

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 06001237

Date Listed: 1/10/2007

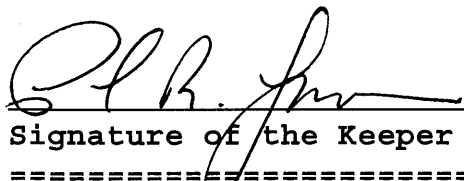
Williams, Roger Y. House  
Property Name

Orange  
County

CA  
State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

1/10/2007  
Date of Action

=====  
Amended Items in Nomination:

**Period of Significance:**

The correct Period of Significance should read: 1923  
[Buildings nominated under Criterion C (Architecture) generally have a period of significance reflecting their date of construction (and/or the date of the last major significant alteration or addition), not the period of continuing use or function.]

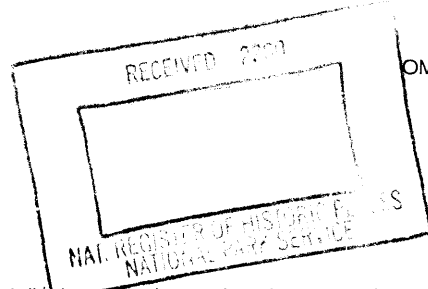
These clarifications were confirmed with the CA SHPO office.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Williams, Roger Y., House

other names/site number Swanner House

2. Location

street & number 29991 Camino Capistrano n/a  not for publication

city or town San Juan Capistrano n/a  vicinity

state California code CA county Orange code 059 zip code 92675

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Michael Wayne Smith 5 DEC 2006  
Signature of certifying official Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

[Signature] 1/10/2007

Williams, Roger Y., House  
Name of Property

Orange, CA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
1		structures
		objects
3		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Secondary Structure

Agricultural/Subsistence

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Not In Use

Not In Use

Not In Use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Craftsman

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete

roof Composition Shingle

walls Wood

\_\_\_\_\_

other Brick (chimney)

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

County of Orange Archives, Santa Ana, CA

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

1923-1956

**Significant Dates**

1923

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

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Name of Property

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County and State

## 10. Geographical Data

**Acreage of Property** Less than one

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	437600	3709900	3	---	---	---
2	---	---	---	4	---	---	---

See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Ilse M. Byrnes, historian and LSA Associates Inc., Janet Hansen, Shannon Carmack and Tanya Sorrell

organization LSA Associates Inc. date August 3, 2006

street & number 1500 Iowa Avenue telephone 951-781-9310

city or town Riverside state CA zip code 92507

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name City of San Juan Capistrano Attn: Teri Delcamp

street & number 32400 Paseo Adelanto telephone 949-443-6330

city or town San Juan Capistrano state CA zip code 92675

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Williams, Roger Y., House  
Orange County, CA

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**Narrative Description:**

Summary Paragraph:

The Roger Y. Williams House is situated on a .35 acre parcel on the west side of Camino Capistrano. The parcel slopes downward to the west so that the rear of the property is at a slightly lower elevation than the front. A two-story Craftsman style residence is situated at the northwest corner of the property and is set back approximately 72 feet from Camino Capistrano. A water tower is located southwest of the residence and a garage is located just southeast of the water tower. All three buildings were constructed in 1923 and are contributing features of the property. Mature specimen trees, numerous plants and shrubs and areas of lawn provide the landscaped setting for the house. The property is secured with chain link fencing. Approximately 32 acres of producing navel orange grove surround the property on the south and west sides, a portion of which will be preserved by the owner to maintain the property's setting. Large cedar trees are located east of the property along Camino Capistrano. Interstate 5, which is 165 feet east of Camino Capistrano and elevated six to eight feet above the property, is largely sheltered from view by trees. The residence, water tower, and garage appear virtually unaltered from their date of construction. Minor alterations include re-roofing of the buildings (2003) and installation of rain gutters on the residence and garage (2005). All buildings were repainted (2005) a soft grayish green following paint analysis to determine the original color. The buildings and property retain a remarkable degree of integrity from the period of significance.

Residence

This two-story, attic and basement Craftsman style residence is rectangular in plan. It has a wood frame resting on a raised board-formed concrete foundation punctuated with rectangular shaped vents. Due to the topography of the site, the foundation is about four feet higher at the rear of the house than at the front. The exterior of the residence is sheathed in horizontal redwood siding that is patterned two narrow and one wide, and is slightly flared at the foundation. The medium pitched gable roof is sheathed with composition shingles and has overhanging eaves and decorative rafter tails. Simple bargeboards, decorative knee brackets, and rectangular shaped attic vents are located at the gable ends. Simple wood banding is located above the second floor windows at the façade and rear elevation. A red brick chimney is centrally located on the roof. Fenestration consists primarily of wood frame double hung windows with simple flat wood trim and sills.

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The entrance facade features a one story extension from the main body of the house. It has a gable roof at the south end that echoes the detailing of the main roof with overhanging eaves, bargeboards and knee brackets. Wood shingles are located beneath the gable end. The roof shelters the one-half width front porch that is supported by three square wood posts. The porch is entered from the south by two concrete steps and features a concrete floor. From the porch, the residence is accessed via a wood paneled door with a modern screen door (date unknown). The door is flanked by single double hung windows set in full length paneled wood frames that effectively form sidelights. At the north wall of the porch, curved shelves are located in each of the two corners; a single wood frame double hung window is located between the shelves. The one story portion of the façade north of the porch is capped with a hip roof. A single fixed picture window is centrally located below. Two pairs of symmetrically placed wood frame double hung windows are located at the second story portion of the façade.

The north side elevation is relatively unadorned except for single and groupings of wood frame double hung windows. The rear elevation features a one story portion which extends west from the main body of the house and a few feet beyond the wall of the north side elevation. It has a hip roof with overhanging eaves and decorative rafter tails. Fenestration on the rear consists of single wood frame double hung windows at the second story and casement and wood frame double hung windows at the first story.

A slight extension of the roof on the south elevation shelters a simple side porch. This concrete porch is entered from the west by two steps and features metal pipe railings. The porch door appears to have been replaced (date unknown). Fenestration on the south side consists of single and pairs of wood frame double hung windows.

*Interior*

The front door opens up to a small vestibule. To the left and right side of the front door are two built in bookcases with glass doors. There are two interior doors from the vestibule; one leads into the large parlor and the other leads into the kitchen. The parlor opens up to a large dining room. There are no doors between these two rooms, only an opening framed by stained fir wood trim.

In the parlor, on either side of the large window on the eastside, are two large stained fir built in bookcases with glass doors. They are the same style as the ones in the vestibule and are original. The dining room has a built in buffet that is also stained fir with original glass knobs.

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The kitchen is located on the south side of the house. The floor, sink, and stove are not original. Evidence of the old stove pipe opening in the wall is located above today's stove. All cupboards are original. On one wall is a cupboard that has pull-out drawers lined with tin. On the wall adjacent to the mudroom is a cupboard with small sliding doors. The cupboard was used to keep food such as milk, butter and eggs cool with the help of a block of ice that was stored between the mudroom and the cabinet. The mudroom is accessed from the small porch on the south side. All cupboards are original fir wood with the exception of the electrical panel which is new. The floor is covered with new vinyl. The door from the kitchen to the mudroom and the door from the mudroom opening to the small hallway both have original transom windows with hardware.

A door from the kitchen and one from the mudroom open to the stairway that goes to the basement. There is a small storage room at the bottom of the stairs. In the center of the basement are a gas furnace and a brick chimney that goes to the roof. The house is heated by gravity and the chimney serves as a vent for the kitchen stove and the heating system. Rooms on the ground and second floors have small floor registers.

On the northwest corner of the ground floor is a large bedroom with a closet. Above the bedroom door is a transom window with the original hardware. The bathroom is off the hallway next to the mudroom. It has the original fixtures, mosaic tile floor, tub and cabinets, and a new vanity cabinet.

A narrow hallway between the dining room and the bedroom connects to the kitchen and then the porch. It is also the entrance to the stairs leading to the second floor. This entrance has two narrow swinging doors. The doors have frosted patterned glass panels which are original. Very likely, these doors served to keep in the heat on the ground floor.

On the second floor the stairs lead to a main hallway extending across the rear of the house. There are two large bedrooms facing east, each with a walk-in closet. Each of the closets has small sliding windows to the hallway that allow for light and air circulation. There is also a sliding wood door between the two closets for additional circulation.

The bathroom is on the south side off the hallway and the fixtures are not original. Brass hooks with porcelain knobs on the wall of the bath appear to be original.

On the northwest corner off the hallway is a small room that may have been a sewing room. All of the cabinet doors are original as is the hardware. The attic over the second floor is reached via a trap door in the hallway ceiling.



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The oak floors throughout the house are original. Light fixtures are not original, although some fixtures stored in an upstairs cupboard may be original to the home.

Tank House

The tank house emulates the Craftsman design and detailing of the main residence. It is square in plan (12 x 12 feet), 35 feet in height, and has a wood frame resting on a concrete foundation. The tower is sheathed in horizontal redwood siding in the same pattern as the residence. It is capped with a hip roof sheathed in composition shingles with overhanging eaves and decorative rafter tails. Wood frame double hung windows are located on the lower portion of the tower, while rectangular wood frame horizontal slat vents are located on the upper portion of the tank house. The tank house is entered on the east facing façade via a wood paneled door. The original water tank is still located on the top level of the tower.

Garage

The 18 x 20 foot garage has a wood frame resting on a concrete foundation. It is sheathed with horizontal redwood siding in the same pattern as the residence and water tower. The gable roof has overhanging eaves and decorative rafter tails. The gable end has simple bargeboards and a decorative lattice vent on the east facing façade. The garage is entered via a pair of wood paneled horizontal sliding vehicle doors. Multi-light windows are centrally located in the upper portion of each door. The north side elevation features a wood door at the west end. The rear and south facing elevations feature simple wood frame double hung and casement windows. Remnants of a concrete driveway remain in front of the garage.

Landscape

The area in front of the house and between the house and garage features a lawn. A concrete walkway runs along the south side of the house and in front of the water tower to the garage. A small garden is located to the rear of the residence. Shrubs and flowers are located throughout the property. Mature tree specimens include a large camellia at the front entry, two large walnut trees to the south and a Bottlebrush tree to the north. To the east, fronting Camino Capistrano is a large Liquidambar tree. In the right-of-way along the front of the property are several large Cedar trees that line this portion of Camino Capistrano.

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Williams, Roger Y., House  
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## Statement of Significance:

The Roger Y. Williams House is significant as one of the few remaining intact examples of a ranch house in San Juan Capistrano. This once common, but now rare, property type reflects the late nineteenth and early twentieth century agricultural history of the San Juan Capistrano area. The property is eligible for listing in the National Register of Historic Places, at the local level of significance, under Criterion C, within the context of architecture. The period of significance is 1923, the date of construction of the residence and outbuildings, to 1956. The end date is arbitrary, based on the National Register of Historic Places criteria, as the property continued to function as a ranch house by descendants of the Williams family after 1956. The property is currently owned by the City of San Juan Capistrano and has been designated a "Building of Distinction."

Agricultural development of the area that would become the City of San Juan Capistrano began when the Mission San Juan Capistrano was established by Friar Junipero Serra in 1776. It was the seventh in a chain of 21 Spanish Franciscan missions founded along the California coast from San Diego to Sonoma. Mission San Juan Capistrano holdings were mainly used for cattle ranching for the trans-pacific hide and tallow trade. Local Native Americans provided the labor to construct the mission and surrounding settlement and plant subsistence crops. By the end of the eighteenth century, nearly one hundred adobe homes were clustered around the mission, many of which remain today.(1)

Following Mexico's independence from Spain, the missions were secularized and the land was sold to politically prominent Mexican families who continued the ranching activities introduced by the mission padres. The adobe town that surrounded the mission was declared a site for "free" Indians. In 1845, John Forster purchased Mission San Juan Capistrano and its surrounding 250,000 acres from his brother-in-law, Governor Pio Pico.(2)

In 1848, after California became a United States territory, many of the large rancho grants were rejected and the land was offered up to claim to the advantage of new Anglo settlers. Drought conditions in the 1860s also caused many ranchos to fail and put their owners in debt. Through the 1860s and 70s, Forster was forced to sell off pieces of his vast rancho, which allowed smaller scale farming activities to develop in the Capistrano Valley area.(3)

In 1868, newcomer Judge Richard Egan purchased 160 acres of land near the village of San Juan Capistrano. He also purchased 600 acres of land east of the mission and established residence in an old adobe on the property. Egan planted English walnuts, eucalyptus and Lombard poplar trees.(4) He later became the earliest elected representative of the town as well as justice of the

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peace.(5) In 1883, Egan moved out of the adobe into a new Queen Anne style residence, located in the center of the town, just two blocks south of the mission.(6,7)

Agriculture and cattle ranching became driving economic forces in the Capistrano Valley. By 1870, the village of San Juan Capistrano consisted of several shops and saloons, a school, post office, and a number of residences. The census for the same year reported a total of 345 residents of Mexican descent and 31 residents of Anglo heritage.(8) By the late 1880s, the Santa Fe railroad arrived; it not only brought new settlers, but also made the export of produce and livestock easier. The population nearly doubled to 600 and it was reported that 3,000 acres of land surrounding the village were under cultivation.(9)

By the late nineteenth century, walnuts were the primary crop under cultivation in San Juan Capistrano, with orchards heavily planted north of the small community, along Trabuco Creek.(10) San Juan Capistrano's average agricultural production for the 1890s consisted of 62 tons of walnuts as well as six carloads of oranges, three carloads each of apples and apricots and two carloads of pears.(11)

By 1896, the local ranchers established the Capistrano Walnut Growers Association to represent their local interests.(12) A packing house was constructed at the northwest part of the town, between the railroad and Occidental Street.(13) Walnuts continued to be the primary crop under cultivation until the 1920s, when a large segment of the local crop was destroyed, most likely a result of crop blight.(14,15). At the beginning of the 1920s, San Juan Capistrano ranchers were growing an average of 400 tons of walnuts per year, but by the end of the decade local crop reports indicated that only 75 tons of walnuts were produced in the area.(16,17). In the decades that followed, citrus replaced walnuts as the primary crop as San Juan Capistrano ranchers began planting oranges and lemons as well as grapes and avocados.(18,19).

In other parts of the county, citrus planting began as early as the 1870s, making its arrival in San Juan Capistrano relatively late. Ranchers soon discovered that the area's climate was quite favorable to citrus, and it could be grown outdoors in the winter.

As oranges became the primary crop in the region, local growers soon found themselves dealing with many of the problems faced by orange growers throughout the county. The local growers were limited in how they could market their fruit. Wholesale fruit buyers and the local growers often disagreed on a fair market price for the produce, with the buyers regularly getting the better deal. Growers began to organize cooperatives to address the various problems that they were encountering. The earliest orange cooperatives began in 1885, however the most significant exchange, the Southern California Fruit Exchange was established in 1893.(20)

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In 1934, the American Fruit Growers Association built a packing plant in San Juan Capistrano. (21,22). Evidence of confidence in the future of the local citrus industry was furthered in 1935, when the California Fruit Growers Exchange chose San Juan Capistrano as their new headquarters.(23)

The varied topography of San Juan Capistrano often determined where ranches and their associated residences were located. The Capistrano Valley consists of steep sloping hills ranging from 500 to 900 feet, separated by numerous stream channels that course southwesterly towards the Pacific Ocean. In the flatter-lying areas the land is characterized by alternating low mounds and depressions, as well as flat alluvial fans. From the Anglo period of settlement, the development of agricultural land in Southern California generally followed a deliberate and planned pattern; standard surveying patterns placed an artificial grid over the landscape. In contrast, the topography of the San Juan Capistrano area led to the unsystematic development of agricultural land often resulting in discontinuous and misshaped parcels.(24)

Two types of ranch properties were developed in San Juan Capistrano during the late nineteenth and early twentieth centuries. The smaller family farms averaged about 30 acres in size and typically consisted of one large or several contiguous parcels. The ranch contained a residence and outbuildings surrounded by agricultural land. The larger ranches ranged from 100 to 500 acres.(25) The families typically resided on one small parcel of land, ranging from less than one to three acres in size. The property would typically include a residence, small ancillary buildings, such as a garage, and a water source. Towers or tanks provided water to the residence via gravity and a gasoline driven pump was generally located in the kitchen. The area immediately surrounding the house was landscaped with trees and gardens. The land under cultivation was located near the family residence, but was not always contiguous with the residential parcel.(26) In these cases, larger agricultural buildings, such as barns, and equipment were placed on the farmed lands away from the residence.

Regardless of the ranch size, ranch houses were typically one to two stories in height, wood frame in construction and reflected a variety of architectural styles. Those constructed during the turn of the century period were modest variations of Victorian era styles. During the first decade of the twentieth century the Craftsman style was popularly used in the design of ranch houses. Craftsman architecture generally stresses the natural beauty of wood and the relationship of a building to its surrounding landscape. The distinctive features of the Craftsman style include a front porch supported by piers, wood siding, overhanging roof eaves with decorative brackets, and ample use of casement and double hung windows. Associated outbuildings often echoed the

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architecture of the house in the use of Craftsman details. The R. Y. Williams House is an excellent example of an early twentieth century ranch house and typifies the property type.

Roger Yates Williams and his family came to California from Minnesota in 1880 and settled in Villa Park. After completing his schooling there, he went to Los Angeles to study law. He passed the bar in 1892, and established his career in Santa Ana.(27,28) In 1895, Williams married Lizzie D. Carson, who was also a native of Minnesota.(29) The couple resided in Santa Ana during most of Williams' law career.

In 1913, Roger Williams and his brother William purchased 347 acres (30) in the northern portion of San Juan Capistrano from Judge Richard Egan, who had owned the property since 1868.(31,32) With the assistance of their brother Guy, the Williams planned to grow walnuts on the property and subdivide a portion of the land into family farms.(33)

In 1916, Roger and William granted their brother Guy a 17.25 acre triangular-shaped parcel in the northern portion of their land.(34) The same year Guy and his wife Catherine Bathgate Williams built a two-story Craftsman style residence on one-acre fronting Highway 101, now Camino Capistrano.

In 1923, Roger and Lizzie Williams built their two-story Craftsman house on the .35 acre parcel that was subdivided that year from the larger property. Their house was constructed just south of Guy's house and also fronts on Camino Capistrano. The property includes a garage and tank house that were designed to complement the style of the residence. The Williams landscaped the yard around their house with walnut and fruit trees. By 1924, the couple relocated to San Juan Capistrano from their residence in Santa Ana.(35)

In the 1920s, Roger and Guy transitioned from walnuts as their primary crop to oranges. By the end of the decade the brothers had earned recognition for their success in citrus ranching and were featured in a 1929 interview for *Overland Monthly* magazine. According to the article, Roger Williams had, "for years been transforming the bean fields and waste stretches of this fertile little valley into a veritable paradise of citrus and walnut orchards."(36) In *Dos Cientos Anos en San Juan Capistrano*, author Patricia Hallan also discussed the Williams' citrus activities, stating, "The Williams' can be credited with starting the citrus industry in Capistrano which grew in to this major business in the 30s and 40s."(37)

In 1931 Lizzie Williams passed away.(38) Nine years later, Roger died and interest in his property was divided between his brother Guy and his nephews, Charles and John Swanner. John was an independent oil producer living in Wichita Falls, Texas and visited the property

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periodically.(39) Charles practiced law and lived in Santa Ana. The Swanners did not play a day to day role in the operation of the ranch, as it was maintained by Guy Williams until his death in 1952.(40) Descendants of the Swanner family owned the residence until 1991, when it was purchased by the City of San Juan Capistrano with the intent of preserving it as a significant example of an intact ranch house.

Many other prominent families owned ranches in San Juan Capistrano in the late nineteenth and early twentieth centuries. However, in the post WWII period, as agricultural land gave way to suburbanization, many historic ranch houses and associated buildings were demolished or relocated to make way for residential subdivisions, commercial development and freeways. Demolished ranch houses include those of the Smith, Rosenbaum, McKinley, Honeyman, Strohschein, and Oyharzabal families. Relocated properties include the Folk Victorian style Hankey/Rowse residence (1884; 30981 Via Cristal) which was moved a few yards from its original site in 1994 and is now surrounded by a modern residential subdivision.(41) Likewise the Errecarte House (1910; 30882 Via Errecarte) was moved and reoriented from its original site to a place farther back on the lot and is also surrounded by a modern residential subdivision. The Craftsman style Leck House (1920) was relocated in three pieces to Los Rios Street in December 2005, and is currently in the process of obtaining building permits for adaptive re-use as a museum.

While other ranch houses remain in their original locations, the integrity of setting, feeling and association have been compromised. The Craftsman style Harrison Residence (1906; 27762 Ortega Highway), while listed in the National Register, is surrounded by new residential development. The one-story Folk Victorian style Rudolphus B. Cook Residence (1882; 32222 Del Obispo Street) is now part of a church property and is surrounded by an asphalt-paved parking lot and a U-shaped two-story church building. The Craftsman style Buchheim Residence (date 1926; 26560 Calle Lorenzo), is completely encompassed by residential development and has virtually no visibility from any public street.

The Joel R. Congdon House, Roger Y. Williams House and Guy Williams House are the only three intact and in situ late nineteenth to early twentieth century ranch houses surrounded by their original settings that remain in San Juan Capistrano. The Congdon House, the earliest of the three, represents the Folk Victorian style (1878; 32701 Alipaz Street). It was listed in the National Register of Historic Places in 2002. The Craftsman style Guy Williams House and Roger Y. Williams House are later examples of the property type and reflect the Craftsman style. The Guy Williams House lacks the original water tower. All original features of the Roger Y. Williams House are intact; it represents one of the best examples of the property type and retains a high degree of integrity.

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Notes:

- (1) City of San Juan Capistrano, *Historic Preservation Strategy for City Owned Properties*. (City of San Juan Capistrano, 2006), 3-4.
- (2) Mary Ellen Tryon, *Guide to Historic San Juan Capistrano* (Orange, CA: The Paragon Agency, 1999), 2.
- (3) *Ibid.*, 2-3.
- (4) Warren F. Morgan, *This Was Mission Country: Reflections of Merle and Mabel Ramsey* (Laguna Beach: Mission Printing Co., 1973), 216-217.
- (5) Charles D. Swanner, *Fifty Years a Barrister in Orange County* (Claremont, CA: Fraser Press, 1965), 44.
- (6) Tryon, 34-35.
- (7) City of San Juan Capistrano, 4.
- (8) The Richard Egan House, 32892 Camino Capistrano, is listed in the National Register of Historic Places.
- (9) "Orange County," *Los Angeles Times*, 12 June 1888.
- (10) Karen Wilson Turnbull, "Interview with Lynn Shrewsbury," *San Juan Capistrano Project: General History of San Juan Capistrano*, California State University, Fullerton, Oral History Program (O.H. 1460: 11 July 1975), 5.
- (11) "Orange County," *Los Angeles Times*, 5 September 1891: 6.
- (12) "Orange County," *Los Angeles Times*, 1 August 1896: 11.
- (13) Sanborn Fire Insurance Maps, San Juan Capistrano, California, 1929.
- (14) Brooks Smith. Personal Communication. 2006. Smith is the grandson of Roy Smith, an early settler and farmer of San Juan Capistrano, who built a residence several hundred yards north of the R.Y. Williams House. Smith lived in the residence and farmed the family land until the property was sold and the residence was demolished in 2004.
- (15) Turnbull, 5.
- (16) "Setting of Nuts Promises Good Crops," *Los Angeles Times*, 9 July 1922: IX5.
- (17) E.J. Carpenter and R. Earl Storie, *Soil Survey of the Capistrano Area, California* (U.S. Department of Agriculture Bureau of Chemistry and Soils in Cooperation with the University of California Agricultural Experimentation Station, 1929, Series 1929, no.19): 6-11.
- (18) Smith.
- (19) Carpenter and Storie, 11.
- (20) Jim Sleeper, "The Story of Orange County's Golden Harvest, A Century of Citrus," *Santa Ana Register*, 17 November 1968.

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- (21) Pamela Hallan, *Dos Cientos Años en San Juan Capistrano* (Irvine, CA: Walker Color Graphics, 1975), 96-97.
  - (22) *Coastline Dispatch*, 9 March 1934: 1.
  - (23) *Coastline Dispatch*, 3 May 1935: 1.
  - (24) Carpenter and Storie, 1.
  - (25) Ibid, 6.
  - (26) Smith.
  - (27) According to the *Los Angeles Times* Williams also co-owned the law firm Williams and Rutan and served as district attorney from 1899 to 1908 (5 December 1918: I14).
  - (28) In 1919, Williams was appointed to the bench of the Superior Court. Known as a skilled litigator in corporate law and water rights, Judge Williams made several contributions to the agricultural, commercial and civic development of Orange County, helping to establish the First National Bank of Santa Ana and several district water companies. Williams retired from the Superior Court in 1926 due to health problems, but maintained a private legal practice with his nephew, Charles D. Swanner, until his death in 1940. See "Roger Y. Williams, County Pioneer, Dead" *Santa Ana Register*, 23 November 1940, 1-4.
  - (29) J.E. Pleasants, *History of Orange County, California*, Biographical Volumes II and III (Los Angeles, CA: L.R. Finnell and Sons Publishing Co., 1931), 84-85.
  - (30) Some accounts say 200 acres. See Louis DeJean, "Twenty Years After" in *Overland Monthly*, (LXXXV, April 1927): 108-109, 124.
  - (31) See Grant Deeds, County of Orange Assessor's Office (Santa Ana, CA: Orange County Archives), 1913.
  - (32) Tryon, 138.
  - (33) *Los Angeles Times*, 9 May 1913: II9.
  - (34) See Grant Deeds, 1916.
  - (35) See County Directories, 1913-1941. On file, City of Santa Ana Library and Orange County Archives.
  - (36) DeJean, 109.
  - (37) Hallan, 93.
  - (38) *Santa Ana Register*, 23 November 1940.
  - (39) "John Swanner's Funeral Slated," *Wichita Falls Record News*, 23 August 1972: 7.
  - (40) "Guy Williams, Prominent Rancher, Died Monday." *Coastline Dispatch*. 15 August 1952.
  - (41) Don Tryon, "Old San Juan, State Eyes Historic Homes on Ortega Highway," *Capistrano Valley News*, 3 January 2002.



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*Los Angeles Times*, "Orange County" 12 June 1888: 4.

----- "Orange County" 5 September 1891: 6.

----- "Orange County" 1 August 1896: 11.

----- "Setting of Nuts Promises Good Crops" 9 July 1922.

----- 9 May 1913: II9.

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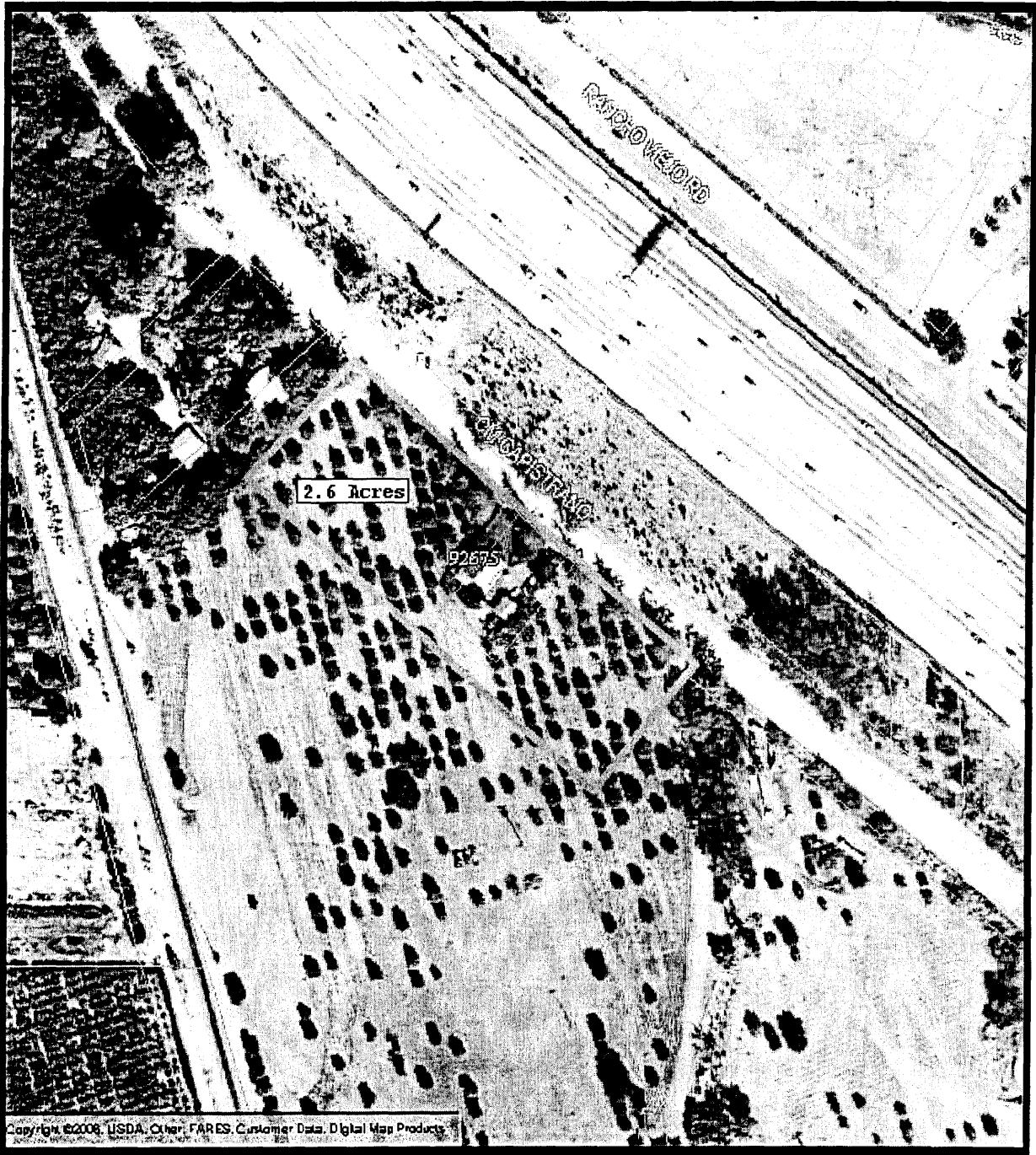
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### Verbal Boundary Description

Please see enclosed sketch map that serves as the verbal boundary description.

### Boundary Description

APN 121-050-03 and portion of APN 121-050-19, Sec 25 T 7 R 8 POR SW/1/4 and portion of SEC 25 T7 R8 POR W 1/2 and POR W 1/2 Sec 36 T7 R8. The property is a rectangular parcel measuring: Lt Frontage 572 ft; Lot Depth 200 ft; Lot Number 6. The boundaries encompass the significant resources and their immediate setting that have been historically associated with the property.



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# R.Y. Williams House Boundary Description



200ft  
CityGIS 6.0

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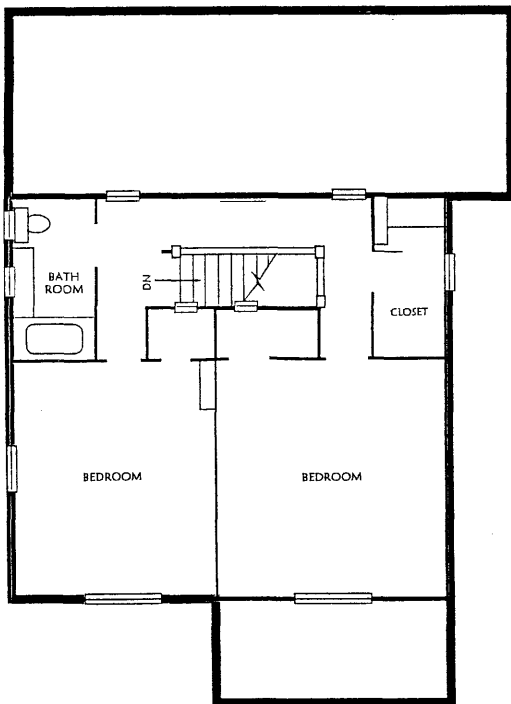
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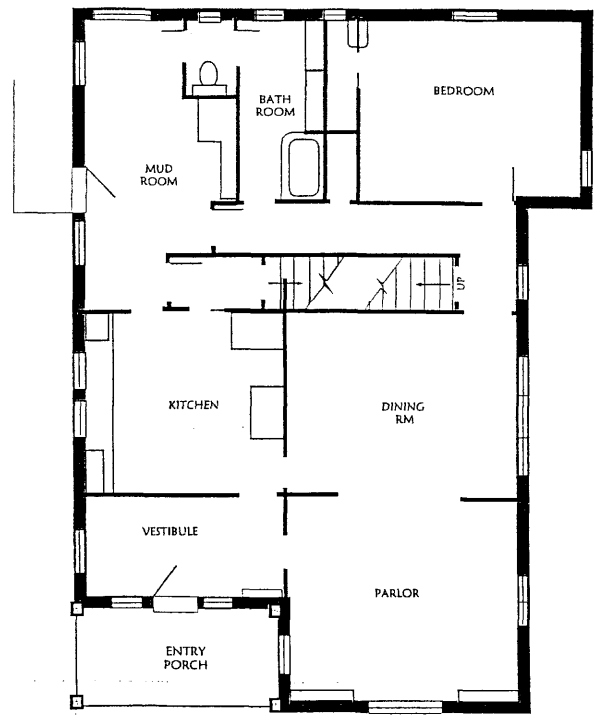
Additional Documentation

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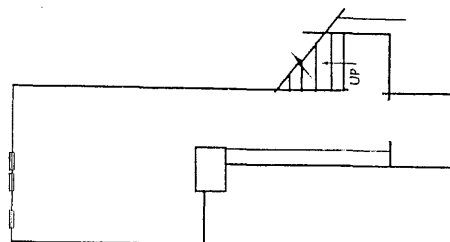
Floor Plans



SECOND FLOOR



FIRST FLOOR



BASEMENT

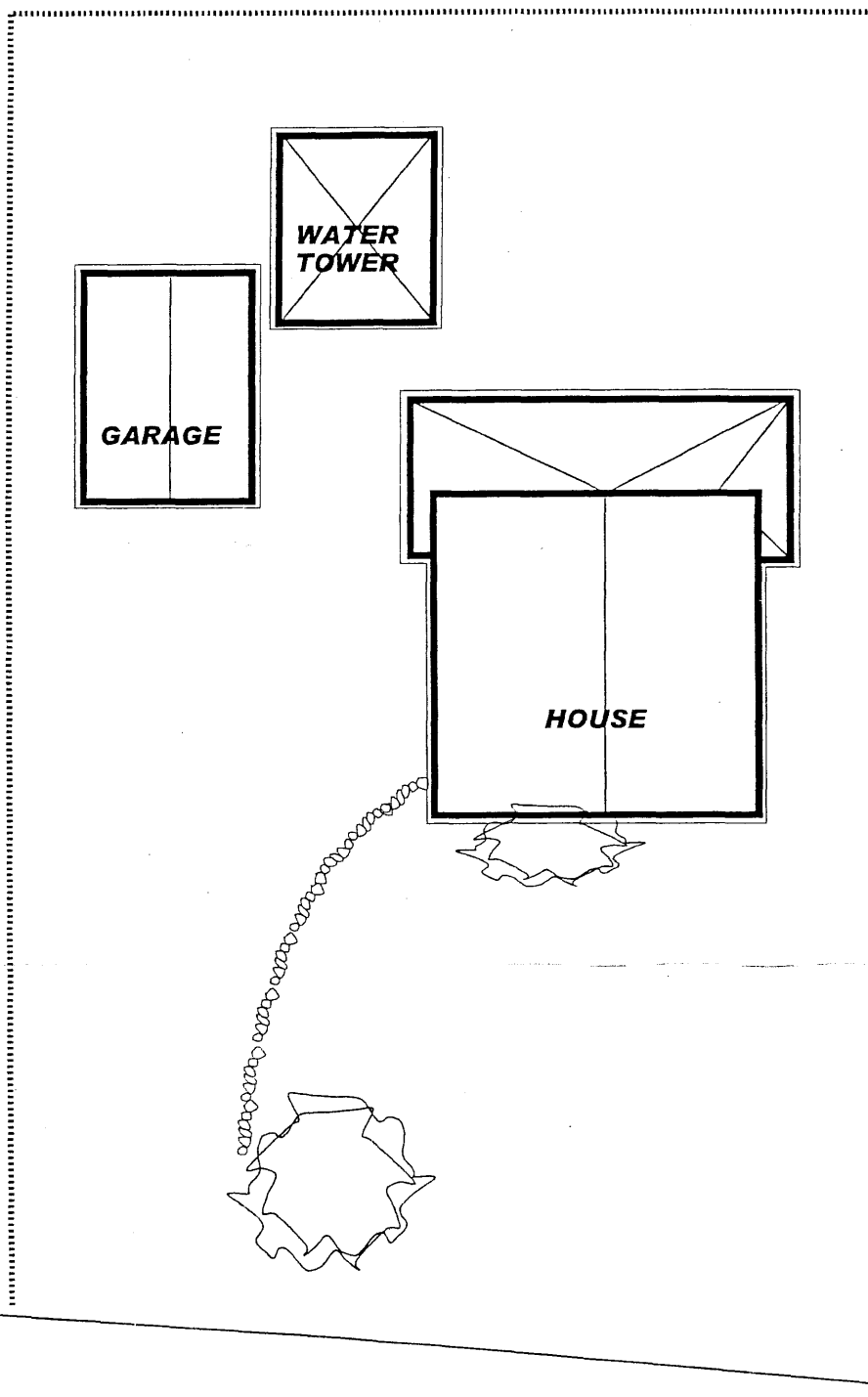
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Site Plan



Camino Capistrano

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1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Southside of building
7. Photo #1

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Front of house (east side)
7. Photo #2

Photograph #4 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Back porch on south side
7. Photo #5

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Back porch, triangular knee brace
7. Photo #6

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Original tank house and garage, south side of house
7. Photo #7

Photograph #8 – Not Submitted



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Photographic Log Page 2

Williams, Roger Y., House  
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1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Front door/vestibule
7. Photo #9

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Dining room/parlor
7. Photo #10

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. East wall, parlor
7. Photo #11

Photographs #12 thru #19 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Door at entrance to stairs going to second floor
7. Photo #20

Photographs #21 thru #22 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. P.O. Box 1029, San Juan Capistrano, CA
6. Original glass door knob
7. Photo #23

Photographs #24 thru #25 – Not Submitted

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Photographic Log Page 3

Williams, Roger Y., House  
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1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, 3501 Copperas Cove, Wichita Falls, TX 76310
6. Roger Y. Williams in front of Swanner House
7. Photo #26

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, 3501 Copperas Cove, Wichita Falls, TX 76310
6. Roger Y. Williams
7. Photo #27

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, 3501 Copperas Cove, Wichita Falls, TX 76310
6. Wife of Roger Y. Williams
7. Photo #28

Photograph #29 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, 3501 Copperas Cove, Wichita Falls, TX 76310
6. Roger Y. Williams Superior Court, Santa Ana, CA
7. Photo #30