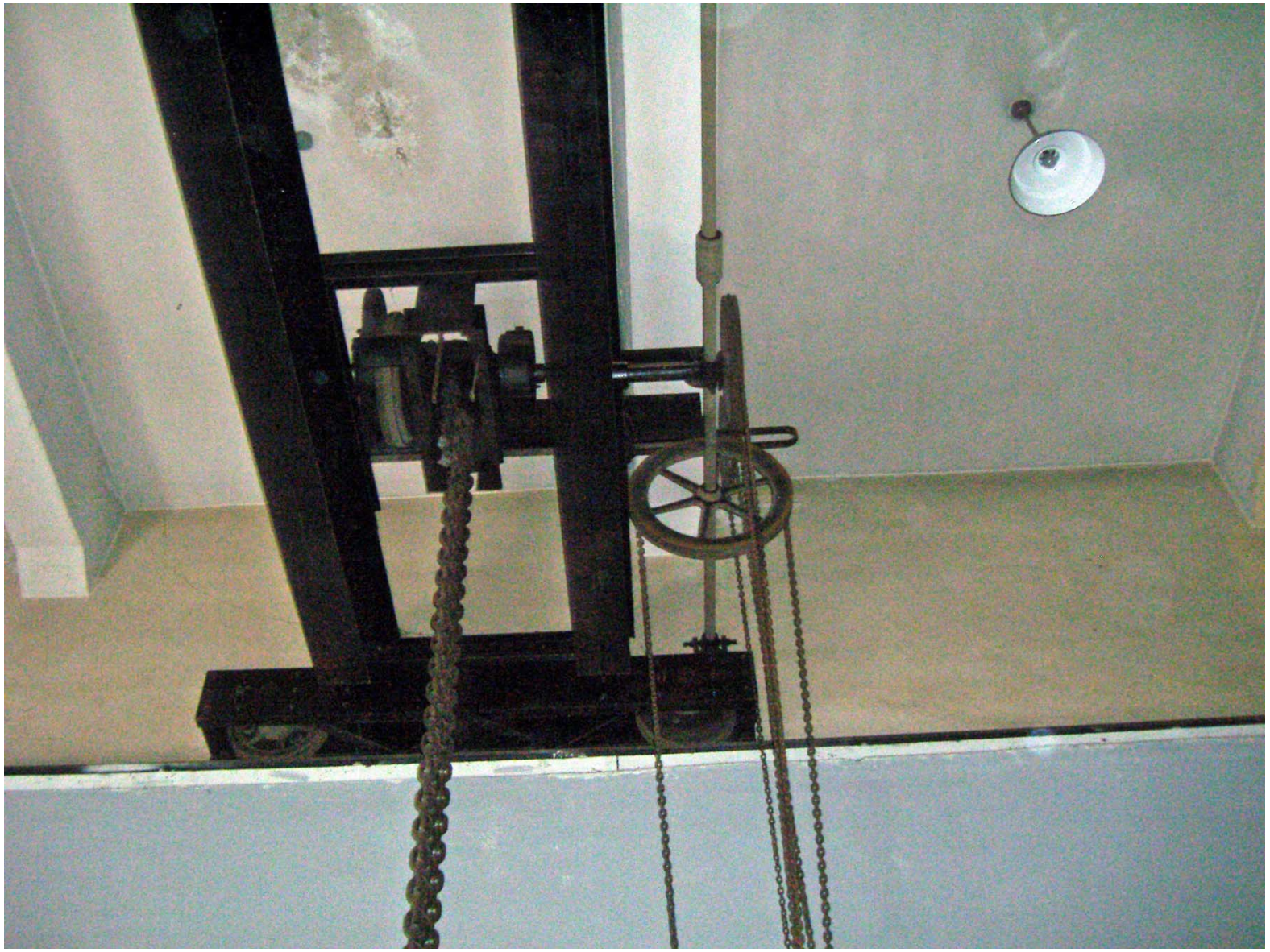
Overview of South Elevation from Interior of SD G & E Building, San Juan Capistrano (facing South).

Example of Industrial Windoe with Crank-Handle Opener, East Elevation from Interior of Building (facing Southeast).

Crane Hook and Chains, SD G & E Building, San Juan Capistrano (facing Southeast).

Overview of North Elevation from Interior of SD G & E Builsing, San Juan Capistrano (facing North).

Dtrail of Fixed Industrial Windows within the SD G & E Buildings, San Juan Capistrano (facing West).



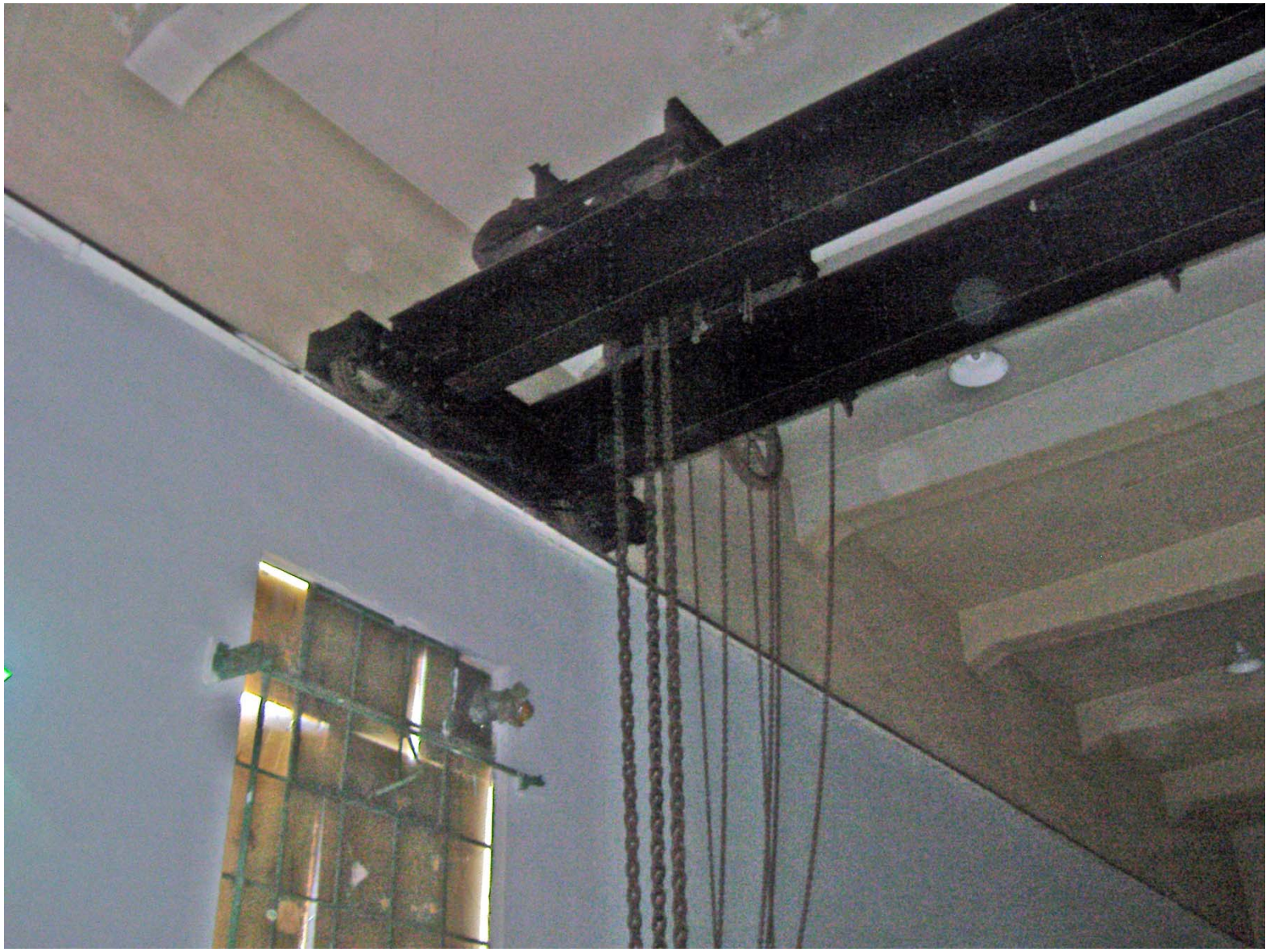
Detail of Crane Pulley System and Tracks along Wall (facing East).

Overview of Interior of SD G & E Building with Crane (facing North).

Detail of Ceiling Beams and Lighting within SD G & E Building.

Overview of Industrial Windows on West Elevation from Interior of SD G & E Building (facing Northwest).

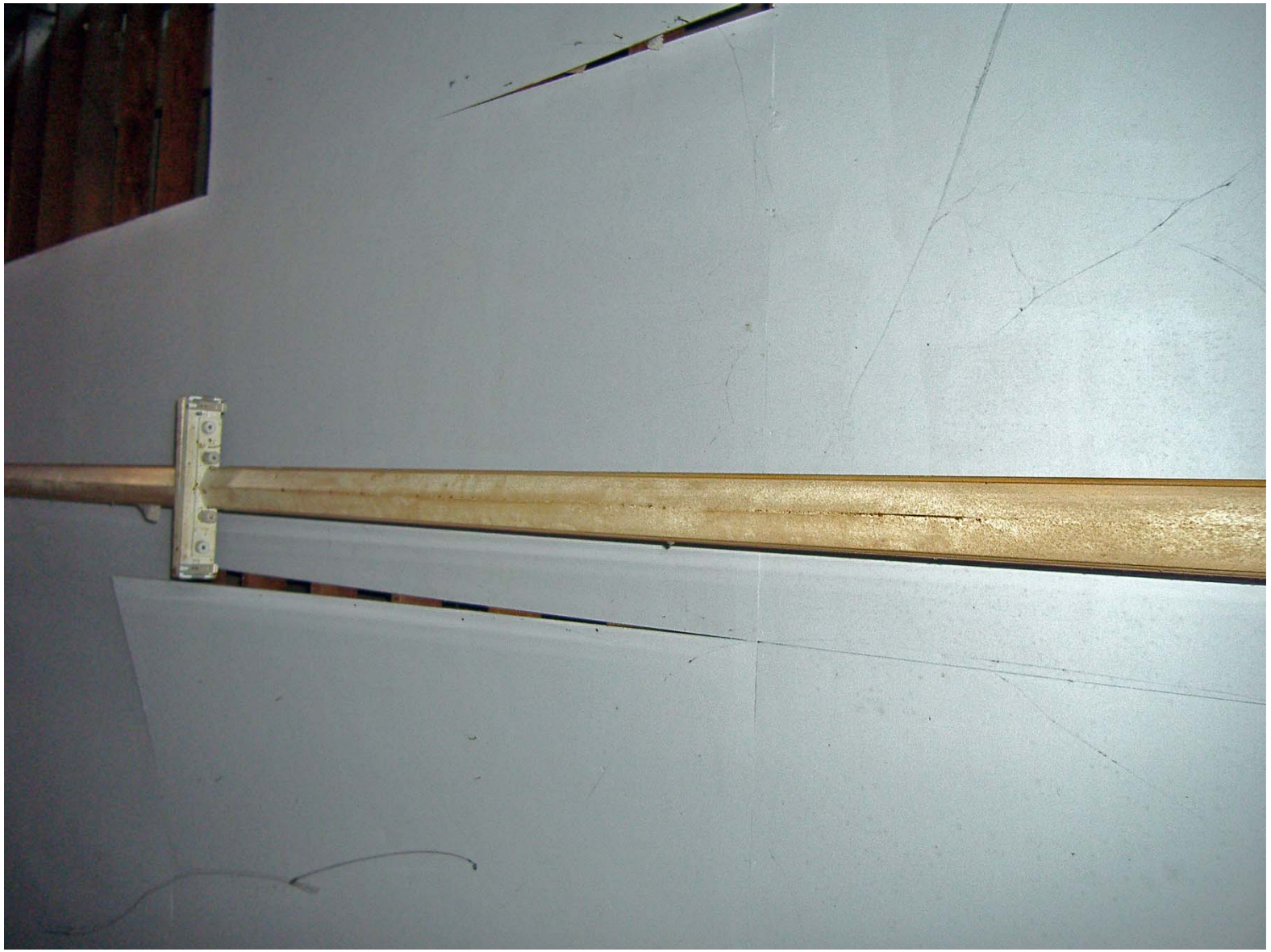
Detail fo Puoured Concrete Floor with Remnants of Rail Tracks (facing North).



Pulley System on Crane within the SD G & E Building in San Juan Capistrano (facing Southeast)

INterior of Main San Diego Gas & Electric Building, San Juan Capistrano (facing South).

Detail of Crane Maker's Mark with SD G & E Building in San Juan Capistrano. (facing South)



Flourescent Light Fixture on Ceiling of Eastern Portion of Building.

Overview of industrial Window on South Elevation of East Ell (facing South).

Example of Industrial Windoe in Northeastern Portion of East Ell (facing North).

Overview of Secondary Offices and Ceiling Beams (facing West).

Stairway Leading to Second Story Offices (facing Northwest).

Concrete Stairway to Second Story Offices (facing North).

Railing Outside Second Story Offices of SD G & E Building (facing Southwest).

Second Story Offices (within East Ell (Original to Design; facing Southwest).

Detail of Sheet-rock Walls in Added Offices within East Ell (facing Southwest).

Overview of North Elevation with Added Covered Entry and Misc. Debris in Yard (facing Southeast).

Interior of East Ell Illustrating Offices and Additional Walls (facing West).

Overview of Second Story Offices (facing North/Northeast).

View of Drive on North Side of SD G & E Building (facing East).

Overview of Wooden Fence on Concrete Sill to North of SD G & E Building (facing North/Northeast).

Overview of Vegetation in Yard to North of SD G & E Building (facing North).

Overview of Yard Area to North of SD G & E Building (facng North).

Broken Concrete Pad Identified as a Garage Area (facing Northeast).

Overview of Main Drive at Camino Capistrano (facing West).

Overview of main Driveway off Camino Capistrano (facing West).

Overview of Yard Area Located North of the SD G & E Building (facing West/Northwest).

Overview of Area East of SD G & E Building and towards Substation Entrance (facing Northeast).

Asphalt road Leading to Modern Substation (facing East).

Overview of SD G & E Building from East (facing West/Northeast).