

APPENDIX D

CULTURAL RESOURCES ASSESSMENTS



March 05, 2013

Jaime Murillo, Associate Planner
CITY OF NEWPORT BEACH
3300 Newport Boulevard
Newport Beach, CA 92663

Re: HISTORIC RESOURCES ASSESSMENT LETTER REPORT, NEWPORT BACK BAY

Dear Mr. Murillo:

This Historic Resources Assessment letter report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the properties located at Back Bay Landing Project Area, Newport Beach, Orange County, California. The Historic Resources Assessment letter report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject property.

PROJECT DESCRIPTION

The Back Bay Landing project waterfront village will be located on 6.974 acres in the City of Newport Beach (“City”) in Orange County, California. Subsequent to the requested legislative approvals, future development on-site would be regulated by the development standards and design guidelines established in the PCDP, which would allow for a mixed-use development with the maximum development limits. A future on-site mixed-use development project would be designed with a Coastal Mediterranean architectural theme. It is proposed that existing Orange County Sanitation District 5 Bay Bridge Station (Pump House) (1966) will be rehabilitated and the commercial storage garages on the eastern side of Parcel 3 (1961) will be demolished.

RESEARCH AND FIELD METHODOLOGY

The Historic Resource Assessment was conducted by PCR’s Historic Resources Division staff, Margarita J. Wuellner, Ph.D., Director of Historic Resources, Murray Miller, M. Arch., Principal Historic Preservation Planner, and Amanda Kainer, M.S., Assistant Architectural Historian, who meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history, historic architecture and architectural history. Resumes are included in the Appendix.

The historical resources evaluation involved a multi-step methodology. A review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), the California Historic Resources Inventory Database maintained by the State Office of Historic Preservation (OHP), and the City of Newport



Historic Resource Inventory and General Plan was performed to identify any previously recorded properties within or near the survey area. An intensive pedestrian site survey was undertaken to document the existing conditions of the property.

The National Register and California Register evaluation criteria were employed to assess the significance of the property. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, the California Historic Resources Inventory Database, and the City of Newport Beach.
- Conducted field inspections of the study area and subject property, and utilized the survey methodology of the State OHP.
- Photographed the subject property and examined other properties in the area that exhibited potential architectural and/or historical associations. Conducted site-specific research on the subject property utilizing building permits, assessor's records, Sanborn fire insurance maps, city directories, historical photographs, California Index, historical Los Angeles Times, archives at the Orange County Sanitation District, and other published sources.
- Reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register and the California Register.

REGULATORY FRAMEWORK

National Register Criteria

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:¹

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;

¹ *How to Complete the National Register Registration Form, National Register Bulletin, U.S. Department of Interior, National Park Service, 1997. This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.*



- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents 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;
- D. It yields, or may be likely to yield, information important in prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing. However, the National Register does not prohibit the consideration of properties less than fifty years in age whose exceptional contribution to the development of American history, architecture, archaeology, engineering, and culture can be clearly demonstrated. As defined in *National Register Criteria Consideration G: Properties that have Achieved Significance with the Past Fifty Years*, a property achieving significance with the past fifty years is eligible only if it is of *exceptional importance*, or if it is an integral part of a district that is eligible for listing in the National Register.²

In addition to meeting the criteria of significance, a property must also have integrity. “Integrity is the ability of a property to convey its significance.”³ According to the *National Register Bulletin*, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.⁴ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. The following is excerpted from the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors:

1. Location is the place where the historic property was constructed or the place where the historic event occurred.⁵
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.⁶

² *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years*, (U.S. Department of the Interior, National Park Service, 1979, Revised 1990, 1996, 1998).

³ *How to Apply the National Register Criteria for Evaluation, National Register Bulletin*, (U.S. Department of Interior, National Park Service, 1997), 44.

⁴ *Ibid.*

⁵ “The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved,” *Ibid.*



3. Setting is the physical environment of a historic property.⁷
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁸
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.⁹
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.¹⁰
7. Association is the direct link between an important historic event or person and a historic property.¹¹

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.¹²

For properties which are considered significant under National Register Criteria A and B, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹³

In assessing the integrity of properties which are considered significant under National Register Criterion C, the *National Register Bulletin, How to Apply the National Register Criteria for*

⁶ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape," *Ibid.*

⁷ *Ibid.*, 45.

⁸ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place," *Ibid.*

⁹ "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques," *Ibid.*

¹⁰ "It results from the presence of physical features that, taken together, convey the property's historic character," *Ibid.*

¹¹ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

¹² *Ibid.*, 46.

¹³ *Ibid.*



Evaluation provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁴

California Register Criteria

The California Register criteria are similar to those of the National Register, after which they are modeled. To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.¹⁵

The City of Newport Historic Resource Inventory and General Plan

In 1991, the Newport Beach City Council established an Ad Hoc Historic Preservation Advisory Committee (AHHPAC) to investigate the historic resources of the community and to make recommendations regarding their preservation. The AHHPAC completed its investigation on May 12, 1992, and reported its findings to City Council June 8, 1992. The findings resulted in a Historic Resource Inventory of 61 properties. The inventory categorized the properties surveyed in five hierarchical "classes" of significance:

- **Class 1: Major Historic Landmark.** A building, structure, object, site, or natural feature of major historical significance. The property exemplifies historic/architectural themes of local and statewide importance and serves as a significant part of the heritage of Newport Beach.

¹⁴ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style," *Ibid.*

¹⁵ *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), § 4852(c).*



- Class 2: Historic Landmark. A building, structure, object, site, or natural feature of historical significance. The property is representative of historic/architectural themes of local and statewide importance and serves as a physical link to the historical past of Newport Beach.
- Class 3: Local Historic Site. A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.
- Class 4: Structure of Historic Interest. A building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised but is still worthy of recognition.
- Class 5: Point of Historic Interest. A site of a building, structure, or object that no longer exists, but is associated with historic events or persons, or architecturally significant structures.

Under this system, Class 1 to Class 3 would be eligible to use the State Historic Building Code; Class 4 and Class 5 properties would be listed for recognition purposes only. The inventory was not officially adopted by the City, and the structures were not placed on the City Register, however the Inventory still serves as a useful guide to potential historic resources that may have historic or cultural significance to the City.

The City of Newport established the Newport Beach Register of Historical Property (the “City Register”) to recognize structures or properties of local historical or architectural significance. The City has listed seven properties in the City Register in recognition of their local historical or architectural significance.

The City of Newport Beach adopted a General Plan on July 25, 2006 and the General Plan was later approved on November 7, 2006. The General Plan includes Chapter 6, Historical Resources Element.

In relation to historic resources, the goal of the General Plan is to recognize and protect historically significant landmarks, sites and structures. To achieve this goal, the City has adopted policies that address the Historic Resource Inventory; the Preservation and Re-Use of Historic Structures; Historic Landmarks; Adaptive Re-Use; Historical Elements within New Projects; Documentation; and Offer for Relocation of Historic Structure.



ENVIRONMENTAL SETTING

Historic Context

Development of Newport Beach

The community of Newport Beach was originally part of the Rancho San Joaquín, a 48,803-acre Mexican land grant encompassing Orange County. During the 1800s, the most prominent landowners of the area were Don Sepulveda and Don Bernardo Yorba, whose combined holdings comprised Newport Beach’s upper and lower bay, and they would sell their tracts to Flint, Bixby, Irvine, and McFadden, entrepreneurs. James McFadden and James Irvine named the landing on the bay “Newport” and the bay quickly became a popular shipping hub.¹⁶

In 1888, James McFadden built a wharf and three years later completed a railway connection to Santa Ana. Shipping activity increased dramatically and for the next eight years, the McFadden Wharf area was a booming commercial and shipping center and a company town began to grow. However, in 1899, the federal government allocated funds for major improvements to a new harbor at San Pedro, which was served by the Southern Pacific Railroad and would become Southern California’s major seaport. Thus, the McFadden Wharf and railroad was sold and signaled the end of Newport as a commercial shipping center. In 1902, James McFadden sold his Newport town site and about half of the Peninsula to William S. Collins, who saw Newport Bay’s resort and recreation potential. Collins took on Henry E. Huntington as a partner in the Newport Beach Company.¹⁷

Soon after, the Pacific Electric Railroad established itself in Newport Beach in 1905, connecting the City of Los Angeles by rail. Rapid transit “Red Cars” brought new visitors to the waterfront, and small hotels and beach cottages were developed that catered to the tourist industry. Between 1902 and 1907, many of Newport Beaches’ waterfront communities were subdivided, including West Newport, East Newport, Bay Island, Balboa, Corona del Mar, Balboa Island and Port Orange (at old Newport Landing), and in August 1906, residents in the booming bay town voted to incorporate. On September 1, 1906, Newport Beach became the fifth city to incorporate in Orange County. Newport Heights and Corona del Mar were annexed in 1917. In the 1920s, the City and County began work to improve the harbor entrance and create navigable channels in the bay. Between 1934 and 1936, the federal government and the County Harbor District undertook work around the harbor. They dredged the Lower Bay, extended jetties, and created the present day contour of Newport Harbor. In 1936, community members dedicated the City's main harbor. During World War II, the harbor became a vital hub as naval ships were built and repaired in its coastal

¹⁶ City of Newport Beach, “Chapter 6 Historical Resources Element,” General Plan (Adopted July 25, 2006): 6-3.

¹⁷ City of Newport Beach, “Chapter 6 Historical Resources Element,” General Plan (Adopted July 25, 2006): 6-3, 6-4.



waters. Servicemen stationed at the Santa Ana Army Air Base came to Balboa to visit the entertainment hot spots. After the war, many of these men returned to build their homes in Newport Beach and the surrounding area.¹⁸

The Santa Ana freeway, built in the 1950s, triggered further growth. During this time, housing development began to spread north and eastward from the waterfront to the hills and mesa areas. The community's economic industry changed, as the fishing industry, once the backbone of Newport Beach's economy, gradually declined to be replaced with new businesses and commercial centers. Beginning in 1967 and through the 1970s and 1980s, the building of shopping centers such as Fashion Island, hotels, high-scale restaurants, offices, and many new homes led to the creation of the active employment, retail, and residential areas.¹⁹

Upper Bay Development

Newport Bay is divided by the Pacific Coast Highway Bridge into the Upper Bay, also known as Back Bay, and the Lower Newport Bay, also known as Newport Harbor. The Pacific Coast Highway Bridge, originally constructed in 1921 and later replaced, changed the configuration of the Back Bay. The completion of the bridge reduced the size of the channel connecting the Upper and Lower Bays. The Main Dike was constructed in 1934 to support the commercial production of sea salt. Improvements to the San Diego Creek channel occurred during the 1960s. Between 1956 and 1970, the Newport Dunes Aquatic Park, Dover Shores, and the ski-zone in the Unit II basin area were developed. These developments left the central of the Upper Bay as the last unaltered wetland area. Fish and Game undertook the management of the Upper Newport Bay Ecological Reserve (UNBER) in 1975.²⁰

Development of Bayside Village

The mobile home park Bayside Village (Parcel 2) is located to northeast and west of the encircling project site (Parcel 3). Developed by Bayside Village, Inc. and the Macco Corp in 1961, the community was advertised as having spots for 300 mobile homes, 300 boat slips for each mobile home, recreation center with clubhouse, private beach, pool, shuffleboard court, putting green, and garages.²¹ The project designers were Walters & Son of Corona del Mar.

¹⁸ City of Newport Beach, "Chapter 6 Historical Resources Element," General Plan (Adopted July 25, 2006): 6-4, 6-5.

¹⁹ City of Newport Beach, "Chapter 6 Historical Resources Element," General Plan (Adopted July 25, 2006): 6-5.

²⁰ Los Angeles District Corps and Orange County Public Facilities & Resources Department, Upper Newport Bay Ecosystem Feasibility Study Final Report. Prepared for the County of Orange (September 2000): 2-7, 2-8.

²¹ "Mobile Home Park Features Boat Slips," Los Angeles Times (March 19, 1961): P. I11.



The Orange County Sanitation District

In 1921, the Orange County Outfall Sewer (JOS) is formed. Santa Ana and Anaheim agree to construct an outfall extending into the Pacific Ocean and construction begins in 1923. The Board of Supervisors orders an Orange County Sewerage Survey Report be undertaken; this report becomes the formation of the original sanitation district. In 1947, District 5, along with Districts 1 and 6 were formally organized. In 1954, the County Sanitation District of Orange County began operating and took over the duties of the Orange County Joint Outfall Sewer (JOS), which was the sewage outfall system that extended into the Pacific Ocean. The name changed from County Sanitation District of Orange County to Orange County Sanitation District (OCSD) in 1998 after it became a consolidated agency. The Orange County Sanitation District (OCSD) is responsible for safely collecting, treating and disposing the wastewater generated by 2.5 million people living in a 479-square-mile area of central and northwest Orange County.²²

Orange County Sanitation District 5 Bay Bridge Station

The *Los Angeles Times* reported on September 28, 1965 that the Directors of the Orange County Sanitation District Number 5 awarded a contract to build the Bay Bridge pumping station and force main.²³ The low bidder among six was Gallacher Company of Newport Beach for \$698,569. The pumping station and force main were constructed in 1966. The following year, the old Bay Bridge Pumping Station was demolished and removed.²⁴

Known Historical Resources in the Project Vicinity

A historical resources investigation was conducted for the proposed project that included archival records searches and literature reviews to determine: (i) if known historical resources sites have previously been recorded within the project site or within a one-quarter mile radius of the project site; (ii) if the project site has been systematically surveyed by historians prior to the initiation of the study; and/or (iii) whether there is other information that would indicate whether or not the project site is historically sensitive. An in-house records search included a review of all previous historical resources investigations within the project area and within a quarter-mile radius of the project area. In addition, the California Points of Historical Interest (PHI), the California Historical Landmarks (CHL), the California Register of Historic Places (California Register), the National Register of Historic Places (National Register), the California State Historic Resources Inventory (HRI), Newport Beach Register, and 1992 Newport Beach Historic Resource Inventory. The archival records search conducted by PCR resulted in the identification of no previously surveyed historic resources in the project vicinity (quarter-mile radius) and is included in the Appendix.

²² Orange County Sanitation District History, <http://www.ocsd.com/index.aspx?page=73>, accessed November 19, 2002.

²³ "Sanitation Board to Award Contract," Los Angeles Times (September 28, 1965): OC9.

²⁴ "Pumping Units to Be Demolished," Los Angeles Times (April 6, 1967): OC10.



Identification of Potential Historical Resources

As a result of the archival records search it was determined that no known historic resources are located on these parcels. However, the project site contains the Storage Garages & Marina/Bayside Village Guest Parking constructed in 1961, two structures comprising the Orange County Sanitation District 5 Bay Bridge Station (Pump House) that were built in 1966, and Bayside Village developed in 1961. These structures are identifiable in Exhibit 2 – Existing Condition, Project Boundary & Lot Line Adjustment map of the Back Bay Landing Project Description and require evaluation as potential historical resources. Property research was conducted, a historic context prepared and the two buildings were evaluated for their potential as historical resources. The results of this investigation are provided below.

1. Storage Garages & Marina/Bayside Village Guest Parking (1961)

The storage garage and Marina/Bayside Village Guest Parking structure currently on the project site was built in 1961 and the sewer pump house structures were constructed in 1966, therefore, these structures are approximately 52 and 47 years old respectively. Current CEQA Guidelines establish 45 years of age as the threshold at which buildings should be evaluated as historic resources.

The subject garages located at the eastern edge of Parcel 3 (Figures 1 and 2) do not appear to possess architectural significance, such as distinctive characteristics of a type, period, or method of construction; or high artistic value. The proposed project site consists of Parcel 3, which encircles Parcel 2 to the west, north and east, containing the garages that are located along the eastern edge of Parcel 3. The garage structure is surrounded by surface parking to the east; single-family residential cottages to the south and west (Figure 3); and marinas to the north.

The garages are common, typical and undistinguished examples of utilitarian architecture in Southern California. The properties lack sufficient, architectural merit or historical importance to meet the threshold of significance as potential historical resources. Therefore, pursuant to CEQA the proposed project would not result in a direct significant impact with regard to the existing buildings on the subject site. The existing garages constructed in 1961 do not appear to rise to the threshold of significance for eligibility in either the National Register, California Register, or City of Newport Beach as an exceptional, distinctive, outstanding, or singular example of their type or style either individually or as a contributor to a district. The garages are therefore recommended ineligible as individual historical resources. A Department of Parks and Recreation (DPR) form for the Storage Garages & Marina/Bayside Village Guest Parking is included in Appendix. Pursuant to CEQA the proposed project would result in no impact to historical resources on the project site.

2. Orange County Sanitation District 5 Bay Bridge Station (Pump House) (1966)

The two Pump House structures (Figure 4), located at the western edge of Parcel 3 will be retained. They do not appear to possess architectural significance, such as distinctive characteristics



of a type, period, or method of construction; or high artistic value. The proposed project site consists of Parcel 3, which encircles Parcel 2 to the west, north and east, containing the Pump House that is located adjacent to the East Pacific Coast Highway. The structures are surrounded by outside storage/mobile unit parking to the east, north and south (Figure 5).

The pump house structures replaced earlier pump houses and are not considered to be historically important in the history of the Orange County Sanitation District. They are common, typical and undistinguished examples of utilitarian architecture in Southern California. The properties lack sufficient, architectural merit or historical importance to meet the threshold of significance as potential historical resources. Therefore, pursuant to CEQA the proposed project would not result in a direct significant impact with regard to the existing buildings on the subject site. The existing structures constructed in 1966 do not appear to rise to the threshold of significance for eligibility in either the National Register, California Register, or City of Newport Beach as an exceptional, distinctive, outstanding, or singular example of their type or style either individually or as a contributor to a district. The pump house structures are therefore recommended ineligible as individual historical resources. A DPR form for the Orange County Sanitation District 5 Bay Bridge Station (Pump House) is included in Appendix. Pursuant to CEQA the proposed project would result in no impact to historical resources on the project site.

3. Bayside Village (1961)

The mobile home structures (Figure 3), located on Parcel 2 are located to northeast and west of the encircling project site (Parcel 3). They do not appear to possess architectural significance, such as distinctive characteristics of a type, period, or method of construction; or high artistic value. The proposed project site consists of Parcel 3, which encircles Parcel 2 to the west, north and east, containing mobile home park. The mobile homes are bounded by outside storage/mobile unit parking to the east; the storage garages to the west; and single-family residences to the south.

The mobile homes are not considered to be historically important. They are common, typical and undistinguished examples of domestic architecture in Southern California. The properties lack sufficient, architectural merit or historical importance to meet the threshold of significance as potential historical resources. Therefore, pursuant to CEQA the proposed project would not result in a direct significant impact with regard to the existing mobile homes adjacent to the subject site. The existing structures constructed in 1961 do not appear to rise to the threshold of significance for eligibility in either the National Register, California Register, or City of Newport Beach as an exceptional, distinctive, outstanding, or singular example of their type or style either individually or as a contributor to a district. The mobile homes are therefore recommended ineligible as individual historical resources or as an historic district. Pursuant to CEQA the proposed project would result in no impact to historical resources.

Conclusion

CITY OF NEWPORT BEACH

March 05, 2013 - Page 12



The development of the proposed project would have no impact to historical resources. The storage garages, Bayside Village and the pump house structures do not possess sufficient historical or architectural importance to reach the threshold of significance as historical resources for the following reasons:

- they are not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- they are not associated with the lives of persons important in California's past;
- they do not embody the distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of an important creative individual, nor do they possess high artistic values; or
- the subject property has not yielded, nor is it likely to yield, information important in California's prehistory or history; and
- the subject structures would not reach the threshold of a Class 3: Local Historic Site because they are not of local significance nor are they considered representative of historic/architectural themes of importance to Newport Beach.

In addition, no known adjacent historic resources or eligible contributors to a historic district are within a quarter-mile of the subject property. Therefore, pursuant to CEQA, the proposed redevelopment of the project site would result in no impact to historical resources. No further analysis of this issue is necessary.

Also, the proposed redevelopment would not impact any historical resources in the surrounding setting. The project area was developed during the mid-20th century with a mobile home park, parking lots, and docks; therefore the area has been redeveloped and lacks integrity for consideration as a potential historical resource or cultural landscape. Furthermore, Newport Bay has undergone substantial alterations over the years including changes in configuration, introduction of industrial and commercial activities, as well as construction of transportation, recreational and residential improvements. No further analysis of this issue is necessary.

Sincerely,
PCR SERVICES CORPORATION

A handwritten signature in black ink, appearing to read 'Eugene Miller', with a long horizontal line extending to the right.



Murray G. Miller, BEDS, M. Arch., MEDS (Cons.), Assoc. AIA, MRAIC, ANZPI, MCAHP, MCIP, IHBC, MICTP, MRTPI, PPS
Principal Historic Preservation Planner

Bibliography

City of Newport Beach. "Chapter 6 Historical Resources Element," General Plan. Adopted July 25, 2006.



Los Angeles District Corps and Orange County Public Facilities & Resources Department. *Upper Newport Bay Ecosystem Feasibility Study Final Report*. Prepared for the County of Orange. September 2000.

“Macco Corp Buys 22 ½% of Bayside Unit.” *Los Angeles Times*. August 9, 1960. P. C8.

“Mobile Home Parks Become Big Business in Southland.” *Los Angeles Times*. October 29, 1961. P. D1.

“Mobile Home Park Features Boat Slips.” *Los Angeles Times*. March 19, 1961. P. I11.

Orange County Sanitation District History. <http://www.ocsd.com/index.aspx?page=73>, accessed November 19, 2002.

“Pumping Units to Be Demolished.” *Los Angeles Times*. April 6, 1967. P. OC10.

“Sanitation Board to Award Contract.” *Los Angeles Times*. September 28, 1965. P. OC9.

“Trailer Coach Integrated in Design of Beach Homes.” *Los Angeles Times*. June 11, 1961, p. O16.

Figures



Figure 1. Storage Garages & Marina/Bayside Village Guest Parking, West Elevation, View to Southeast (PCR Services)



Figure 2. Storage Garages & Marina/Bayside Village Guest Parking, West Elevation, View to Southeast (PCR Services)



Figure 3. Bayside Village, View to Northwest (PCR Services)



Figure 4. Orange County Sanitation District 5 Bay Bridge Station, South Elevation, View to North (PCR Services)



Figure 5. Orange County Sanitation District 5 Bay Bridge Station, South Elevation, View to North (PCR Services)



Appendix

Record Search

Storage Garages & Marina/Bayside Village Guest Parking DPR Form

Orange County Sanitation District 5 Bay Bridge Station (Pump House) DPR Form

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for ORANGE County.						Page 74	04-05-12				
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
170468		YORKTOWN AVE	BUILDING 20	LOS ALAMITOS	F	1942	HIST. RES.	DOE-30-07-0003-0020	03/08/07	6Y	
							PROJ. REVW.	USA070129A	03/08/07	6Y	
							HIST. RES.	DOE-30-07-0003-0025	03/08/07	6Y	
179926		8162 HAZARD AVE		MIDWAY CITY	P	1952	PROJ. REVW.	HUD100902K	09/08/10	6Y	
101397	30-162536	14772 JEFFERSON ST		MIDWAY CITY	P	1923	PROJ. REVW.	HUD960226V	03/25/96	6Y	
187334		7801 MCFADDEN AVE		MIDWAY CITY	P	1959	PROJ. REVW.	FHWALL10826B	10/20/11	6Y	
183883		14791 NEWLAND ST		MIDWAY CITY	P		PROJ. REVW.	HUD110721C	07/29/11	6Y	
095986	30-162485	CABOT RD	AGUAJE DEL CUATE	MISSION VIEJO	P		ST. PT. INT.	30-0031	06/01/95	7W	
124784		24011 MARGUERITE PARKWAY	REVIEW OF PBW FACILITY CM 371-01	MISSION VIEJO	P		PROJ. REVW.	FCC000602F	06/15/00	6Y	
090893	30-162284		1953 NATIONAL BOY SCOUT JAMBOREE S	NEWPORT BEACH	U	1953	HIST. RES.	SPHI-ORA-009	10/14/77	7L	
037957	30-158591	611 E BALBOA BLVD	BANK OF BALBOA / BANK OF AMERICA	NEWPORT BEACH	P	1928	HIST. RES.	NPS-86001903-0000	07/24/86	1S	
							HIST. SURV.	2663-0007-0000	01/01/86	1S	
180694		4302 FORD RD		NEWPORT BEACH	P	1965	PROJ. REVW.	FCC100621N	12/14/10	6Y	
089402	30-162257	MAIN ST	FIRST WATER-TO-WATER FLIGHT SITE	NEWPORT BEACH	U		HIST. RES.	SHL-0775-0000	09/25/62	1CL	
037956	30-158590	105 MAIN ST	BALBOA INN	NEWPORT BEACH	P	1930	HIST. RES.	NPS-86000730-0000	04/11/86	1S	
							HIST. SURV.	2663-0006-0000	01/01/86	1S	
							TAX. CERT.	537.9-30-0016	03/16/85	2D3	
127237		323 MARINE AVE	BALBOA ISLAND FIRE HOUSE #4	NEWPORT BEACH	P	1931	HIST. RES.	CR	05/17/01	2CS	
							CAL. REG.	30-0053	02/15/01	3S	
089504	30-162261	SR 101	OLD LANDING SITE	NEWPORT BEACH	P		HIST. RES.	SHL-0198-0000	06/20/35	7L	
132140		1441 W BALBOA BLVD	OUR LADY MOUNT CARMEL	NEWPORT BEACH		1951	HIST. RES.	DOE-30-02-0002-0000	02/28/02	6Y	
							PROJ. REVW.	FCC020214B	02/28/02	6Y	
179477		2431 W COAST SR	WILD GOOSE HISTORIC VESSEL / USS Y	NEWPORT BEACH	P	1943	HIST. RES.	NPS-11000431-0000	07/19/11	1S	B
							NAT. REG.	30-0090	03/30/11	3S	B
089426	30-162258	W OCEAN FRONT	MCFADDEN WHARF	NEWPORT BEACH	M	1888	HIST. RES.	SHL-0794-0000	07/03/64	1CL	
037951	30-158585	1242 W OCEAN FRONT	LOVELL BEACH HOUSE	NEWPORT BEACH	P	1926	HIST. RES.	NPS-74000545-0000	02/05/74	1S	
037955	30-158589	2100 W OCEAN FRONT	B K STONE BUILDING, MCFADDEN BUILD	NEWPORT BEACH	P	1926	HIST. SURV.	2663-0005-0000		5S2	
037953	30-158587	SR 1	BRIDGE #55-21	(VIC) NEWPORT BEA	S	1931	HIST. SURV.	2663-0003-0000		7R	
037952	30-158586	SR 1	BRIDGE #55-01	(VIC) NEWPORT BEA	S	1923	HIST. SURV.	2663-0002-0000	01/01/99	7R	
171589		2197 LEMON HEIGHTS DR	EDSON HOUSE	NORTH TUSTIN	P	1933	CAL. REG.	30-0083	10/22/08	3S	C
							HIST. RES.	CR	11/07/08	1CS	C
037958	30-158592	16582 BIXBY AVE		OLIVE	P	1925	HIST. SURV.	2665-0001-0001		5D2	
038005	30-158639	BUENA VISTA AVE	OLIVE HEIGHTS #1	OLIVE	P	1890	HIST. SURV.	2665-0001-9999		5S2	
037959	30-158593	16581 BUENA VISTA AVE		OLIVE	P	1920	HIST. SURV.	2665-0001-0002		5D2	
037960	30-158594	16592 BUENA VISTA AVE		OLIVE	P	1922	HIST. SURV.	2665-0001-0003		5D2	
037961	30-158595	16641 BUENA VISTA AVE		OLIVE	P	1916	HIST. SURV.	2665-0001-0004		5D2	
037962	30-158596	16651 BUENA VISTA AVE		OLIVE	P	1916	HIST. SURV.	2665-0001-0005		5D2	
037963	30-158597	16665 BUENA VISTA AVE		OLIVE	P	1914	HIST. SURV.	2665-0001-0006		5D2	
037964	30-158598	16671 BUENA VISTA AVE		OLIVE	P	1922	HIST. SURV.	2665-0001-0007		5D2	
037965	30-158599	16761 BUENA VISTA AVE		OLIVE	U	1924	HIST. SURV.	2665-0001-0008		5D2	
037966	30-158600	16781 BUENA VISTA AVE		OLIVE	P	1931	HIST. SURV.	2665-0001-0009		5D2	
037967	30-158601	16801 BUENA VISTA AVE		OLIVE	P	1927	HIST. SURV.	2665-0001-0010		5D2	
038003	30-158637	209 LINCOLN AVE		OLIVE	P	1910	HIST. SURV.	2665-0001-0017		5D2	
038004	30-158638	16121 LINCOLN AVE		OLIVE	P	1908	HIST. SURV.	2665-0001-0048		5D2	
037968	30-158602	16581 MAIN ST		OLIVE	P	1917	HIST. SURV.	2665-0001-0011		5D2	
037969	30-158603	16601 MAIN ST		OLIVE	P	1909	HIST. SURV.	2665-0001-0012		5D2	
037970	30-158604	16651 MAIN ST		OLIVE	P	1913	HIST. SURV.	2665-0001-0013		5D2	

AD HOC HISTORIC PRESERVATION
ADVISORY COMMITTEE



HISTORIC RESOURCE INVENTORY

AD HOC HISTORIC PRESERVATION ADVISORY COMMITTEE

Committee Members

Council Member Evelyn Hart
Chairman

Council Member John Hedges
Vice Chairman

Bill Grundy
Newport Beach Historical Society

Grant Howald
Corona del Mar

Jean Boyd
Balboa

Bill Schonlau
McFadden Square/Mariners Mile

Mary Wolff
Balboa Island

Phil Edmondson
Architect

Bill Hendricks
Historian

Non-Appointed Participants

Bob Fisher
County of Orange

Pete Barrett

Steve Donaldson

Inez Howald

Joanne Lombardo

Dean Orr

Robbie Snow

Joan Torribio

Staff

Patrick Alford
Planning Department

Robert Kavert
Planning Department

Janet Tapley
Newport Beach Public Library

HISTORIC RESOURCE INVENTORY

<u>RECORD #</u>	<u>HISTORIC/COMMON NAME</u>	<u>AREA</u>
1	BALBOA INN	BALBOA
2	PEPPER'S (JOLLY ROGER) RESTAURANT	BALBOA ISLAND
3	BALBOA PAVILION	BALBOA
4	LOVELL HOUSE	BALBOA
5	MARY BURTON HOUSE	CORONA DEL MAR
6	HOTEL DEL MAR	CORONA DEL MAR
7	KERCKHOFF MARINE LAB	CORONA DEL MAR
8	STODDARD HOUSE	CORONA DEL MAR
9	HALLIDAY HOUSE	CORONA DEL MAR
10	WEBSTER HOUSE	CORONA DEL MAR
11	BIG SPANISH HOUSE	CORONA DEL MAR
12	SNACK SHOP	CORONA DEL MAR
13	SHERMAN LIBRARY ADOBE	CORONA DEL MAR
14	STONE BUILDING/DORY MAN'S INN	BALBOA
15	PACIFIC ELECTRIC RED CAR	BALBOA
16	INDIAN WELLS/SPRINGS	WESTCLIFF/SANTA ANA
17	OLD NEWPORT LANDING	NEWPORT HEIGHTS
18	THE ARCHES RESTAURANT	MCFADDEN/MARINERS
19	LIDO THEATER	MCFADDEN/MARINERS
20	NEWPORT HARBOR HIGH SCHOOL	WESTCLIFF/SANTA ANA
21	WESTCLIFF MEDICAL BUILDING	WESTCLIFF/SANTA ANA
22	TODD/BARNETT HOUSE	CORONA DEL MAR
23	COMMUNITY CHURCH	CORONA DEL MAR
24	GOLDENROD AVENUE FOOTBRIDGE	CORONA DEL MAR
25	FIVE CROWNS	CORONA DEL MAR
26	ORIGINAL REAL ESTATE OFFICE	CORONA DEL MAR
27	ORIGINAL FARM HOUSE	NEWPORT HEIGHTS
28	DUCK INN	BALBOA
29	NEWPORT JAIL	MCFADDEN/MARINERS

<u>RECORD #</u>	<u>HISTORIC/Common NAME</u>	<u>AREA</u>
30	LARSON SHIPYARD	MCFADDEN/MARINERS
31	VISTA BAHIA	WESTCLIFF/SANTA ANA
32	FORGIT BUILDING	MCFADDEN/MARINERS
33	DORY FLEET	MCFADDEN/MARINERS
34	SOUTH COAST SHIPYARD	MCFADDEN/MARINERS
35	NEWPORT (MCFADDEN) WHARF	MCFADDEN/MARINERS
36	NEWPORT ELEMENTARY SCHOOL	BALBOA
37	INSPIRATION POINT/FINCH MEMORIAL	CORONA DEL MAR
38	OASIS SENIOR CENTER	CORONA DEL MAR
39	GRANT HOWALD COMMUNITY YOUTH CTR.	CORONA DEL MAR
40	BLUE SKY (BRANDT HOUSE)	CORONA DEL MAR
41	BRIGANDI HOUSE	BALBOA
42	WILLIAMS' HOUSE	BALBOA ISLAND
43	BEEK RESIDENCE	BALBOA ISLAND
44	GLASSELL HOUSE	BALBOA ISLAND
45	REMPEL HOUSE	BALBOA ISLAND
46	ROCKY POINT (CHINA/PIRATE'S COVE)	CORONA DEL MAR
47	PENINSULA POINT REAL ESTATE OFFICE	BALBOA
48	GRONSKY HOUSE	BALBOA
49	GILLETTE MANSION	BALBOA
50	BALBOA POLICE/FIRE STATION	BALBOA
51	BALBOA ISLAND FERRY	BALBOA ISLAND
52	AMERICAN LEGION POST	BALBOA
53	SOLAR HOUSE	BALBOA ISLAND
54	HERSHEY MARKET	BALBOA ISLAND
55	BAY ISLAND	BAY ISLAND
56	BANK OF AMERICA BUILDING SITE	BALBOA
57	BOY SCOUT JAMBOREE SITE	FASHION ISLAND
58	NEWPORT HARBOR YACHT CLUB	BALBOA
59	RENDEZVOUS BALLROOM SITE	BALBOA
60	WESTERN CANNERS SITE	CANNERY VILLAGE
61	DUNNELL'S WHARF	PROMONTORY BAY

CLASSIFICATION SYSTEM

- Class 1 *Major Historic Landmark* A building, structure, object, site, or natural feature of major historical significance. The property exemplifies historic/architectural themes of local and statewide importance and serves as a significant part of the heritage of Newport Beach.
- Class 2 *Historic Landmark* A building, structure, object, site, or natural feature of historical significance. The property is representative of historic/architectural themes of local and statewide importance and serves as a physical link to the historical past of Newport Beach.
- Class 3 *Local Historic Site* A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.
- Class 4 *Structure of Historic Interest* A building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised, but is still worthy of recognition.
- Class 5 *Point of Historic Interest* A site of a building, structure, or object that no longer exists, but is associated with historic events or persons, or architecturally significant structures.

Historic/Common Name: BALBOA INN

Area: BALBOA

Address: 105 MAIN ST. **Accessor Parcel Number:** 048-135-007

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 7011
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: GRISWELL DEVELOP. CORP.
Address: 3152 REDHILL AVENUE
COSTA MESA, CA 92626
Telephone Number: (714) 556-5117

Available Documentation: APPLICATION FOR REGISTER OF HISTORICAL PROPERTY.

Historical Period: SHIPYARD

Historical Significance: REFLECTIVE OF CALIFORNIA SPANISH COLONIAL REVIVAL ARCHITECTURE/BEACHFRONT TOURIST DEVELOPMENT.

Historic Classification: CLASS 1

Year Constructed: 1930
Architect: WALTER ROLAND HAGEDOHM
Architectural Style: SPANISH COLONIAL REVIVAL

Distinguishing Features: SPANISH COLONIAL REVIVAL FEATURES, THREE TOWERS.

Associated Structures: CONSISTS OF TWO BUILDINGS.

Condition of Feature: EXCELLENT

Exterior Alterations: ESSENTIALLY UNALTERED.

Interior Alterations: EXTENSIVE INTERIOR REMODELING IN 1968, 1974.

Comments: PLACED ON REGISTER OF HISTORICAL PROPERTY IN 1985.

Preparer: P. ALFORD

Date: 2/18/92

BALBOA INN



RECORD NO. 1

Historic/Common Name: PEPPER'S (JOLLY ROGER) RESTAURANT

Area: BALBOA ISLAND

Address: 203 MARINE AVE. **Accessor Parcel Number:** 050-162-016

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MABEL M. SMITH
Address: P.O. BOX 96
BALBOA ISLAND, CA 92662
Telephone Number: (714) 673-1171

Available Documentation: MATERIAL RELATING TO REGISTER OF HISTORICAL PROPERTY.

Historical Period: SHIPYARD

Historical Significance: EXPOSED STRUCTURAL COMPONENTS TAKEN FROM TIMBERS USED IN ORIGINAL BALBOA IS. BRIDGE/MCFADDEN WHARF.

Historic Classification: CLASS 4

Year Constructed: 1929
Architect: KENT RAYMOND HARVEY
Architectural Style: UNCLASSIFIED

Distinguishing Features: CLAY TILE ROOF AND MASONRY FIREPLACES.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: N/A

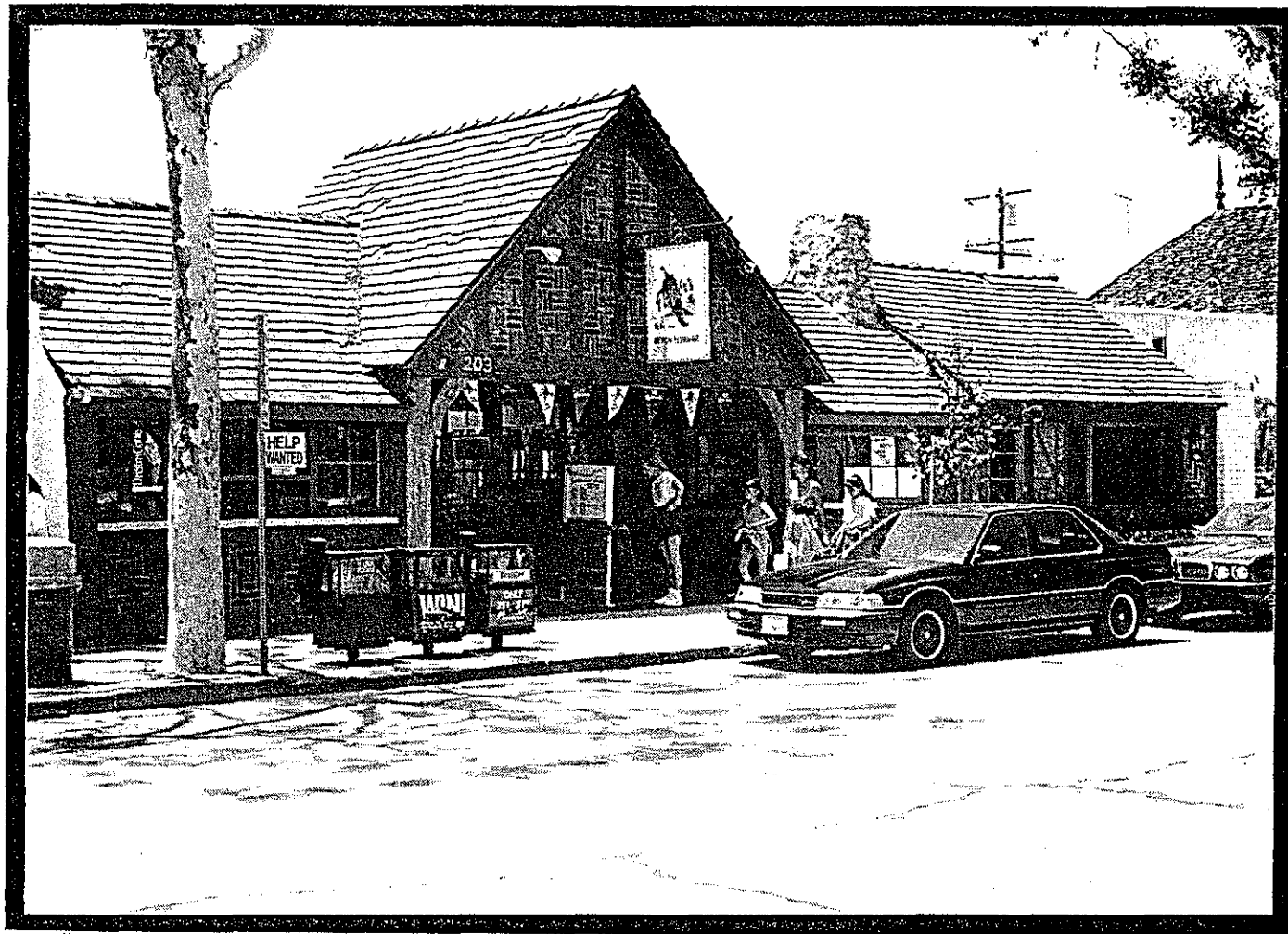
Interior Alterations: N/A

Comments: PLACED ON REGISTER OF HISTORICAL PROPERTY IN 1985.

Preparer: P. ALFORD

Date: 2/18/92

PEPPER'S (JOLLY ROGER) RESTAURANT



RECORD NO. 2

Historic/Common Name: BALBOA PAVILION

Area: BALBOA

Address: 400 MAIN ST. **Accessor Parcel Number:** 048-133-004

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: BALBOA PAVILION COMPANY
Address: 400 MAIN STREET
NEWPORT BEACH, CA 92660
Telephone Number: (714) 673-1434

Available Documentation: MATERIAL RELATING TO THE REGISTER OF HISTORICAL PROPERTY.

Historical Period: EARLY CITY

Historical Significance: SITE OF NUMEROUS SOCIAL AND CULTURAL ACTIVITIES SINCE CONSTRUCTION IN 1905.

Historic Classification: CLASS 1

Year Constructed: 1905
Architect: UNKNOWN
Architectural Style: VICTORIAN

Distinguishing Features: HIP ROOF WITH CUPOLA.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: EXTERIOR RESTORED IN 1962.

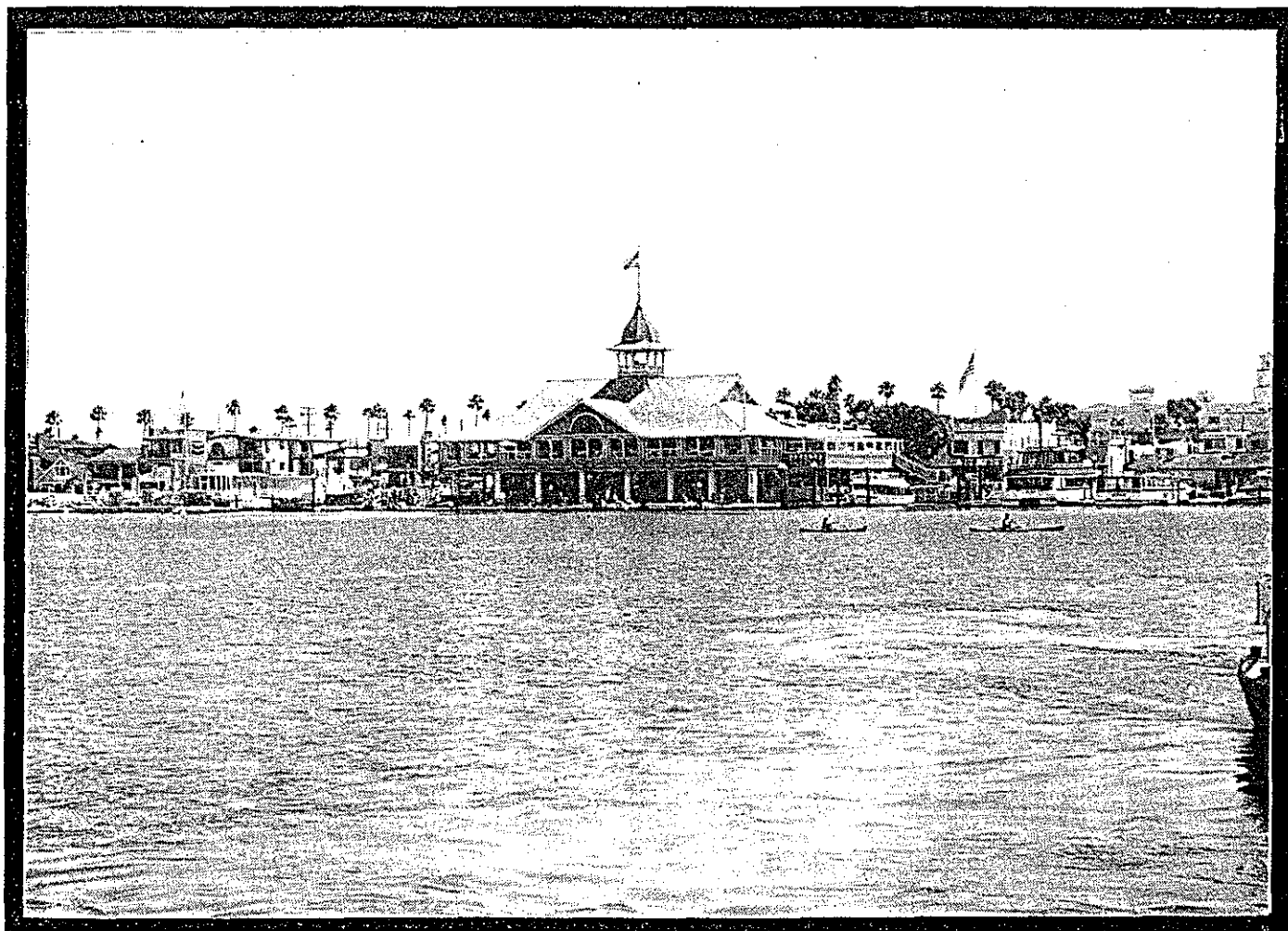
Interior Alterations: EXTENSIVE INTERIOR REMODELING.

Comments: PLACED ON NATIONAL REGISTER IN 1983.

Preparer: P. ALFORD

Date: 2/18/92

BALBOA PAVILION



RECORD NO. 3

Historic/Common Name: LOVELL HOUSE

Area: BALBOA

Address: 1242 OCEAN FRONT W. **Accessor Parcel Number:** 047-241-024

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: GARY B. LOVELL
Address: 1242 WEST OCEAN FRONT
NEWPORT BEACH, CA 92660
Telephone Number: (714) 673-1303

Available Documentation: PLANS RECORDED BY THE NATIONAL PARK SERVICE IN 1968.

Historical Period: SHIPYARD

Historical Significance: NOTED EXAMPLE OF THE STYLE, MOVEMENT AND THE ARCHITECT -- NATIONALLY SIGNIFICANT.

Historic Classification: CLASS 1

Year Constructed: 1926
Architect: R.M. SCHINDLER
Architectural Style: INTERNATIONAL STYLE

Distinguishing Features: PREFABRICATED AND POURED-IN-PLACE CONSTRUCTION.

Associated Structures: NONE

Condition of Feature: UNKNOWN

Exterior Alterations: EXTERIOR SECTIONS ENCLOSED.

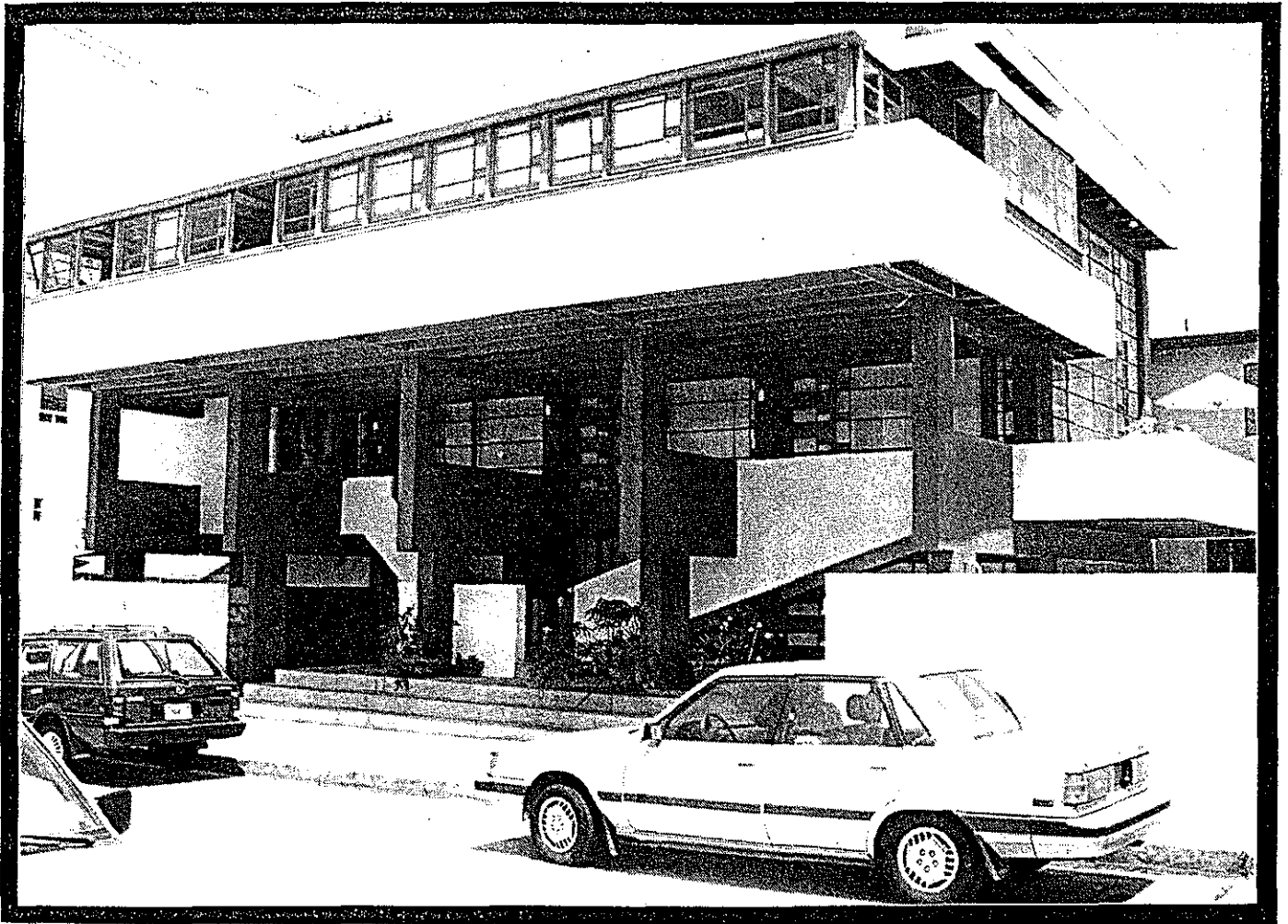
Interior Alterations: UNKNOWN.

Comments: LISTED IN HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL TRUST FOR HISTORIC PRESERVATION.

Preparer: P. ALFORD

Date: 2/18/92

LOVELL HOUSE



RECORD NO. 4

Historic/Common Name: MARY BURTON HOUSE

Area: CORONA DEL MAR

Address: 2920 OCEAN BLVD. **Accessor Parcel Number:** 052-062-009

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MARY EVERETT BURTON
Address: 2920 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-1877

Available Documentation: PERSONAL INTERVIEWS WITH MRS. MARY BURTON IN 1972 AND (AUGUST) 1991.

Historical Period: EARLY CITY

Historical Significance: THE FIRST TWO HOUSES IN CORONA DEL MAR (BUILT SAME TIME AS THE STODDARD HOUSE).

Historic Classification: CLASS 3

Year Constructed: 1909
Architect: MR. FOSS
Architectural Style: CAPE CODE

Distinguishing Features: ALL WOOD FRAME, STAINED BROWN; ORIGINALLY SINGLE WALL FRAME BEACH COTTAGE.

Associated Structures: THREE GARAGES.

Condition of Feature: GOOD

Exterior Alterations: ENCLOSED FRONT PORCH WHICH WAS ONLY ONE-HALF ENCLOSED.

Interior Alterations: DINING ROOM HAD BREAK BUILT INTO WALL REMOVED AND GLASS DOORS INSTALLED TO OPEN PATIO. HOUSE AND DOORS TO GLASS PORCH; KITCHEN FIREPLACE.

Comments: MRS. MARY BURTON IS VERY KNOWLEDGEABLE REGARDING THE HOUSE AND THE HISTORY OF THE AREA.

Preparer: A. SPENCER

Date: 8/01/91

MARY BURTON HOUSE



RECORD NO. 5

Historic/Common Name: HOTEL DEL MAR

Area: CORONA DEL MAR

Address: 2500 SEAVIEW AVE. **Accessor Parcel Number:** 052-021-019

Resource Type: BUILDING
Status: DEMOLISHED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: MFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CARNATION COVE
Address: 180 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 644-6060

Available Documentation: HISTORICAL PHOTOGRAPHS, BOOK REFERENCES,
NEWSPAPER ARTICLES.

Historical Period: EARLY CITY

Historical Significance: FIRST STRUCTURE BUILT IN CORONA DEL MAR. IT WAS A
LANDMARK THAT STOOD FOR 84 YEARS; THE FOCAL POINT
OF ACTIVITY IN 1920'S AND 1930'S.

Historic Classification: CLASS 5

Year Constructed: 1907
Architect: UNKNOWN
Architectural Style: NOT SPECIFIED

Distinguishing Features: WIDE VERANDAS, LARGE FIREPLACE IN LOBBY, PARLOR,
DINING ROOM, ACETYLENE TANK

Associated Structures: SEVERAL GUEST COTTAGES.

Condition of Feature: DEMOLISHED

Exterior Alterations: DEMOLISHED IN 1991.

Interior Alterations: DEMOLISHED IN 1991.

Comments:

Preparer: A. SPENCER

Date: 8/01/91

HOTEL DEL MAR
(1989)



RECORD NO. 6

Historic/Common Name: KERCKHOFF MARINE LAB

Area: CORONA DEL MAR

Address: 101 DAHLIA **Accessor Parcel Number:** 052-013-016

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 9999
General Plan Designation: GEIF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CAL TECH
Address: 1201 E. CALIFORNIA BLVD.
PASADENA, CA 91125
Telephone Number: (818) 356-6811

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNT BY SECRETARY AT LABORATORY (BARBARA).

Historical Period: SHIPYARD

Historical Significance: BUILT TO SERVE AS ANNEX FOR HOTEL DEL MAR AND MILLIONAIRES CLUB.

Historic Classification: CLASS 3

Year Constructed: 1926
Architect: UNKNOWN
Architectural Style: SPANISH COLONIAL

Distinguishing Features: WATER TOWER ON ROOF.

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: 4 APARTMENTS ADDED ABOVE STRUCTURE FOR VISITING SCIENTISTS.

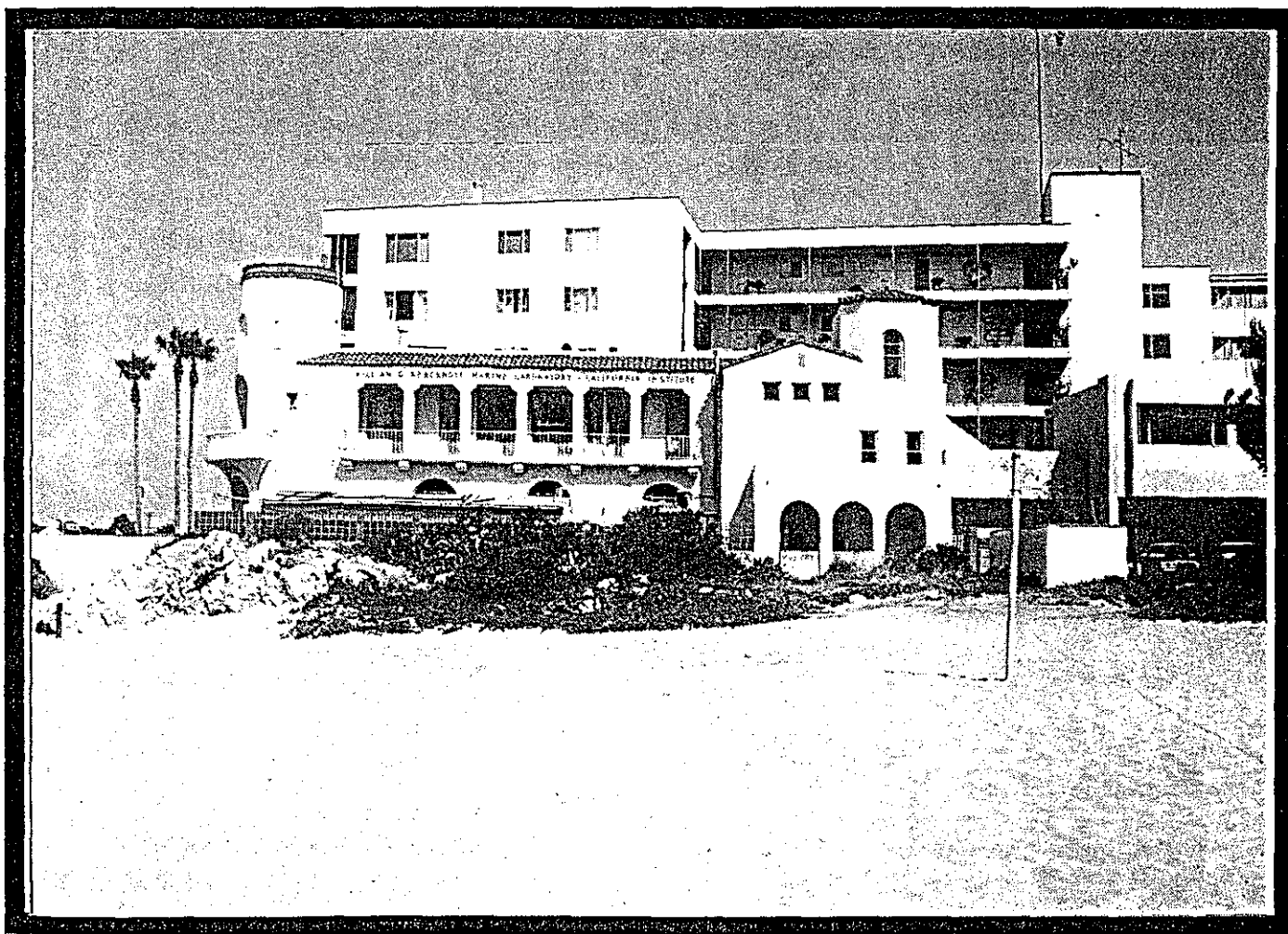
Interior Alterations: N/S

Comments: SOLD TO CAL TECH IN 1930 WITH MONEY DONATED BY WM. KERCKHOFF. NBHS HISTORIC MARKER ON OCEAN BLVD.

Preparer: A. SPENCER

Date: 8/01/91

KERCKHOFF MARINE LAB



RECORD NO. 7

Historic/Common Name: STODDARD HOUSE

Area: CORONA DEL MAR

Address: 2928 OCEAN BLVD. **Accessor Parcel Number:** 052-062-010

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JAMES B. STODDARD
Address: 2928 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-7038

Available Documentation: PERSONAL ACCOUNTS FROM MRS. FLORENCE STODDARD (1972, 1991).

Historical Period: EARLY CITY

Historical Significance: ONE OF THE FIRST HOUSES BUILT IN CORONA DEL MAR.

Historic Classification: CLASS 4

Year Constructed: 1910
Architect: CHARLES ALDEN JR.
Architectural Style: UNKNOWN

Distinguishing Features: ALL WOOD FRAME, STAINED BROWN, ORIGINALLY SINGLE WALL FRAME.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: EXTENSIVELY REMODELED IN 1954; GARAGE/LIBRARY CONNECTED TO HOUSE.

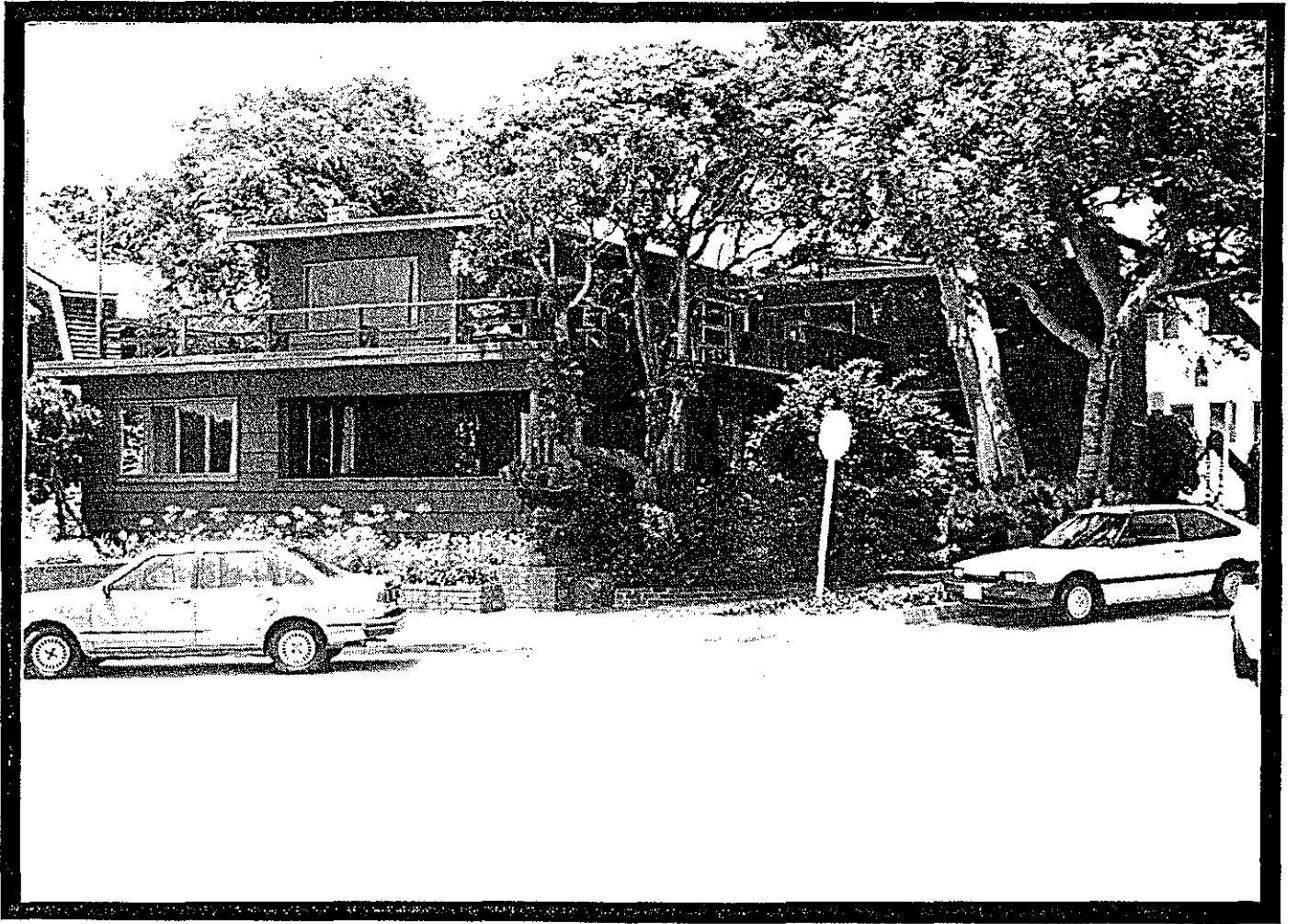
Interior Alterations: 3 BEDROOMS/BATHS DOWNSTAIRS; KITCHEN, LIVING ROOM AND LIBRARY UPSTAIRS.

Comments:

Preparer: A. SPENCER

Date: 8/01/91

STODDARD HOUSE



RECORD NO. 8

Historic/Common Name: HALLIDAY HOUSE

Area: CORONA DEL MAR

Address: 2908 OCEAN BLVD. **Accessor Parcel Number:** 052-062-008

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: ALBERT JOBE
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT FORM MARY EVERETT BURTON
(INTERVIEWED 8/91).

Historical Period: EARLY CITY

Historical Significance: EARLY 1900'S TO 1920 STYLE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: MR. FOSS
Architectural Style: UNKNOWN

Distinguishing Features: SIMPLE DESIGN - SIMILAR TO GREENE AND GREENE
(ARCHITECTS OF PASADENA).

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: SOME REMODELING - VERY LITTLE.

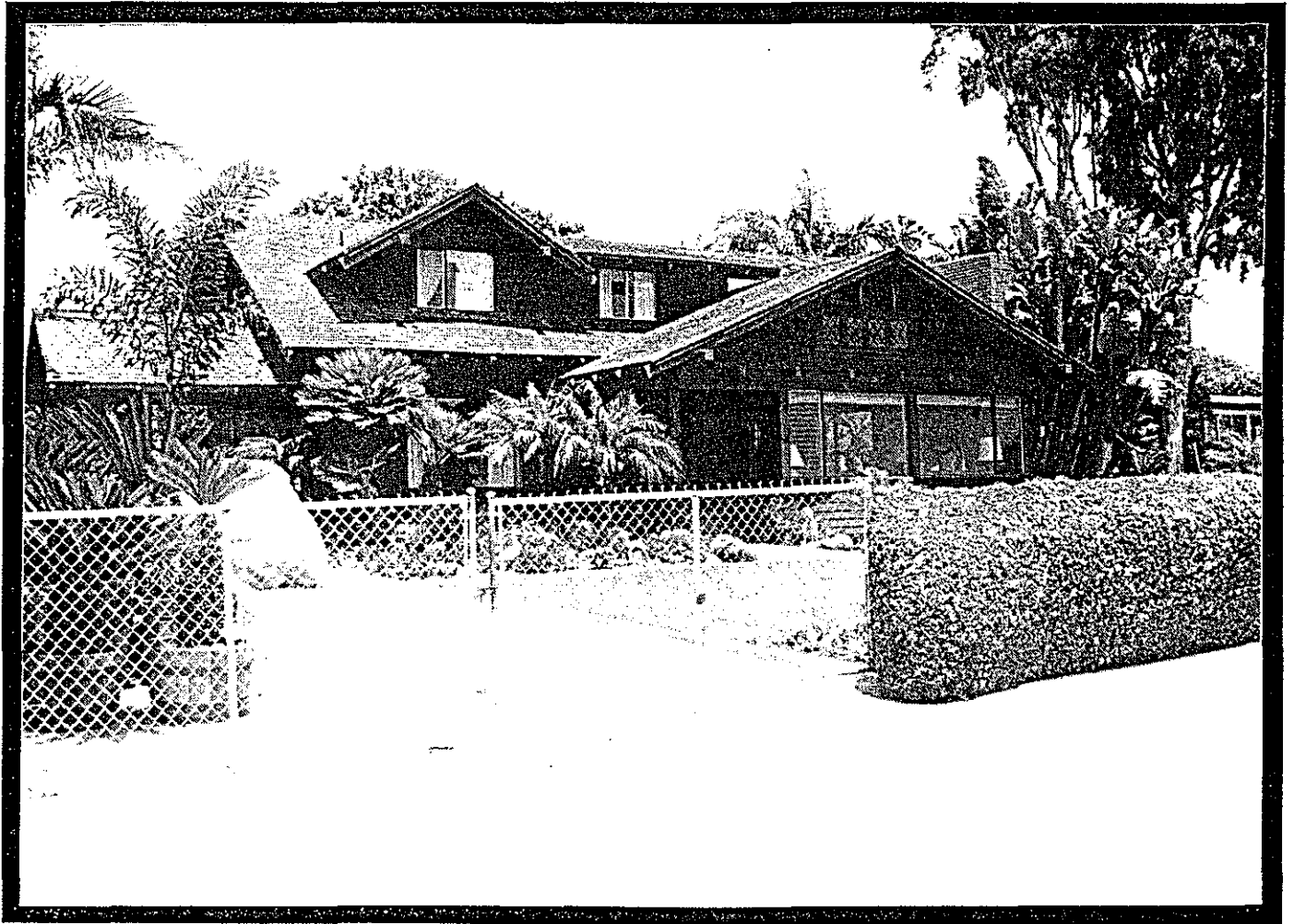
Interior Alterations: N/S

Comments: MOTHER ELIZA HALLIDAY SOLD A MR. LUCAS, THEN TO BOERSTLER, TO
MRS. GERMAN, TO SHELTON, TO JOBE.

Preparer: A. SPENCER

Date: 8/01/91

HALLIDAY HOUSE



RECORD NO. 9

Historic/Common Name: WEBSTER HOUSE

Area: CORONA DEL MAR

Address: 3024 OCEAN BLVD. **Accessor Parcel Number:** 052-063-006

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: ALBERT JOBE
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT OF MARY EVERETT BURTON, MRS. THOMAS WEBSTER (OWNER 1960-82) AND THE WEBSTERS.

Historical Period: EARLY CITY

Historical Significance: EARLY CORONA DEL MAR HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: MR. FOSS
Architectural Style: BUNGALOW

Distinguishing Features: SIMPLE DESIGN - SIMILAR TO GREENE AND GREENE (ARCHITECTS OF PASADENA).

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

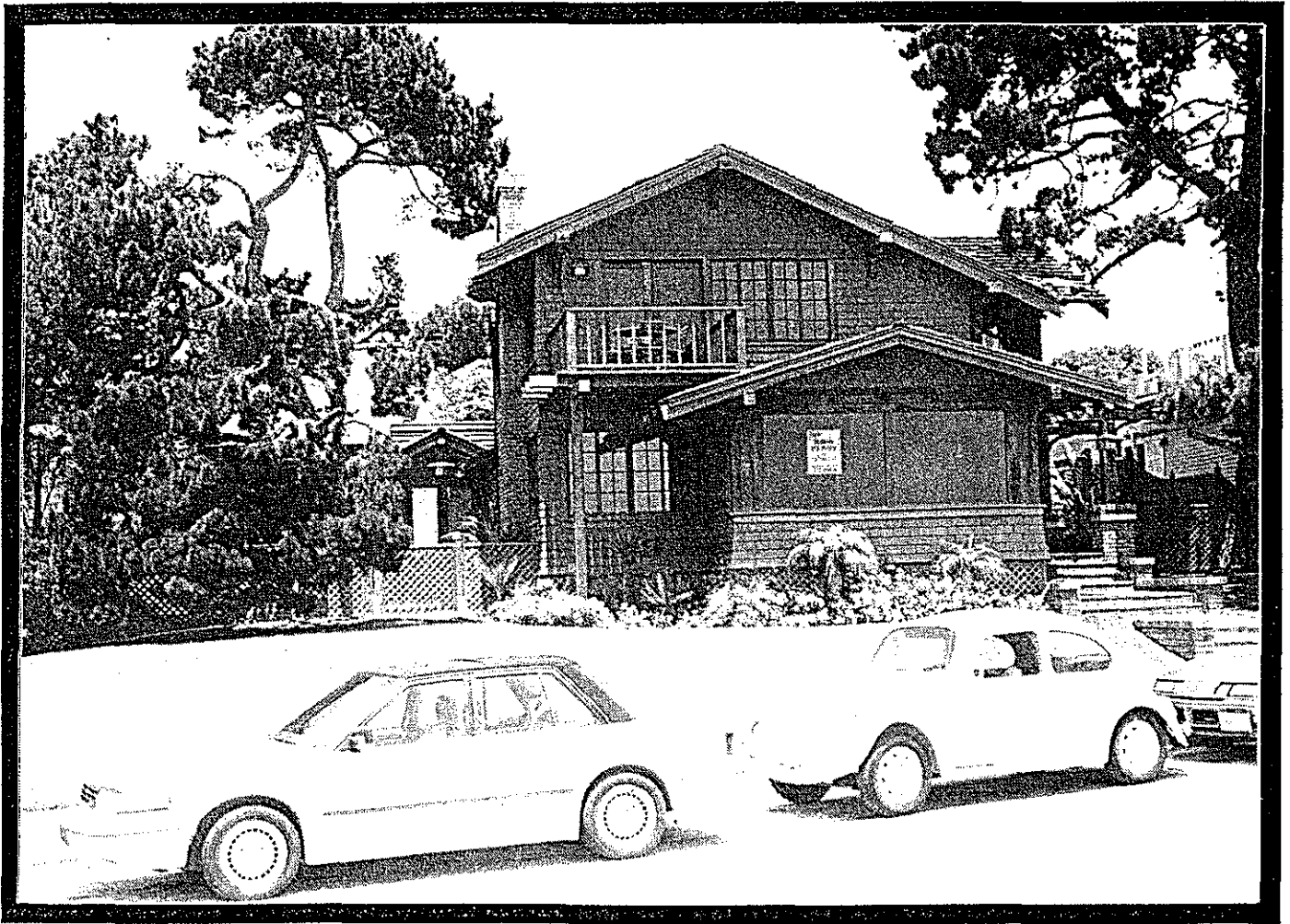
Interior Alterations: N/S

Comments: HOUSE LOOKS JUST LIKE THE ORIGINAL-WITH GOOD UPKEEP.

Preparer: A. SPENCER

Date: 8/01/91

WEBSTER HOUSE



RECORD NO. 10

Historic/Common Name: BIG SPANISH HOUSE

Area: CORONA DEL MAR

Address: 3728 OCEAN BLVD. **Accessor Parcel Number:** 052-171-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MICHAEL FRANCIK
Address: 3728 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 721-8902

Available Documentation: 7/23/91 PHONE CALL FROM STEVE DERLASHON, JIM KOMINSKY AT FIRST AMERICAN TITLE.

Historical Period: EARLY CITY

Historical Significance: EARLY CORONA DEL MAR HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1930
Architect: N/S
Architectural Style: MISSION REVIVAL

Distinguishing Features: PROMINENT CORNER, MASSIVE (10 ROOMS).

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: MODIFIED FRONT DOOR OPENING.

Interior Alterations: KITCHEN UPGRADE AND MINOR REMODELING.

Comments: MILES GINZBER BOUGHT IT IN 1930 AND IMMEDIATELY SOLD IT TO S.A. STOWELL & WIFE.

Preparer: A. SPENCER

Date: 8/01/91

BIG SPANISH HOUSE



RECORD NO. 11

Historic/Common Name: SNACK SHOP

Area: CORONA DEL MAR

Address: 2305 COAST HWY. E. **Accessor Parcel Number:** 459-082-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: RESTAURANT ENTERPRISES
Address: 2305 E. COAST HWY.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-9050

Available Documentation: PERSONAL ACCOUNT OF WILLIAM MCINTIRE,
BROTHER-IN-LAW AND EMPLOYEE OF CURRENT OWNER,
JOHN MCINTOSH.

Historical Period: POST WWII

Historical Significance: SET SUCCESSFUL PATTERN OF POST WWII COFFEE SHOPS
(FIRST RESTAURANT IN CHAIN).

Historic Classification: CLASS 4

Year Constructed: 1945
Architect: N/S
Architectural Style: ORDINARY

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: MANY CHANGES AND UP-GRADING.

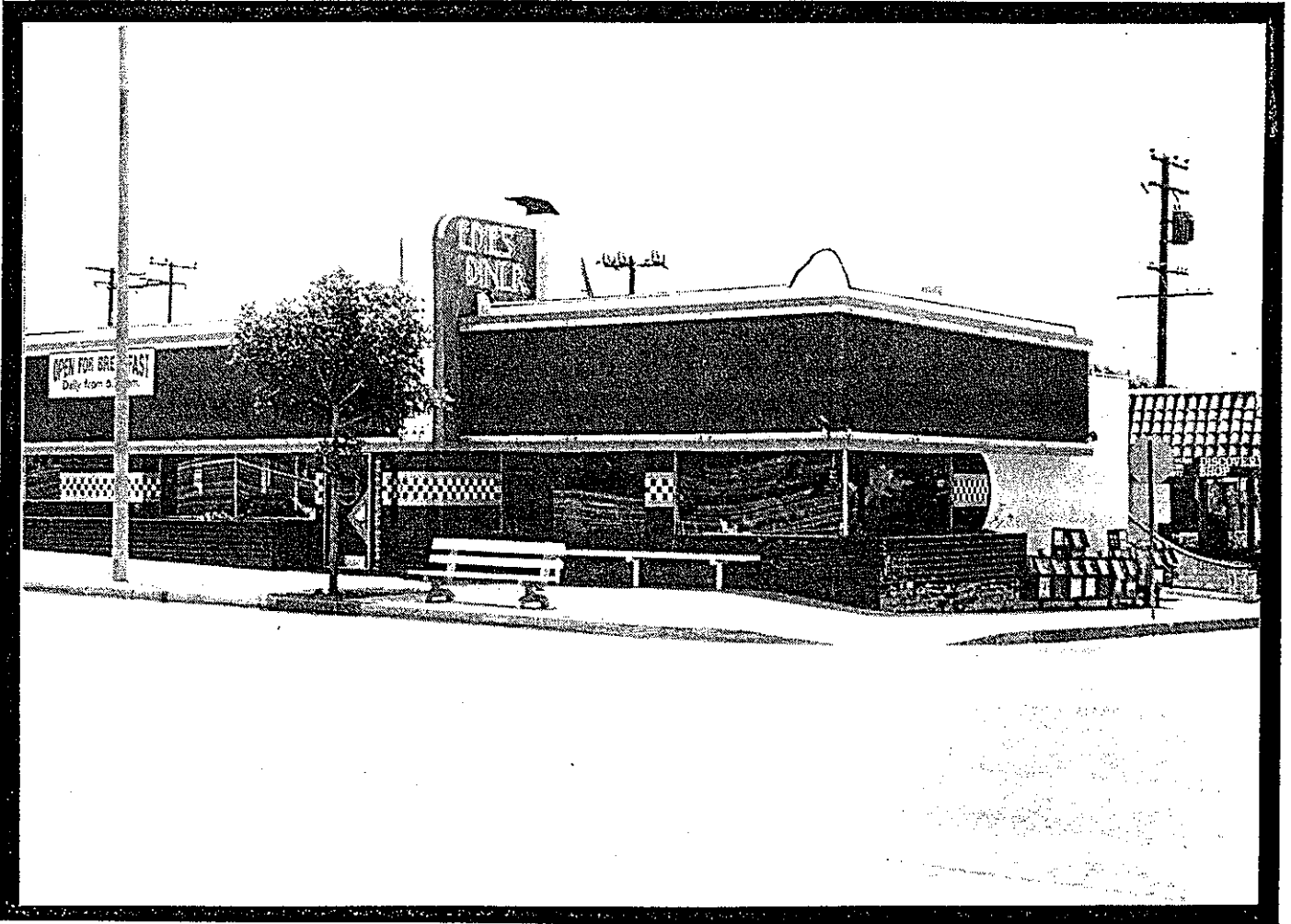
Interior Alterations: MANY CHANGES AND UP-GRADING.

Comments: FAR WEST SERVICES INCLUDED MANY SNACK SHIPS, (COCO'S, REUBEN E.
LEE, ETC.) SOLD TO W.R. GRACE IN '86

Preparer: A. SPENCER

Date: 8/01/91

SNACK SHOP



RECORD NO. 12

Historic/Common Name: SHERMAN LIBRARY ADOBE

Area: CORONA DEL MAR

Address: 614 DAHLIA AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8231
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: SHERMAN FOUNDATION
Address: 614 DAHLIA AVE.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-1880

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: SET ARCHITECTURAL STYLE FOR THE WHOLE BLOCK.

Historic Classification: CLASS 3

Year Constructed: 1940
Architect: LARRY LUSHBAUGH
Architectural Style: EARLY CALIFORNIA ADOBE

Distinguishing Features: BUILT OF KILN-DRIED ADOBE, BEEHIVE FIREPLACE.

Associated Structures: STRUCTURES ON SHERMAN LIBRARY BLOCK.

Condition of Feature: GOOD

Exterior Alterations: FOOTINGS PLACED UNDER PORCH POSTS, DOORWAY
CLOSED OFF, WINDOWS TURNED INTO DOORWAYS,
NON-ADOBE ROOMS, WINGS ADDED LATER.

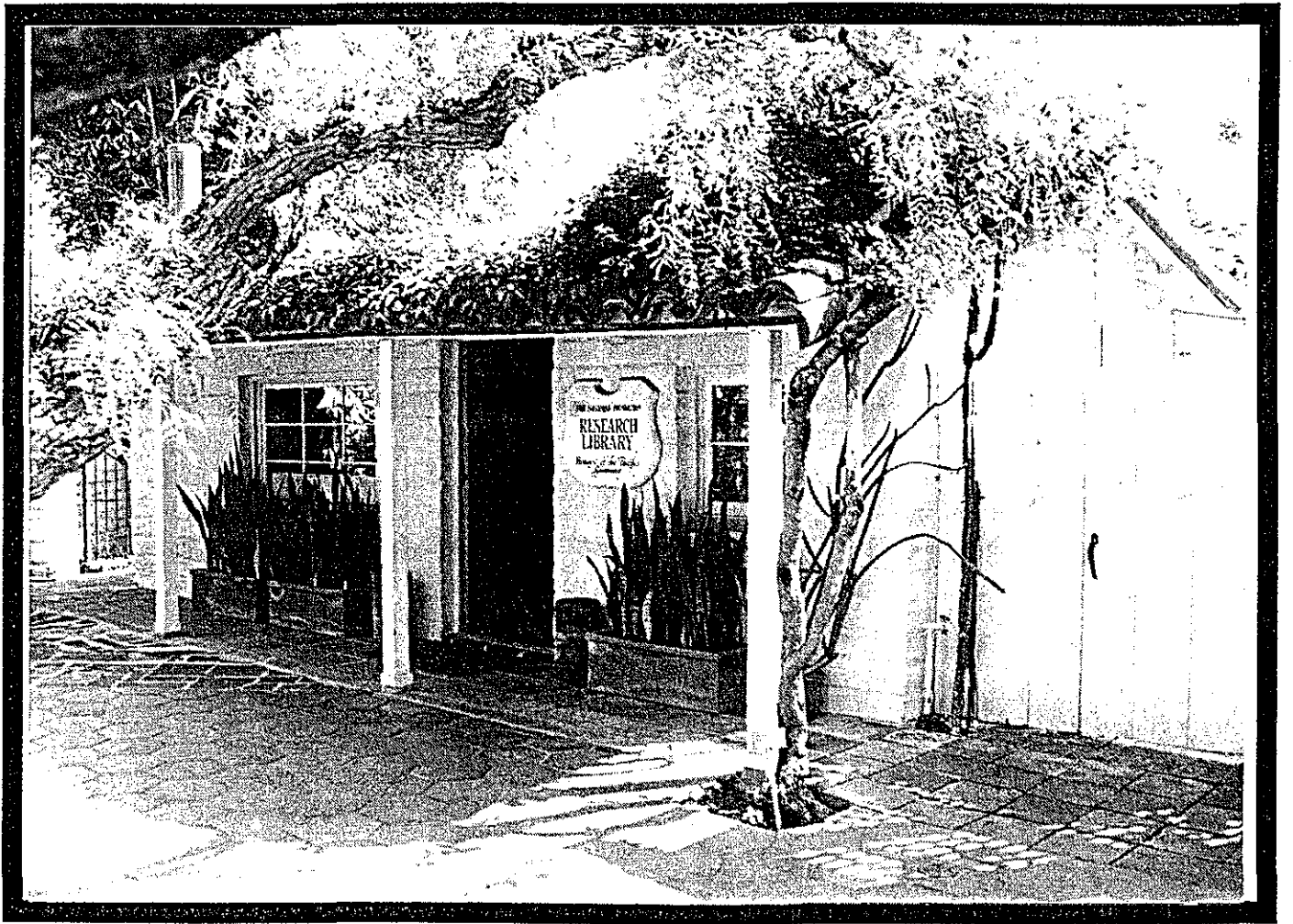
Interior Alterations: ADOBE SUPPORT WALL REMOVED AND REPLACED BY STEEL
PLATE FOR SUPPORT, DOORS REPLACED.

Comments: DESIGNED AND BUILT BY LARRY & PAULA LUSHBAUGH, TALENTED
AMATEURS.

Preparer: HENDRICKS

Date: 11/19/91

SHERMAN LIBRARY ADOBE



RECORD NO. 13

Historic/Common Name: STONE BUILDING/DORY MAN'S INN

Area: BALBOA

Address: 21 OCEAN FRONT **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5900
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/S
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: SHIPYARD

Historical Significance: ONE OF THE OLDEST COMMERCIAL STRUCTURES IN NEWPORT BEACH.

Historic Classification: CLASS 3

Year Constructed: 1926
Architect: N/S
Architectural Style: N/S

Distinguishing Features: TERRA COTTA BRICKS USED ON EXTERIOR.

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: EXTERIOR KEPT MUCH AS THE ORIGINAL.

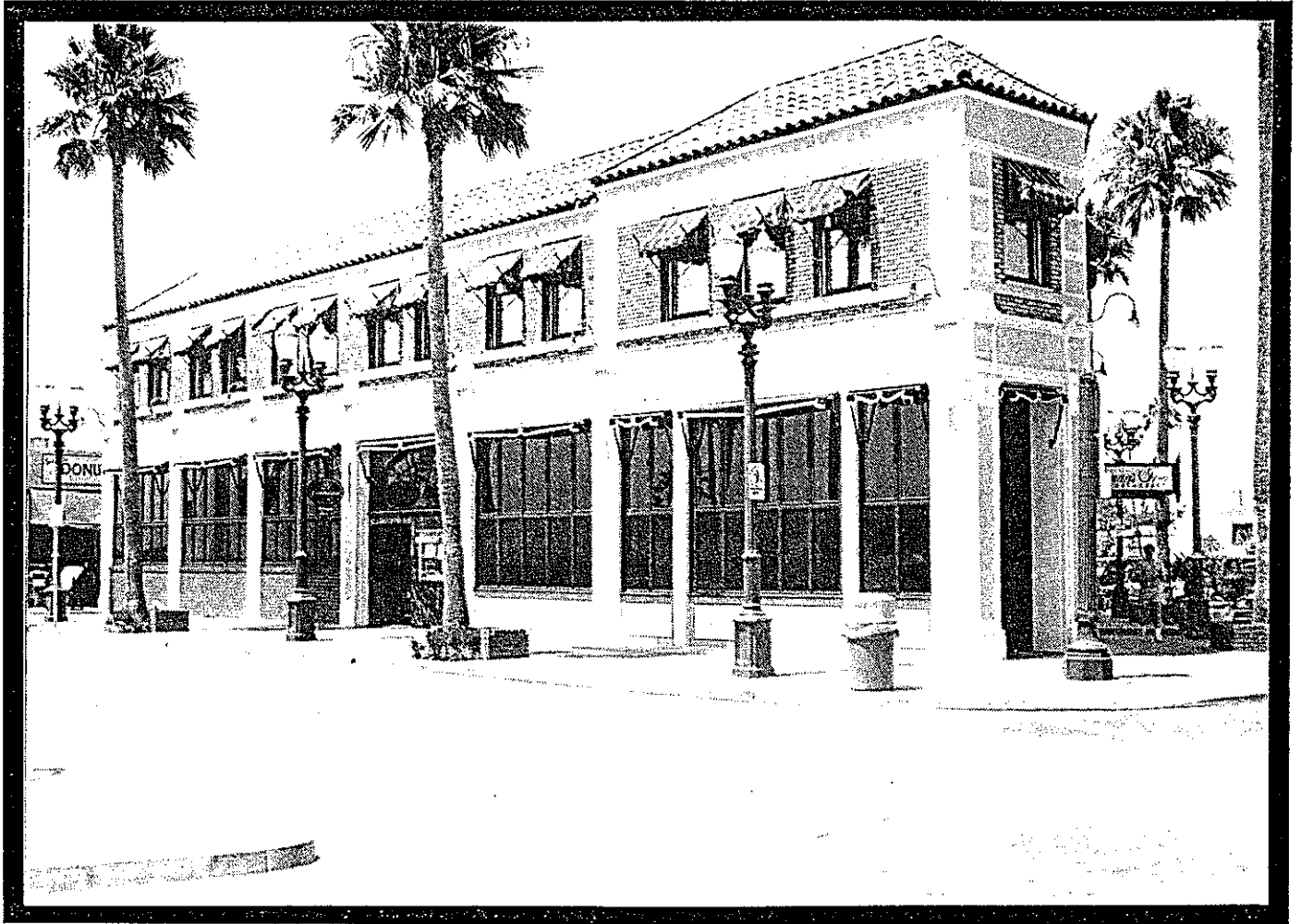
Interior Alterations: ENLARGED TO ACCOMMODATE RESTAURANT.

Comments: ORIGINAL OWNER, B.K. STONE, OWNED FRAME BUILDING BUILT ON THE SITE IN 1910.

Preparer: F. STONE

Date: 10/27/91

STONE BUILDING/DORY MAN'S INN



RECORD NO. 14

Historic/Common Name: PACIFIC ELECTRIC RED CAR

Area: BALBOA

Address: N/A N/A **Accessor Parcel Number:** N/A

Resource Type: OBJECT
Status: DEMOLISHED
Existing Land Use: N/A
Use Code: 0
General Plan Designation: N/A

Ownership: N/A
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: HENRY E. HUNTINGTON
Address: N/S

Telephone Number:

Available Documentation: BOOK: FIFTY GOLDEN YEARS.

Historical Period: EARLY CITY

Historical Significance: TRANSPORTATION SYSTEM SIGNIFICANT IN CITY'S EARLY DEVELOPMENT.

Historic Classification: CLASS 5

Year Constructed: 1905
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

Interior Alterations: N/S

Comments: REACHED NEWPORT BEACH IN 1905.

Preparer: SEMENILLK

Date: 10/27/91

PACIFIC ELECTRIC RED CAR
(Circa 1906)



RECORD NO. 15

Historic/Common Name: INDIAN WELLS/SPRINGS

Area: WESTCLIFF/SANTA ANA

Address: 23RD/IRVINE **Accessor Parcel Number:**

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD/

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: VARIOUS
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT OF JACK W. MULLAN, DEVELOPER.

Historical Period: SEAPORT

Historical Significance: ORIGINAL WELL SITE FOR NEWPORT BEACH.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: N/A

Exterior Alterations: N/A

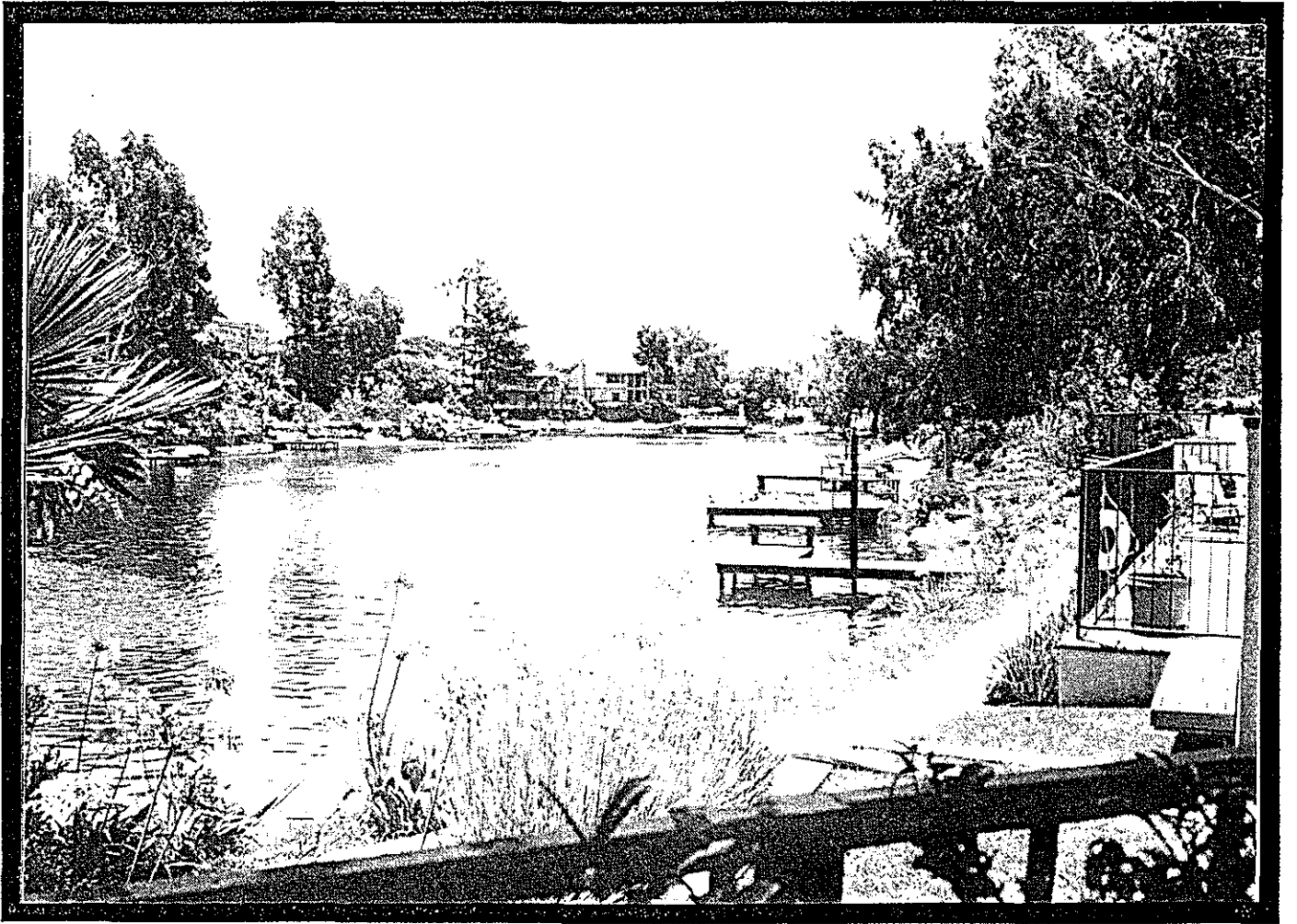
Interior Alterations: N/A

Comments:

Preparer: LOMBARDO

Date: 10/13/91

INDIAN WELLS/SPRINGS



Historic/Common Name: OLD NEWPORT LANDING

Area: NEWPORT HEIGHTS

Address: COAST HWY./DOVER **Accessor Parcel Number:**

Resource Type: SITE
Status: VACANT
Existing Land Use: VACANT
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: IRVINE COMPANY
Address: 530 NEWPORT BLVD.
NEWPORT BEACH, CA 92663
Telephone Number: (714) 735-2000

Available Documentation: BOOK, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: SEAPORT

Historical Significance: SITE OF PIONEER SHIPPING PORT.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: N/A

Exterior Alterations: N/A

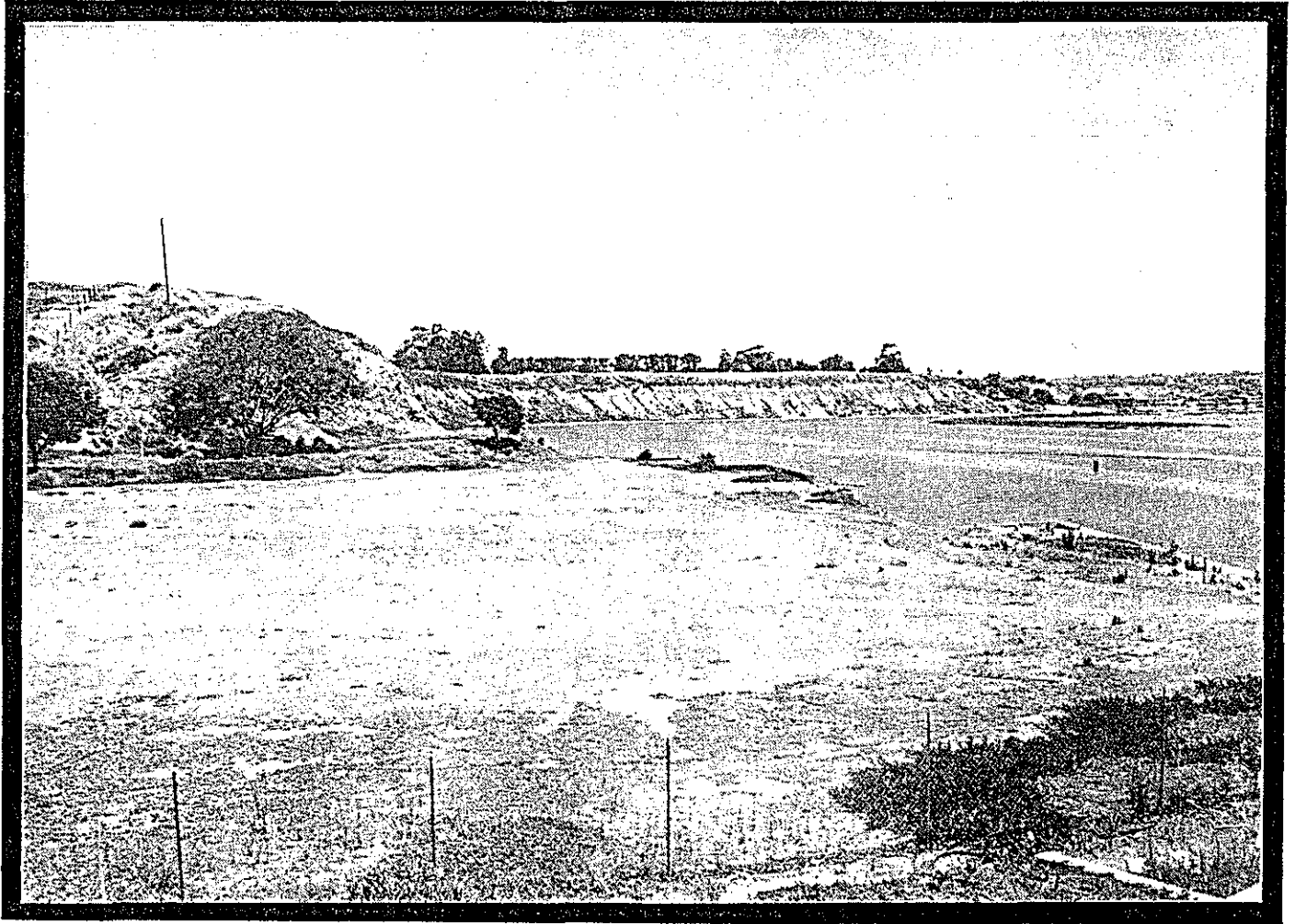
Interior Alterations: N/A

Comments:

Preparer: LOMBARDO

Date: 10/13/91

OLD NEWPORT LANDING



RECORD NO. 17

Historic/Common Name: THE ARCHES RESTAURANT

Area: MCFADDEN/MARINERS

Address: 3334 COAST HWY. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/S
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, MAPS/PLOT PLANS, PERMITS, LEGAL DOCUMENTS, BOOKS

Historical Period: SHIPYARD

Historical Significance: SITE OF THE ORIGINAL ARCHES CAFE.

Historic Classification: CLASS 5

Year Constructed: 1920
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

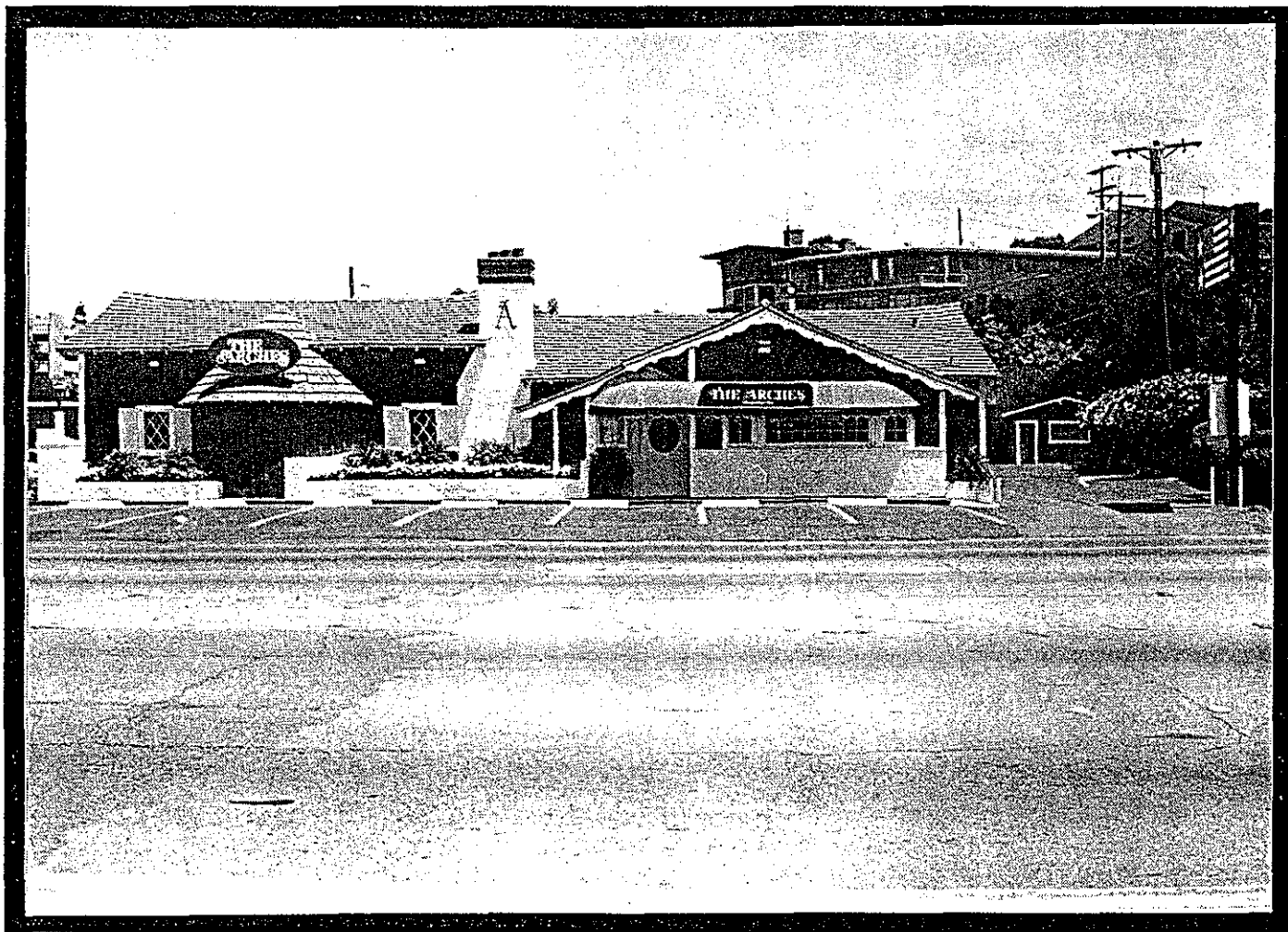
Interior Alterations: N/S

Comments:

Preparer: LOMBARDO

Date: 10/13/91

THE ARCHES RESTAURANT



RECORD NO. 18

Historic/Common Name: LIDO THEATER

Area: MCFADDEN/MARINERS

Address: NEWPORT BLVD/VIA LIDO **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 7832
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: EDWARD'S THEATERS
Address:

Telephone Number: (714) 673-8350

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, PERMITS,
LEGAL DOCUMENTS.

Historical Period: SHIPYARD

Historical Significance: ART DECO ARCHITECTURE, CONTINUED USE AS A MOTION
PICTURE THEATER.

Historic Classification: CLASS 3

Year Constructed: 1939
Architect: N/S
Architectural Style: ART DECO

Distinguishing Features: ART DECO FACADE AND MARQUEE.

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: TIME CAPSULE IN LOBBY

Preparer: LOMBARDO

Date: 10/13/91

LIDO THEATER



RECORD NO. 19

Historic/Common Name: NEWPORT HARBOR HIGH SCHOOL

Area: WESTCLIFF/SANTA ANA

Address: 600 IRVINE AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8211
General Plan Designation: GEIF

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: NEWPORT MESA SCHOOL DISTRICT
Address: 600 IRVINE AVE.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 760-3310

Available Documentation: BOOK REFERENCES, PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: FIRST HIGH SCHOOL SERVING THE HARBOR AREA. TOWER MARKED ON HARBOR CHARTS AS A NAVIGATIONAL AID.

Historic Classification: CLASS 3

Year Constructed: 1931
Architect: N/S
Architectural Style: GOTHIC REVIVAL -?

Distinguishing Features: BELL TOWER.

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

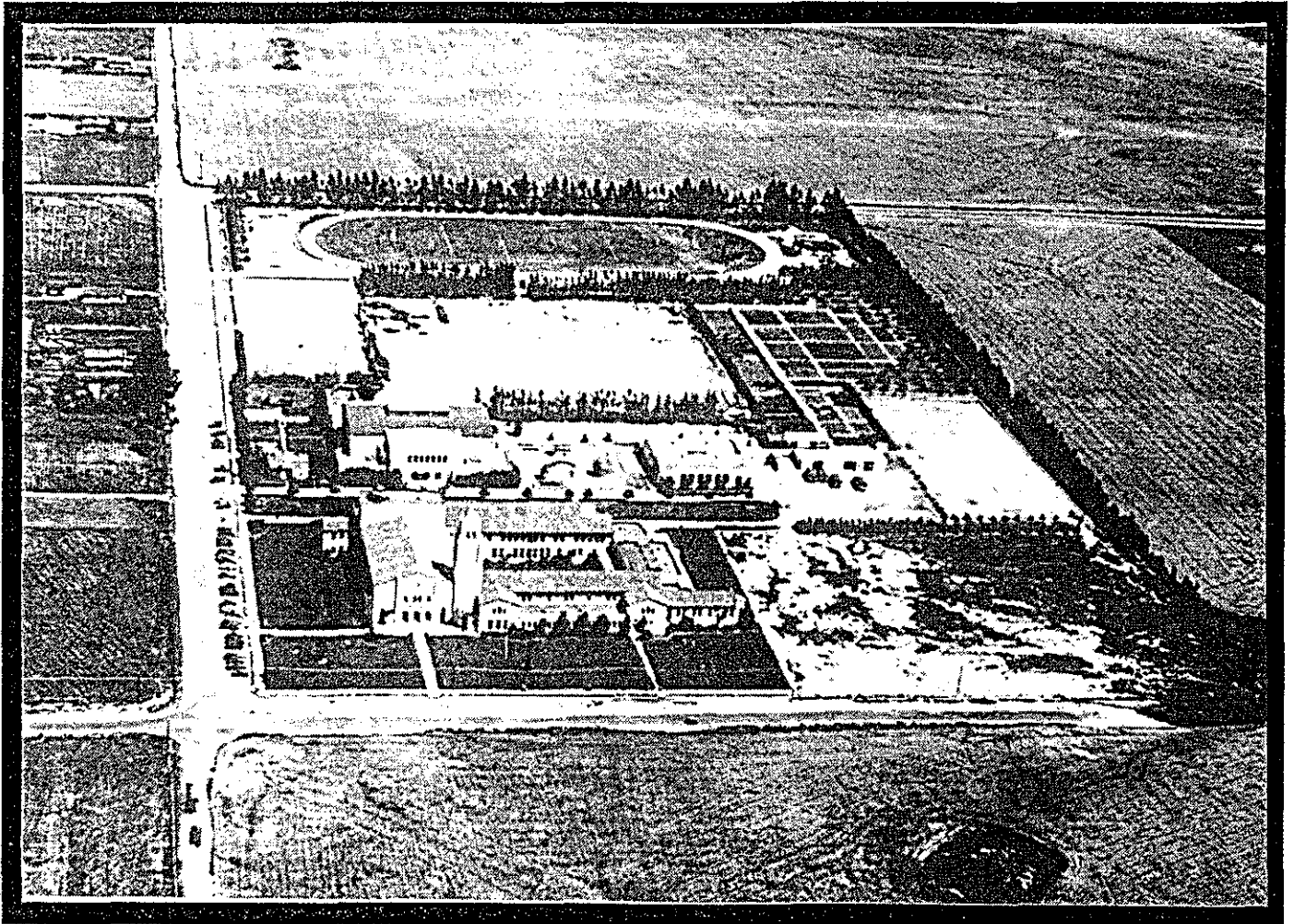
Interior Alterations: N/S

Comments: CLASSES COMMENCED ON SEPT. 22, 1930; FORMAL DEDICATION ON JAN. 9, 1931.

Preparer: LOMBARDO

Date: 10/13/91

NEWPORT HARBOR HIGH SCHOOL
(Circa 1930)



Historic/Common Name: WESTCLIFF MEDICAL BUILDING

Area: WESTCLIFF/SANTA ANA

Address: 1901 WESTCLIFF **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: OFFICE
Use Code: 8011
General Plan Designation: APF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: WESTCLIFF MEDICAL ASSOC.
Address: 1901 WESTCLIFF
NEWPORT BEACH, CA 92658
Telephone Number: (714) 645-4670

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, PERMITS,
LEGAL DOCUMENTS.

Historical Period: POST WWII

Historical Significance: RENOWNED ARCHITECT.

Historic Classification: CLASS 3

Year Constructed: 1961
Architect: RICHARD NEUTRA
Architectural Style: INTERNATIONAL STYLE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: NONE

Interior Alterations: NONE

Comments:

Preparer: LOMBARDO

Date: 10/13/91

WESTCLIFF MEDICAL BUILDING



RECORD NO. 21

Historic/Common Name: TODD/BARNETT HOUSE

Area: CORONA DEL MAR

Address: 2801 SEAVIEW **Accessor Parcel Number:** 052-072-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JUDGE BLAIR BARNETT
Address: 2801 SEAVIEW
CORONA DEL MAR, CA 92625
Telephone Number: (714) 675-4446

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: EARLY CORONA DEL MAR HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: N/S
Architectural Style: CAPE CODE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: NONE

Interior Alterations: NONE

Comments: PREVIOUS OWNERS: S.W. TODD, RAYMOND TODD, JUDGE BARNETT.

Preparer: KEELER

Date: 9/30/91

TODD/BARNETT HOUSE



RECORD NO. 22

Historic/Common Name: COMMUNITY CHURCH

Area: CORONA DEL MAR

Address: 611 HELIOTROPE AVE. **Accessor Parcel Number:** 634-051-012

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8661
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: COMMUNITY CHURCH
Address: 611 HELIOTROPE
CORONA DEL MAR, CA 92625
Telephone Number: (714) 644-7400

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: CONSTRUCTION AUTHORIZED BY PRESIDENT ROOSEVELT DUE TO WAR TIME WOOD SHORTAGE

Historic Classification: CLASS 4

Year Constructed: 1946
Architect: N/S
Architectural Style: GREEK REVIVAL -?

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: A COL. BLAKE LIVED ON THE ORIGINAL SITE.

Preparer: REYNOLDS

Date: 9/03/91

COMMUNITY CHURCH



RECORD NO. 23

Historic/Common Name: GOLDENROD AVENUE FOOTBRIDGE

Area: CORONA DEL MAR

Address: GOLDENROD AVE. **Accessor Parcel Number:**

Resource Type: STRUCTURE
Status: DEVELOPED
Existing Land Use: N/A
Use Code: 0
General Plan Designation: N/A

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: UNIQUE STRUCTURE, PROVIDED ACCESS TO THE BEACH WHEN CONSTRUCTED IN 1928.

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: JOHN A. SIEGEL
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

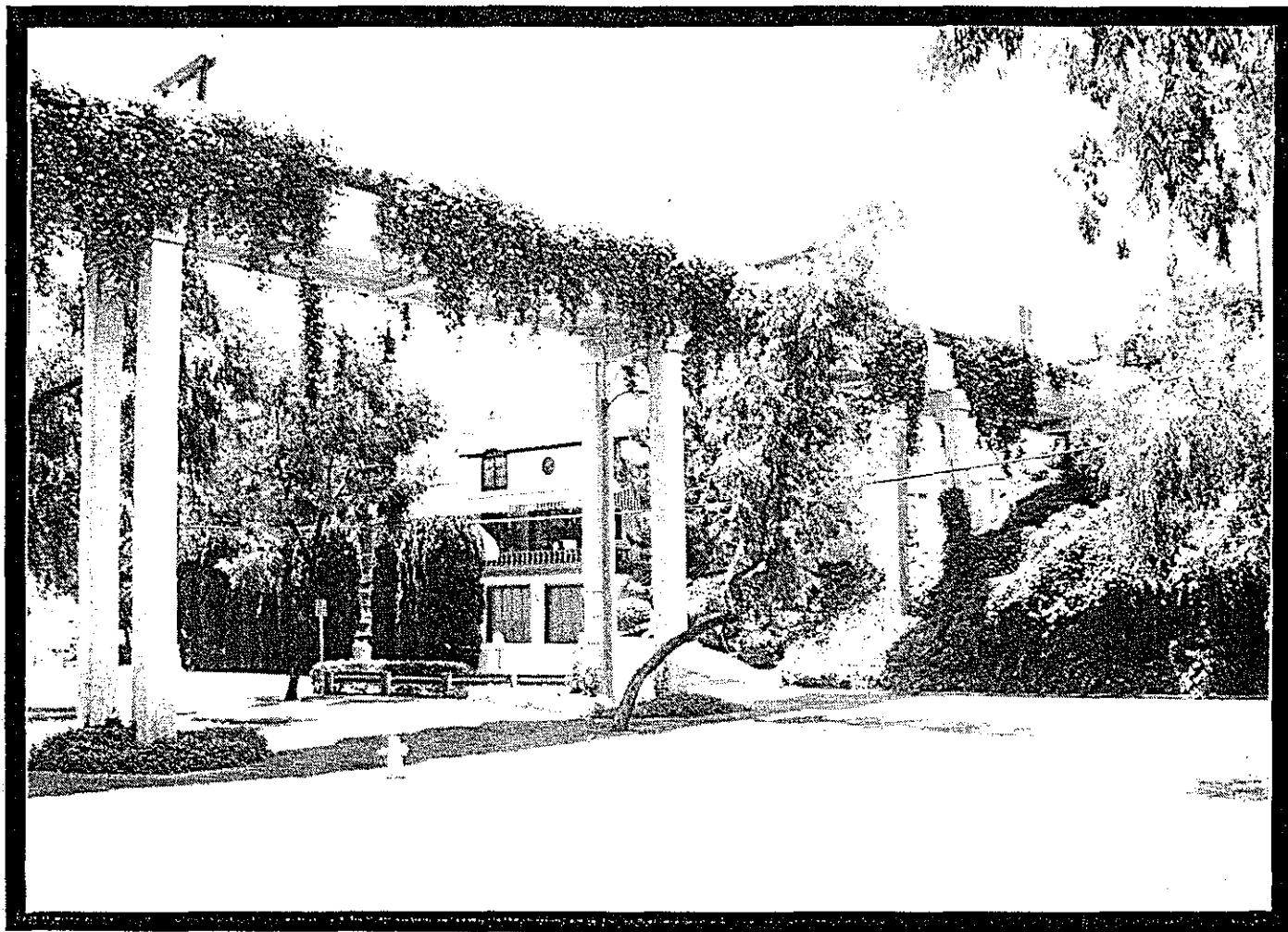
Interior Alterations: N/S

Comments: PAID FOR BY ASSESSMENT DISTRICT.

Preparer: G. HOWALD

Date: 10/01/91

GOLDENROD AVENUE FOOTBRIDGE



RECORD NO. 24

Historic/Common Name: FIVE CROWNS

Area: CORONA DEL MAR

Address: 3801 COAST HWY. E. **Accessor Parcel Number:** 052-162-002

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: TILLE MACCULLOCH
Address: 3801 COAST HWY. E.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 760-0331

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: SHIPYARD

Historical Significance: LOCAL LANDMARK.

Historic Classification: CLASS 4

Year Constructed: 1936
Architect: SHELBY COON
Architectural Style: OLD ENGLISH PERIOD HOUSE

Distinguishing Features: NONE SPECIFIED.

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: MODEL AFTER YE OLD BELLE INN IN ENGLAND.

Preparer: E. BUCK

Date: 10/18/91

FIVE CROWNS



RECORD NO. 25

Historic/Common Name: ORIGINAL REAL ESTATE OFFICE

Area: CORONA DEL MAR

Address: 220 JASMINE AVE. **Accessor Parcel Number:** 052-111-004

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? NO
Date Moved:
Location of Original Site: COAST HWY.

Owner: PAUL SMITH
Address: 220 JASMINE AVE.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-7425

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: FIRST REAL ESTATE OFFICE IN CORONA DEL MAR ONCE
LOCATED IN FRONT SECTION.

Historic Classification: CLASS 4

Year Constructed: 1920
Architect: UNKNOWN
Architectural Style: CAPE COD

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: ORIGINALLY LOCATED ON COAST HIGHWAY, MOVED PRIOR TO 1945.

Preparer: J. KEELER

Date: 9/20/91

ORIGINAL REAL ESTATE OFFICE



RECORD NO. 26

Historic/Common Name: ORIGINAL FARM HOUSE

Area: NEWPORT HEIGHTS

Address: 2916 CLAY ST **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: KROTEE/LOMBARDO
Address: 2916 CLAY ST
NEWPORT BEACH, CA 92663
Telephone Number: (714) 646-6030

Available Documentation: PERMITS, LEGAL DOCUMENTS, PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: FIRST HOUSE IN NEWPORT HEIGHTS.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: UNKNOWN
Architectural Style: VICTORIAN

Distinguishing Features: VICTORIAN PORCH DOOR.

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

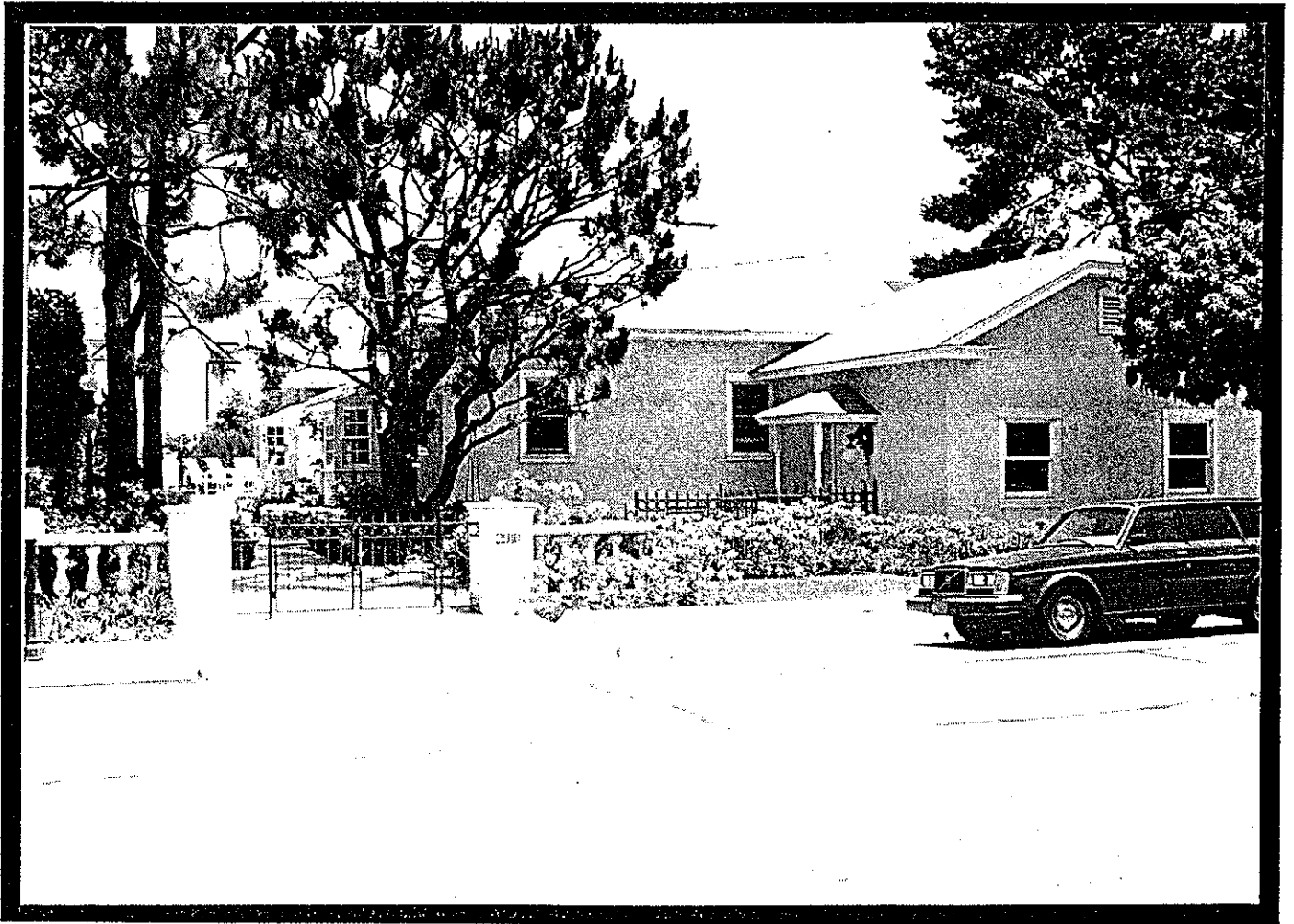
Interior Alterations: N/S

Comments:

Preparer: LOMBARDO

Date: 10/13/91

ORIGINAL FARM HOUSE



RECORD NO. 27

Historic/Common Name: DUCK INN

Area: BALBOA

Address: 1130 BALBOA BLVD E. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: GUS CHABRE
Address: 1130 BALBOA BLVD E.
BALBOA, CA 92661
Telephone Number: (714) 675-6433

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: N/S

Historical Significance: NOT SPECIFIED.

Historic Classification: CLASS 4

Year Constructed: 1916
Architect: N/S
Architectural Style: SINGLE WALL BEACH COTTAGE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: GARAGE, BEDROOM, BATH ADDED IN 1936.

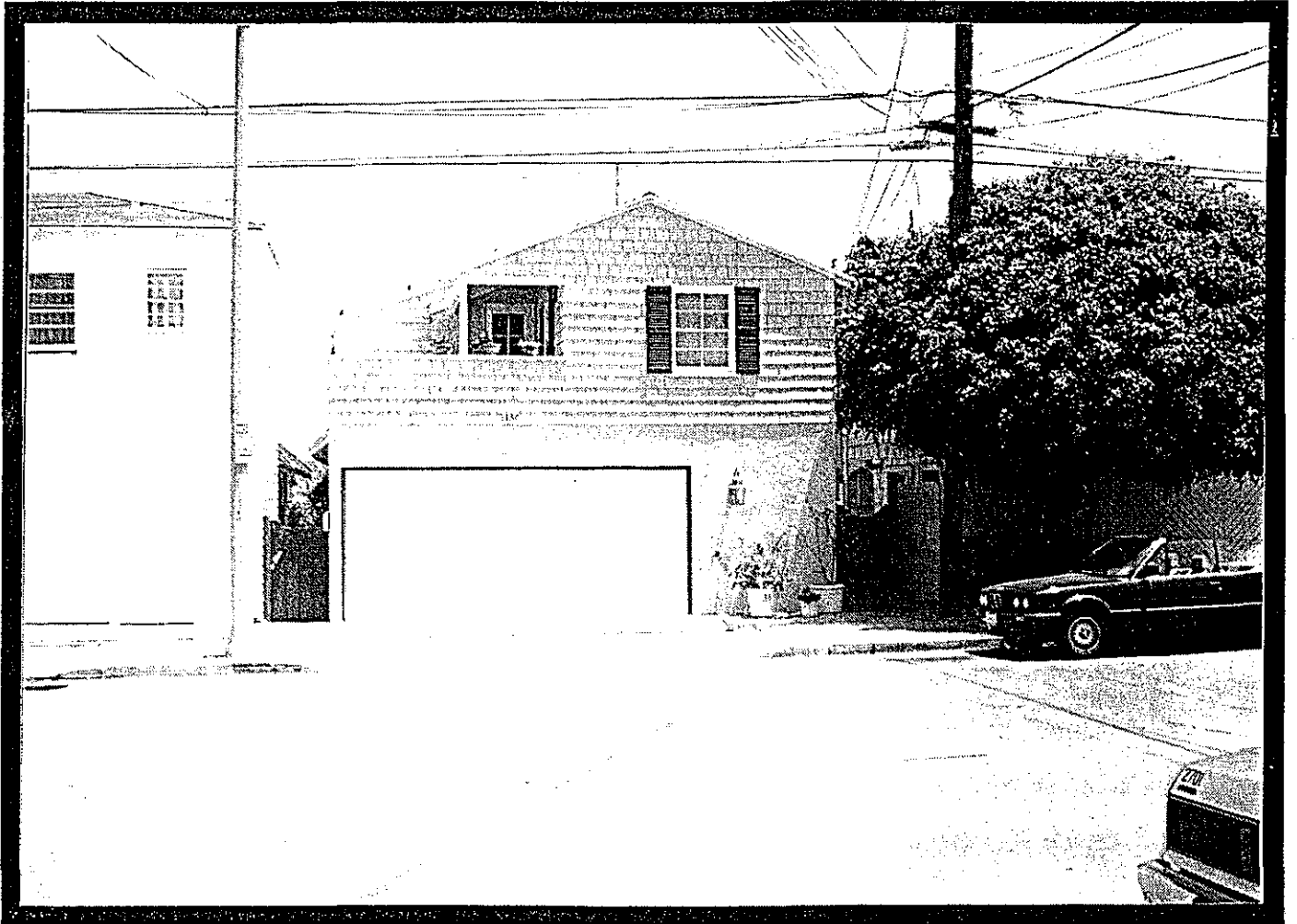
Interior Alterations: UPSTAIRS BEAMS EXPOSED IN 1988, VARIOUS OTHER IMPROVEMENTS.

Comments: PREVIOUS OWNERS: BARBARA PEARSON SARGENT

Preparer: N/S

Date:

DUCK INN



RECORD NO. 28

Historic/Common Name: NEWPORT JAIL

Area: MCFADDEN/MARINERS

Address: 2006 COURT AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MYRA ZANCHI
Address: 17130 W. GARRY
SANTA ANA, CA 92704

Telephone Number:

Available Documentation: NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: N/S

Historical Significance: ORIGINAL CITY JAIL.

Historic Classification: CLASS 3

Year Constructed: N/S
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: N/S

Date:

NEWPORT JAIL



RECORD NO. 29

Historic/Common Name: LARSON SHIPYARD

Area: MCFADDEN/MARINERS

Address: 2703 COAST HWY. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RMC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MARK STEELE
Address: 2703 COAST HWY. W.
NEWPORT BEACH, CA 92663
Telephone Number: (714) 548-3641

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: ONE OF THE OLDEST SHIPYARDS, LONGEST CONTINUAL OPERATION.

Historic Classification: CLASS 4

Year Constructed: 1942
Architect: N/S
Architectural Style: UNCLASSIFIED

Distinguishing Features: NOT SPECIFIED.

Associated Structures: RESIDENCE FOR OWNER

Condition of Feature: UNKNOWN

Exterior Alterations: OFFICE BUILDING DEVELOPED IN 1979.

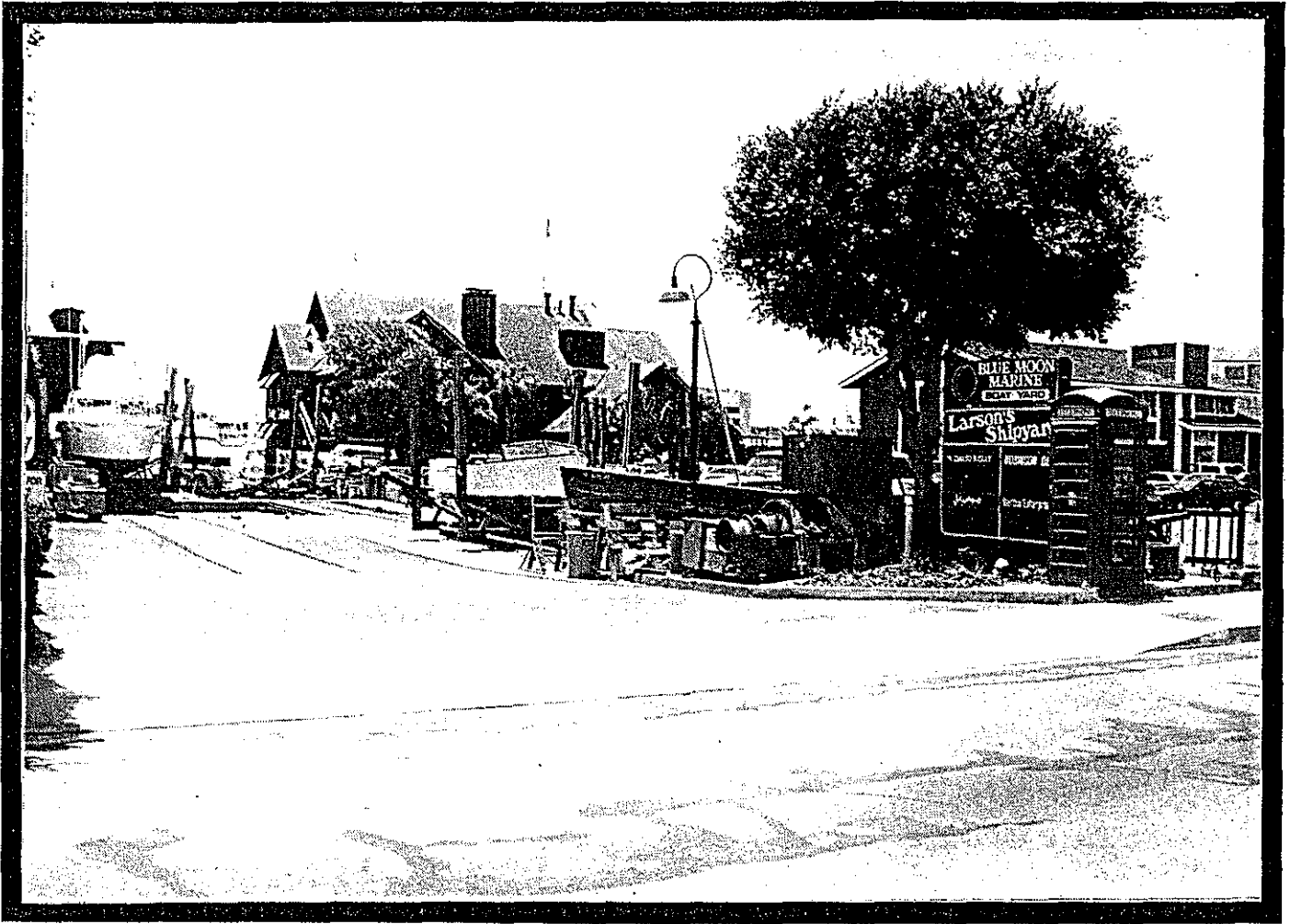
Interior Alterations: N/S

Comments:

Preparer: MULLAN

Date: 12/02/91

LARSON SHIPYARD



Historic/Common Name: VISTA BAHIA

Area: WESTCLIFF/SANTA ANA

Address: IRVINE AND UNIVERSITY **Accessor Parcel Number:**

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFA

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, MAPS/PLOT PLANS, LEGAL DOCS, PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: FIRST LEGAL CONDOMINIUM IN CALIFORNIA.

Historic Classification: CLASS 4

Year Constructed: 1960
Architect: RAY LEVANUS
Architectural Style: UNCLASSIFIED

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: SET PROCEDURES AND STANDARDS FOR FUTURE PROJECTS.

Preparer: MULLAN

Date: 12/02/91

VISTA BAHIA



RECORD NO. 31

Historic/Common Name: FORGIT BUILDING

Area: MCFADDEN/MARINERS

Address: 2203-05 BALBOA BLVD. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: RUSH HILL
Address: 115 22ND STREET
NEWPORT BEACH, CA 92663
Telephone Number: (714) 675-6442

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: EARLY COMMERCIAL STRUCTURE.

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: UNKNOWN
Architectural Style: EARLY BEACH RETAIL

Distinguishing Features: MASONRY WITH LARGE GLASS OPENINGS ON FIRST FLOOR,
RESIDENTIAL ABOVE.

Associated Structures: GARAGE ON THE SOUTH SIDE OF 115 22ND ST. BUILDING.

Condition of Feature: GOOD

Exterior Alterations: 1981 REHAB ADDED AWNINGS, NEW FRONT AND SHED ROOF
ADDED TO 22ND ST. BUILDING.

Interior Alterations: ORIGINAL STAIRS TO MEZZANINE REINSTALLED, NEW
OPENINGS ADDED, TOILET ROOMS, SOLAR SYSTEMS ADDED.

Comments: THREE BUILDINGS CONSTRUCTED IN 1928, 1933 AND 1940; SERVED AS
MARKET, GARAGE, AND DRY CLEANERS.

Preparer: R. HILL

Date: 11/01/91

FORGIT BUILDING



RECORD NO. 32

Historic/Common Name: DORY FLEET

Area: MCFADDEN/MARINERS

Address: MCFADDEN PL./OCEAN FRONT

Accessor Parcel Number:

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 912
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, ILLUSTRATIONS, BOOK REFERENCES.

Historical Period: SEAPORT

Historical Significance: SITE OF FISHING FLEET, OPEN AIR MARKET SINCE THE 1890'S.

Historic Classification: CLASS 1

Year Constructed: 1891
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations: N/A

Interior Alterations: N/A

Comments:

Preparer: N/S

Date:

DORY FLEET



RECORD NO. 33

Historic/Common Name: SOUTH COAST SHIPYARD

Area: MCFADDEN/MARINERS

Address: 2300 NEWPORT BLVD. **Accessor Parcel Number:**

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: INDUSTRIAL
Use Code: 3731
General Plan Designation: RMC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: BUNOCK ASSOCIATES
Address: 2300 NEWPORT BLVD.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 730-0300

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: N/S

Historical Significance: SITE OF CONSTRUCTION OF NUMEROUS PLEASURE, SPORT AND NAVAL CRAFTS; MAJOR EMPLOYER DURING WORLD WAR II.

Historic Classification: CLASS 3

Year Constructed: 1933
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: N/S

Date:

SOUTH COAST SHIPYARD



RECORD NO. 34

Historic/Common Name: NEWPORT (MCFADDEN) WHARF

Area: MCFADDEN/MARINERS

Address: MCFADDEN PLAZA **Accessor Parcel Number:**

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, MAPS/PLOT PLANS, BOOK REFERENCES, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: N/S

Historical Significance: MAJOR COMMERCE CENTER FROM 1889 TO 1907, SPURRED DEVELOPMENT OF THE CITY AND COUNTY.

Historic Classification: CLASS 3

Year Constructed: 1889
Architect: N/S
Architectural Style: N/A

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: N/S

Date:

NEWPORT (MCFADDEN) WHARF



RECORD NO. 35

Historic/Common Name: NEWPORT ELEMENTARY SCHOOL

Area: BALBOA

Address: 1327 BALBOA BLVD. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8211
General Plan Designation: GEIF

Ownership: PUBLIC
Original Location? NO
Date Moved:
Location of Original Site: 18TH/COURT-1894,PIER-1905

Owner: NEWPORT MESA SCHOOL DISTRICT
Address: 16007 16TH ST. E.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 556-3200

Available Documentation: HISTORICAL PHOTOGRAPHS, ILLUSTRATIONS, MAPS/PLOT PLANS, LEGAL DOC., NEWSPAPER/PERIODICALS, ACCOUNTS

Historical Period: SEAPORT

Historical Significance: CONTINUOUS OPERATION SINCE 1894.

Historic Classification: CLASS 3

Year Constructed: 1894
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: BELL TOWER, WPA MURALS, MAPLE FLOORS, TILE/SHACK ROOF, SEISMIC CONSTRUCTION

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: REBUILT IN 1935, ADDITIONS IN 1946, 1963.

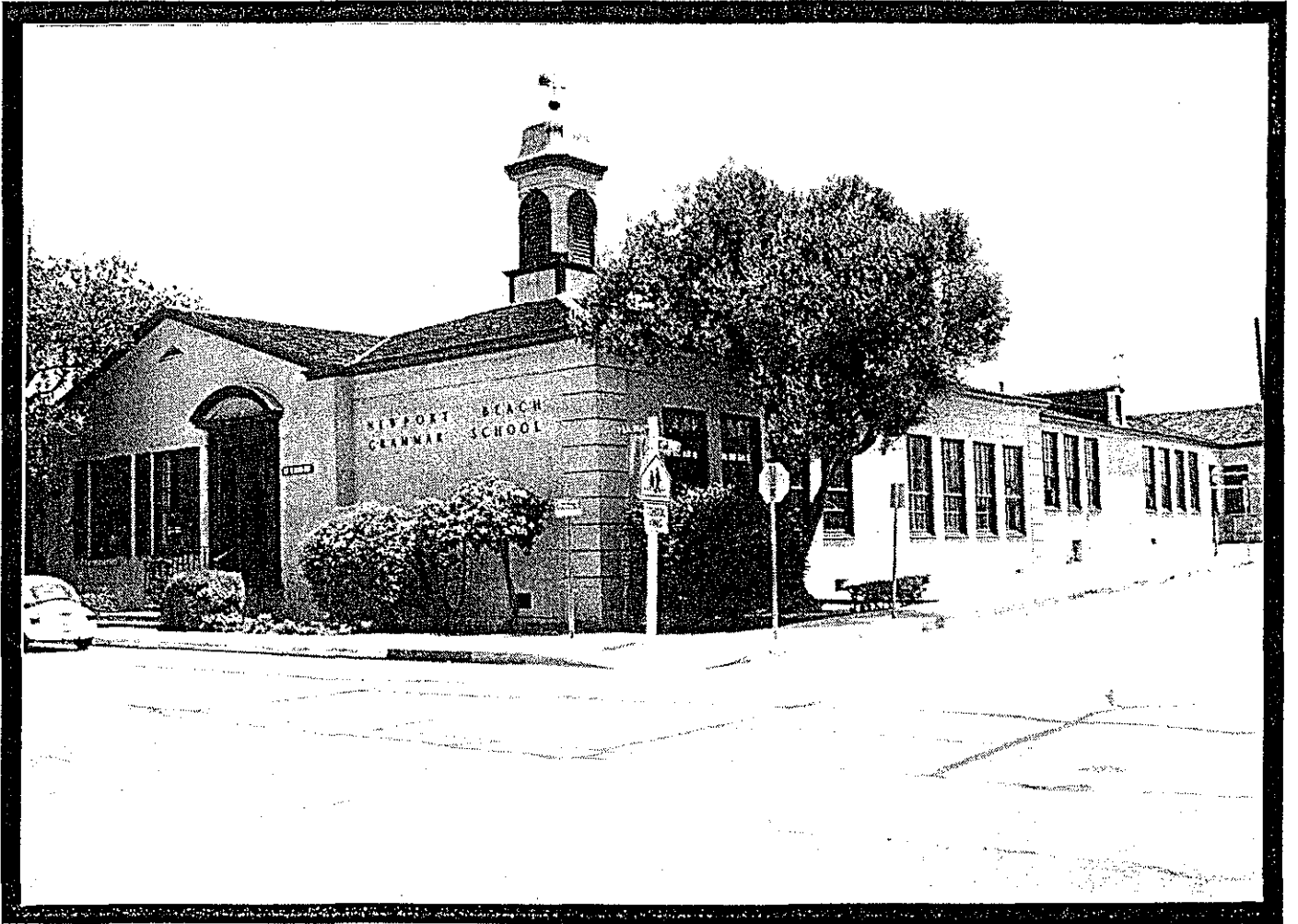
Interior Alterations: N/S

Comments: CLASSIC GRAMMAR SCHOOL STYLE,

Preparer: WHITFORD

Date:

NEWPORT ELEMENTARY SCHOOL



RECORD NO. 36

Historic/Common Name: INSPIRATION POINT/FINCH MEMORIAL

Area: CORONA DEL MAR

Address: ORCHARD/OCEAN **Accessor Parcel Number:**

Resource Type: SITE
Status: VACANT
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: VOLUNTEERS PURCHASED SITE.

Historic Classification: CLASS 4

Year Constructed: 1953
Architect: N/A
Architectural Style: N/A

Distinguishing Features: MEMORIAL PLAQUE HONORING BRADEN FINCH.

Associated Structures: SEA LION SCULPTURE

Condition of Feature: EXCELLENT

Exterior Alterations: N/A

Interior Alterations: N/A

Comments:

Preparer: I. HOWALD

Date: 1/07/92

INSPIRATION POINT/FINCH MEMORIAL



RECORD NO. 37

Historic/Common Name: OASIS SENIOR CENTER

Area: CORONA DEL MAR

Address: FIFTH/MARGUERITE **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8322
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: BUILDING PLANS, PERMITS.

Historical Period: CONTEMPORARY.

Historical Significance: SENIOR CENTER FOR THE USE AND BENEFIT OF SENIORS.

Historic Classification: CLASS 4

Year Constructed: 1977
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: CONVERTED SCHOOL ADMINISTRATION BUILDING.

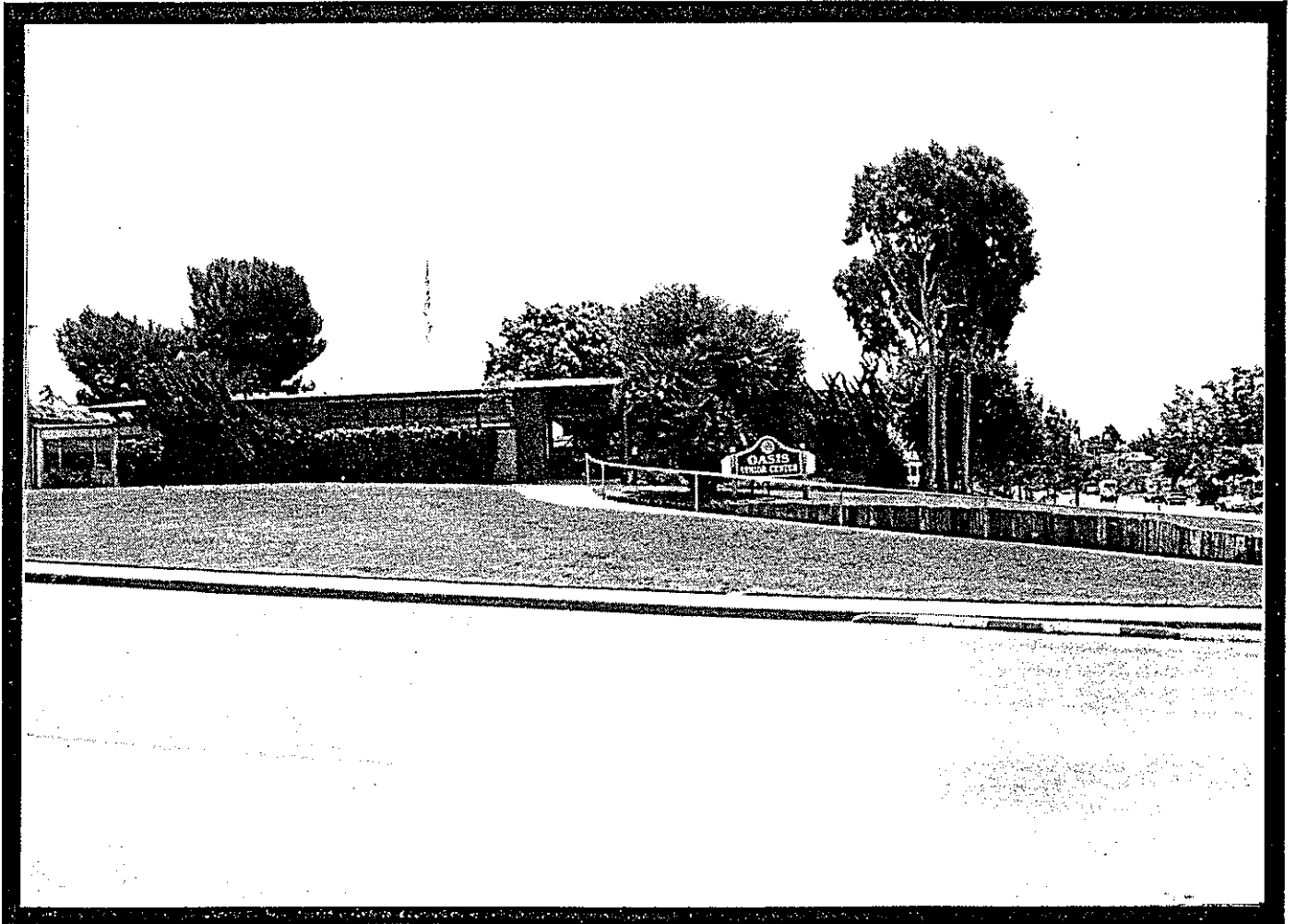
Interior Alterations: N/S

Comments:

Preparer: I. HOWALD

Date: 1/06/92

OASIS SENIOR CENTER



Historic/Common Name: GRANT HOWALD COMMUNITY YOUTH CENTER

Area: CORONA DEL MAR

Address: FIFTH/IRIS **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8322
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: NOT SPECIFIED.

Historic Classification: CLASS 4

Year Constructed: 1954
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: SEE COMMENTS.

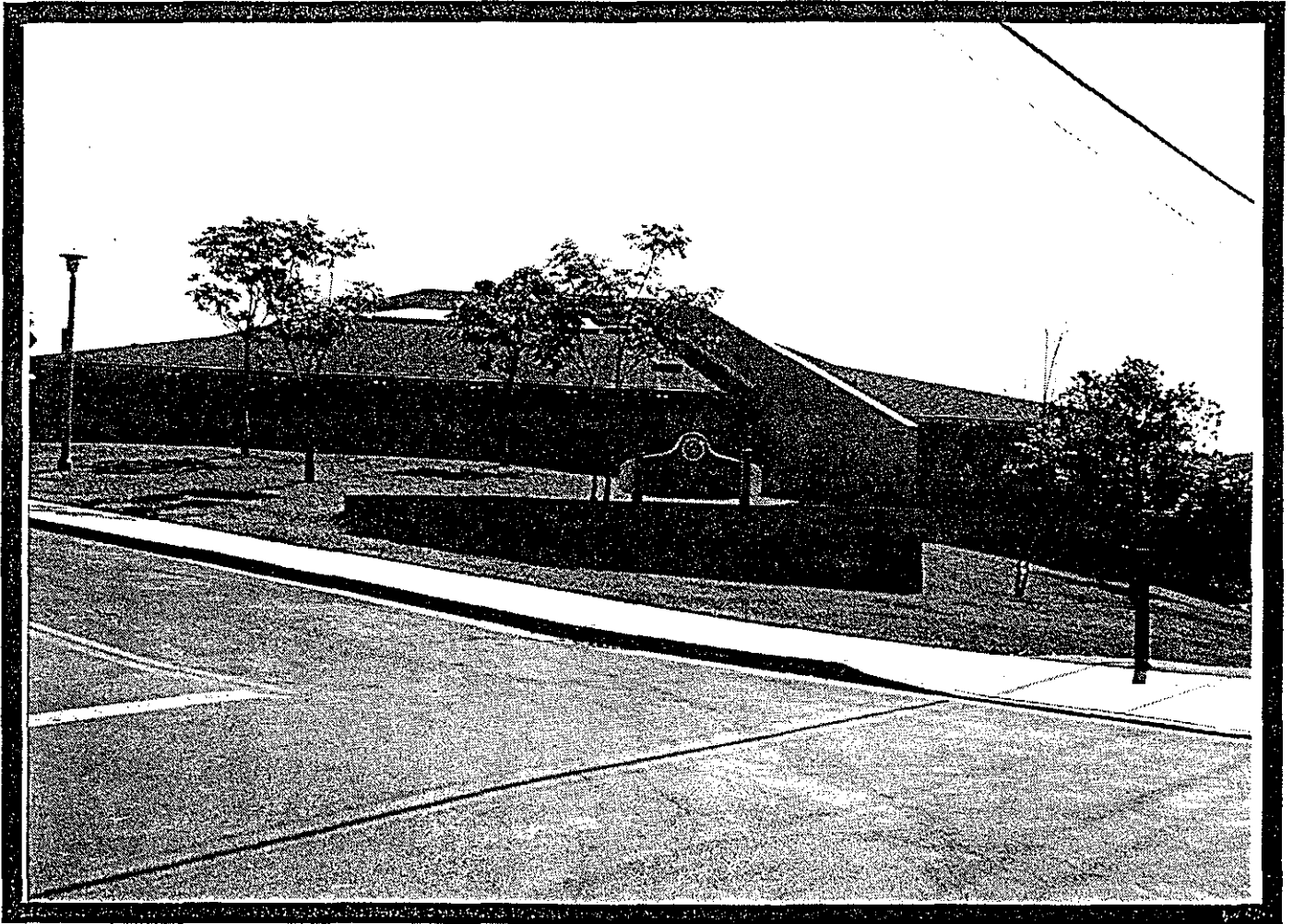
Interior Alterations: N/S

Comments: CURRENT STRUCTURE REPLACED 1942 CONVERTED BARRACKS

Preparer: I. HOWALD

Date: 1/04/92

GRANT HOWALD COMMUNITY YOUTH CENTER



RECORD NO. 39

Historic/Common Name: BLUE SKY (BRANDT HOUSE)

Area: CORONA DEL MAR

Address: 405 GOLDENROD **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: REX BRANDT
Address: 405 GOLDENROD
CORONA DEL MAR, CA 92625
Telephone Number: (714) 675-0093

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: SITE OF PAINTING CLASSES SINCE 1947.

Historic Classification: CLASS 4

Year Constructed: 1941
Architect: REX BRANDT
Architectural Style: CHICKEN COOP

Distinguishing Features: N/S

Associated Structures: ARTIST STUDIO

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

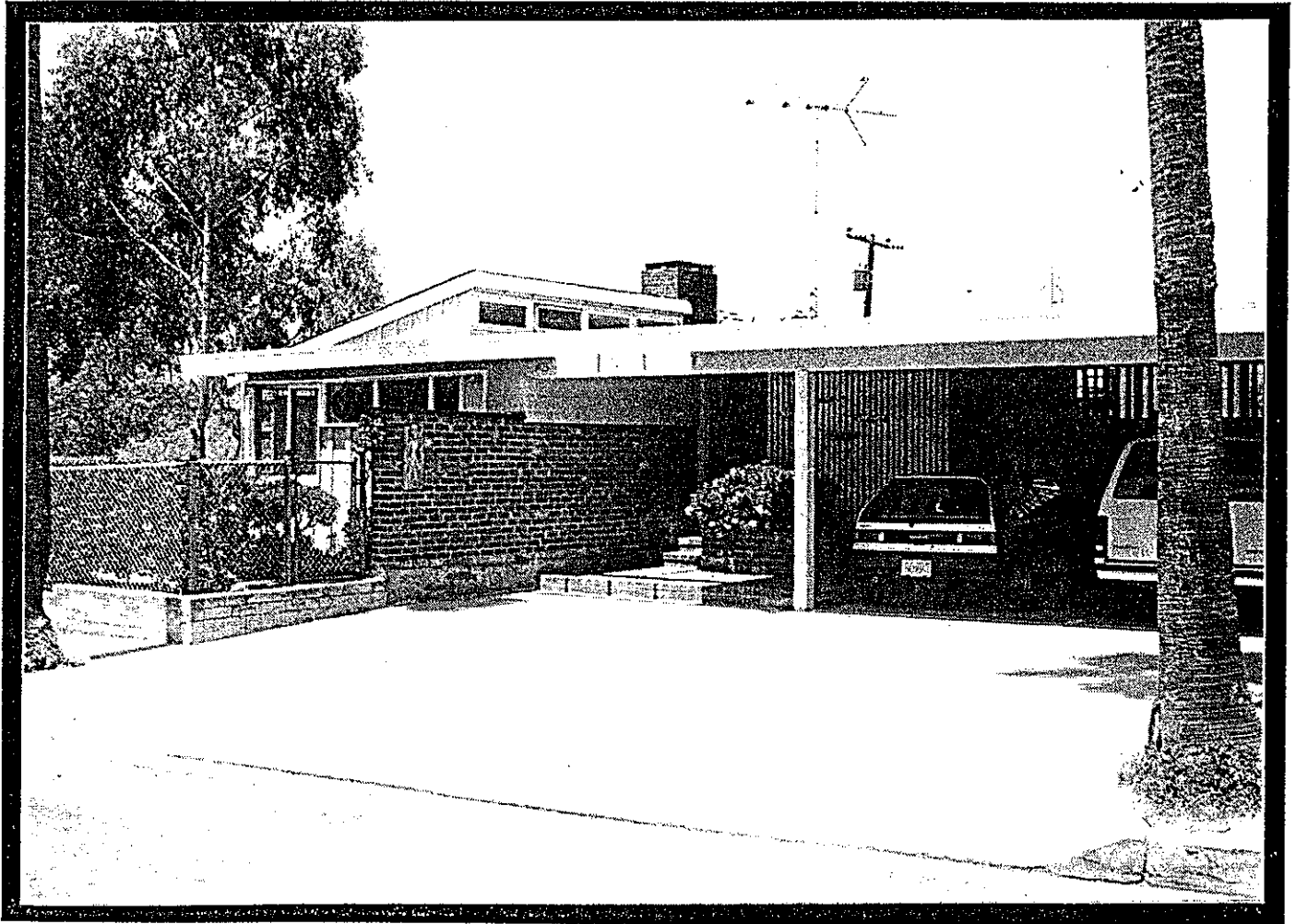
Interior Alterations: N/S

Comments:

Preparer: I. HOWALD

Date: 1/06/92

BLUE SKY (BRANDT HOUSE)



RECORD NO. 40

Historic/Common Name: BRIGANDI HOUSE

Area: BALBOA

Address: 814 OCEANFRONT E. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: PAMELIA BRIGANDI
Address: 814 OCEANFRONT E.
BALBOA, CA 92661
Telephone Number: (714) 675-1246

Available Documentation: HISTORICAL PHOTOGRAPHS, MOTION PICTURE/VIDEO, LEGAL DOCUMENTS, INSURANCE RECORDS, ETC.

Historical Period: SHIPYARD

Historical Significance: LAND ONCE OWNED BY JOSEPH FERGUSON, SUBDIVIDER OF BALBOA TRACT.

Historic Classification: CLASS 4

Year Constructed: 1927
Architect: UNKNOWN
Architectural Style: COTTAGE REVIVAL

Distinguishing Features: STEEP ROOF, DORMER WINDOWS, CLIPPED GABLES.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: CHIMNEY GONE, DECK ADDED.

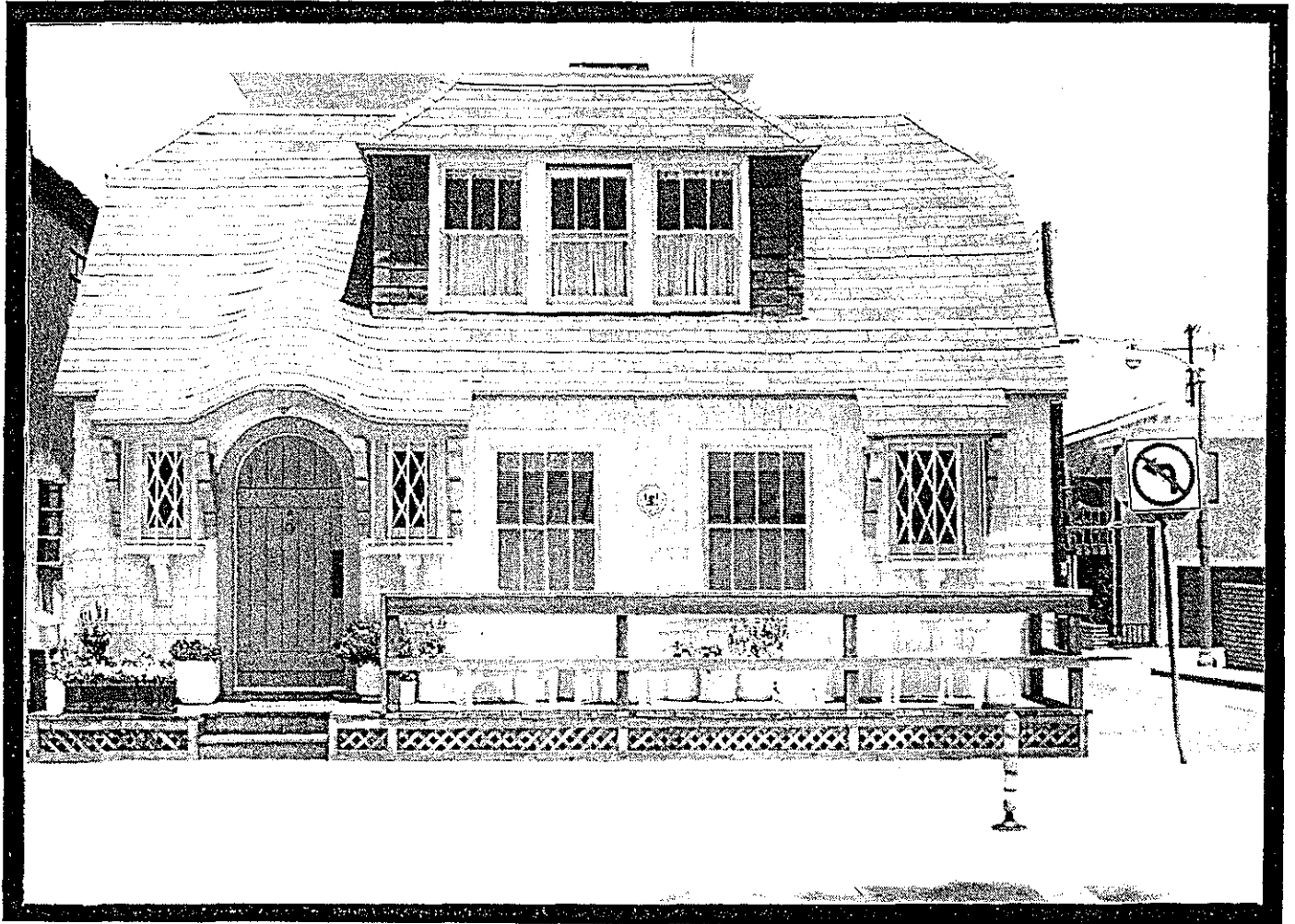
Interior Alterations: WIRING, PLUMBING, FOUNDATION UPGRADED.

Comments: ONE OF FEW HISTORIC HOMES LEFT IN BLOCK

Preparer: BRIGANDI

Date: 12/23/91

BRIGANDI HOUSE



RECORD NO. 41

Historic/Common Name: WILLIAMS' HOUSE

Area: BALBOA ISLAND

Address: 505 BAY FRONT N. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/S
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: EARLY BALBOA ISLAND HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

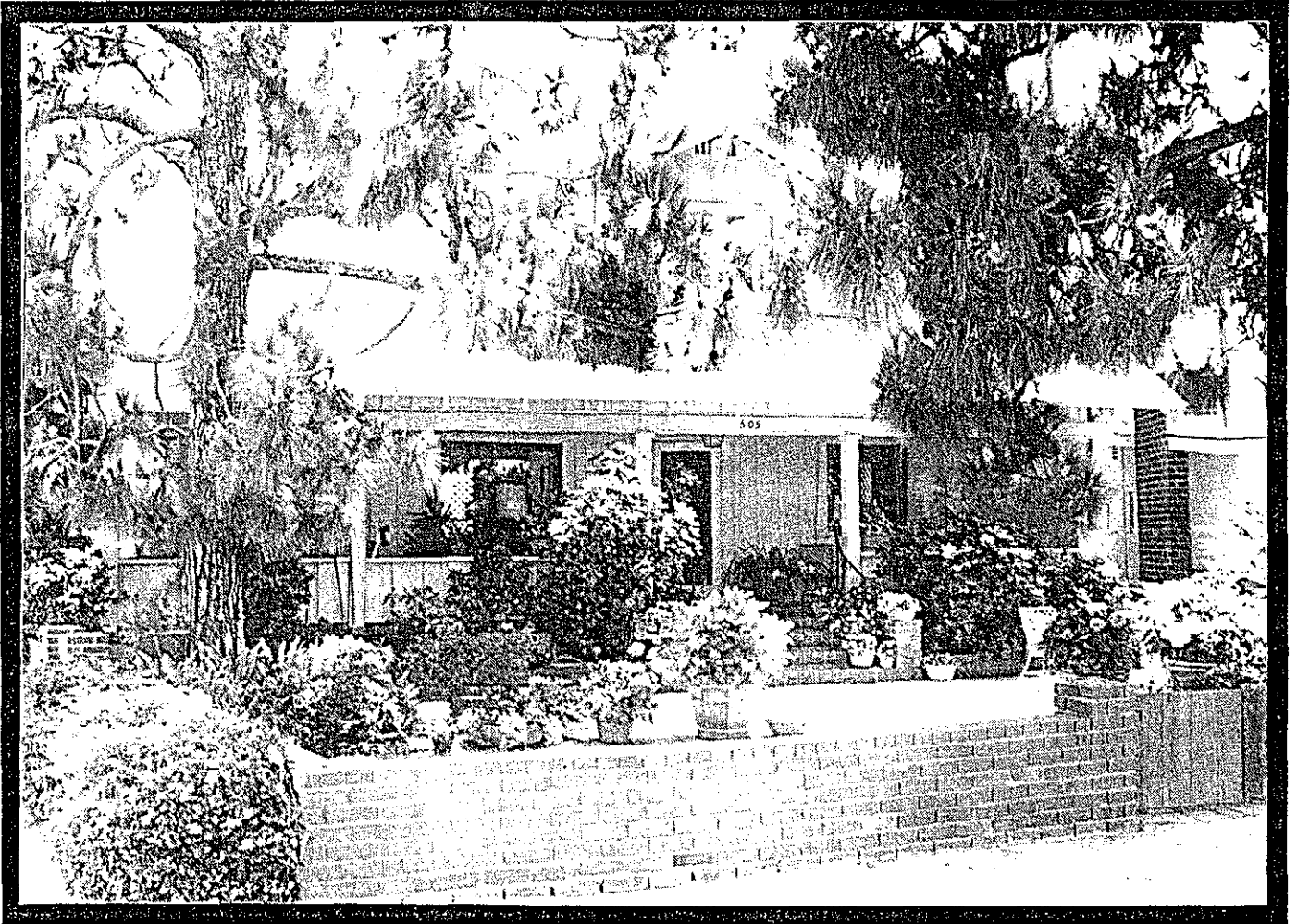
Interior Alterations: N/S

Comments: FORMALLY OWNED BY HARRY CAREY, EARLY MOVIE STAR.

Preparer: WOLFF

Date:

WILLIAMS' HOUSE



RECORD NO. 42

Historic/Common Name: BEEK RESIDENCE

Area: BALBOA ISLAND

Address: 528 BAY FRONT S. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: SEYMOUR BEEK
Address: 528 BAY FRONT S.
BALBOA ISLAND, CA 92662
Telephone Number: (714) 673-1070

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: JOSEPH BEEK: DEVELOPER OF BALBOA ISLAND, BEACON BAY, HARBOR ISLAND; FIRST HARBOR MASTER; SECRETARY TO STATE SENATE; YACHTSMAN.

Historic Classification: CLASS 3

Year Constructed: 1922
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: FEW

Interior Alterations: FEW

Comments:

Preparer: S. BEEK

Date: 11/11/91

BEEK RESIDENCE



RECORD NO. 43

Historic/Common Name: GLASSELL HOUSE

Area: BALBOA ISLAND

Address: 1204 BAY FRONT S. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MILDRED GLASSELL
Address: 1204 BAY FRONT S.
BALBOA ISLAND, CA 92662
Telephone Number: (714) 675-0043

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURAL STYLE, EARLY BEACH COTTAGE.

Historic Classification: CLASS 4

Year Constructed: 1926
Architect: UNKNOWN
Architectural Style: BEACH HOUSE

Distinguishing Features: N/S

Associated Structures: PIER MADE FROM A MAST OF A THREE-MASTED SCHOONER.

Condition of Feature: GOOD

Exterior Alterations: N/S

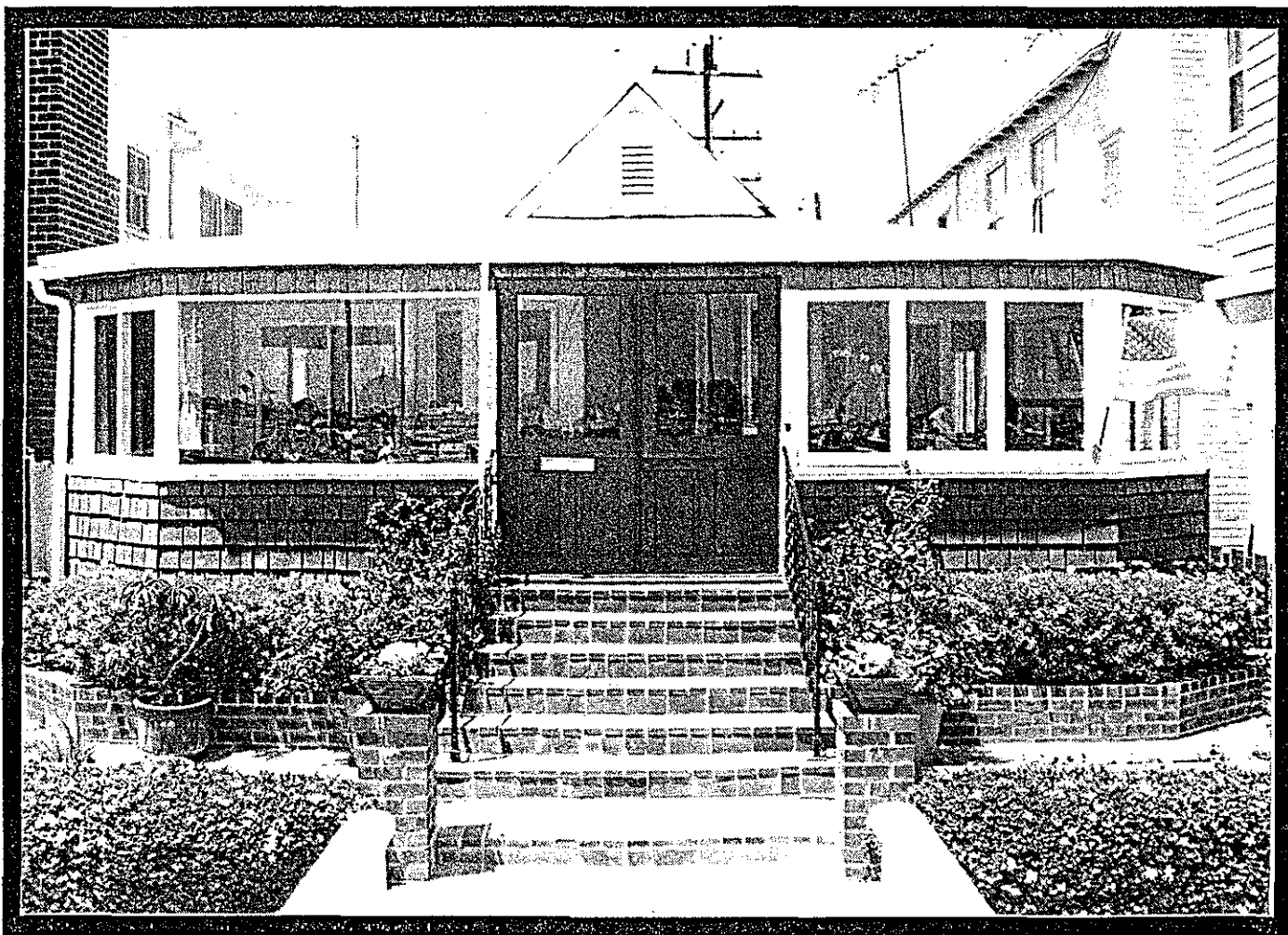
Interior Alterations: N/S

Comments: REMODELED IN 1927.

Preparer: GLASSELL

Date: 10/24/91

GLASELL HOUSE



RECORD NO. 44

Historic/Common Name: REMPEL HOUSE

Area: BALBOA ISLAND

Address: 1810 BAY FRONT S. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: DOROTHY R. MUNROE
Address: 1400 BAY FRONT S.
BALBOA ISLAND, CA 92662
Telephone Number: (714) 673-6497

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: DESIGNED BY ELLERBOCK, IN THE STYLE OF FRANK LLOYD WRIGHT. ALSO, THE SITE OF THE BALBOA YACHT CLUB (ORIGINALLY, THE SOUTHLAND SAILING CLUB).

Historic Classification: CLASS 4

Year Constructed: 1948
Architect: ELLENBROCK
Architectural Style: PRAIRIE SCHOOL

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: NONE

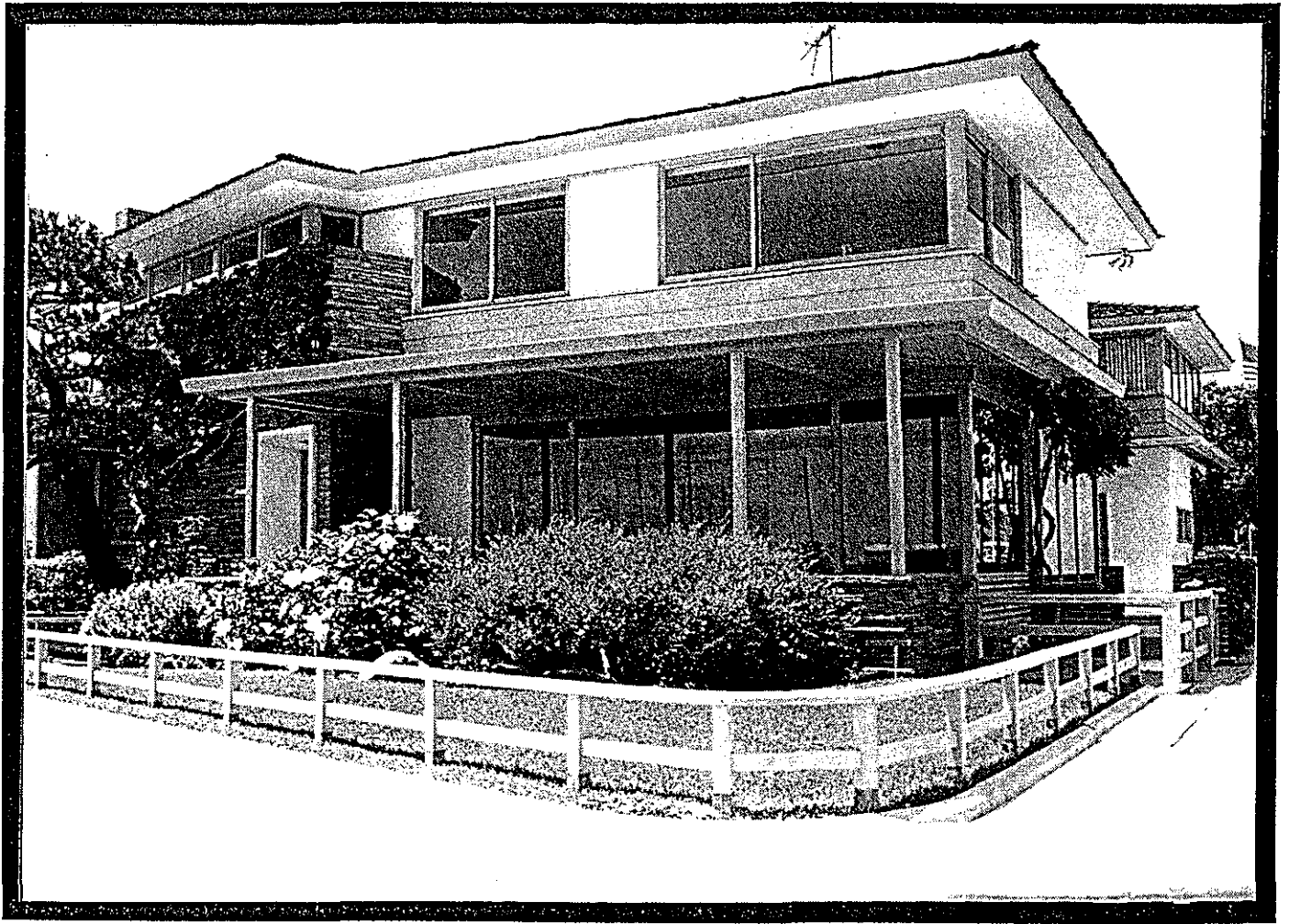
Interior Alterations: N/S

Comments:

Preparer: D. MUNROE

Date: 11/29/91

REMPER HOUSE



RECORD NO. 45

Historic/Common Name: ROCKY POINT (CHINA COVE & PIRATE'S COVE)

Area: CORONA DEL MAR

Address: **Accessor Parcel Number:**

Resource Type: SITE
Status: VACANT
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REOS

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/A
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SEAPORT

Historical Significance: POSSIBLE LANDING SITE FOR RUM RUNNERS, MOTION PICTURE LOCATION.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

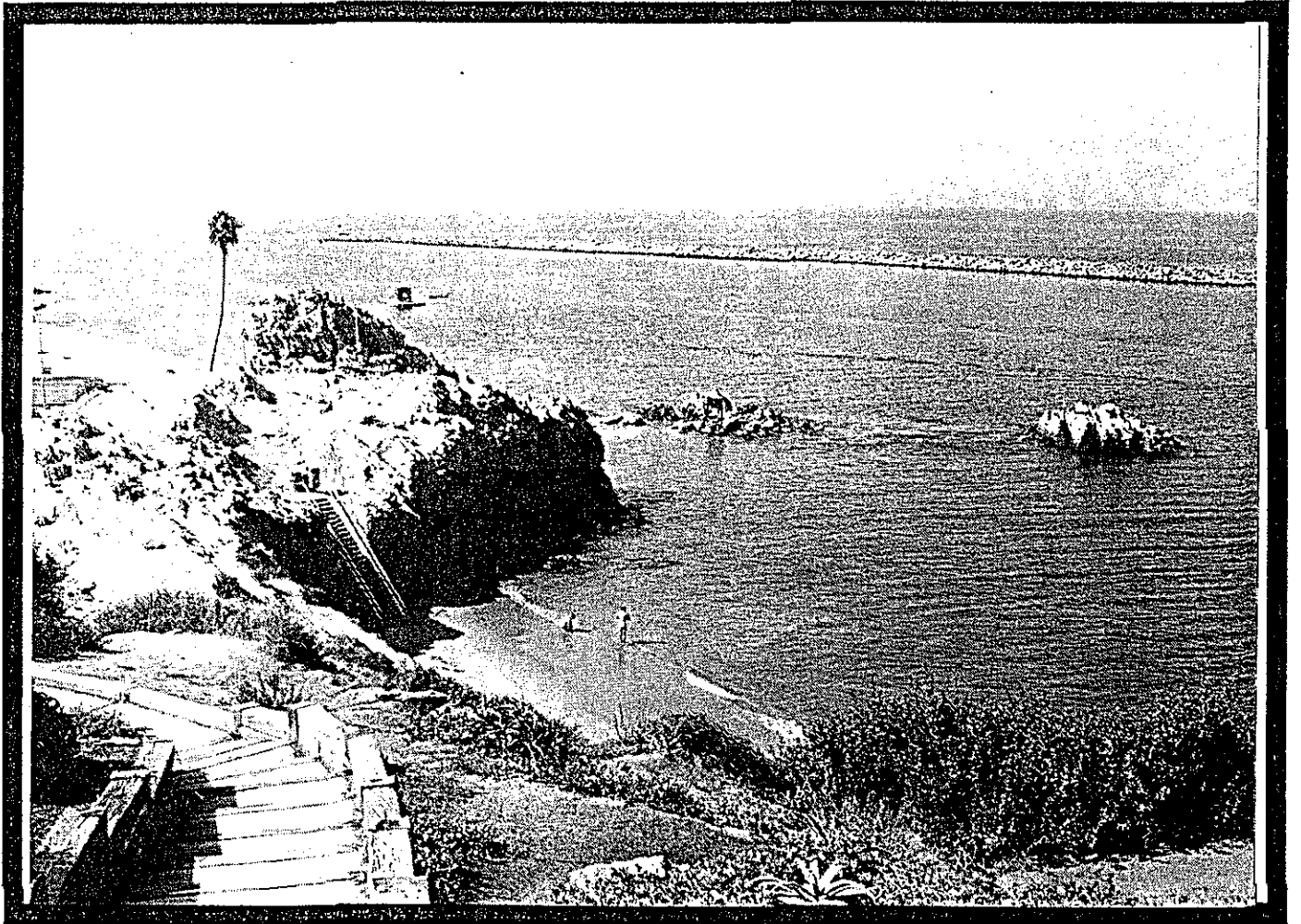
Interior Alterations: N/S

Comments: AKA CHINA COVE, PIRATE'S COVE

Preparer: I. HOWALD

Date: 2/14/92

ROCKY POINT (CHINA COVE & PIRATE'S COVE)



RECORD NO. 46

Historic/Common Name: PENINSULA POINT REAL ESTATE OFFICE

Area: BALBOA

Address: 2000 MIRAMAR DR. **Accessor Parcel Number:** 048-252-012

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: WAYNE R. SIMS
Address: 2000 MIRAMAR DR.
NEWPORT BEACH, CA 92661

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: USED IN THE EARLY DEVELOPMENT OF BALBOA PENINSULA.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: SHINGLE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

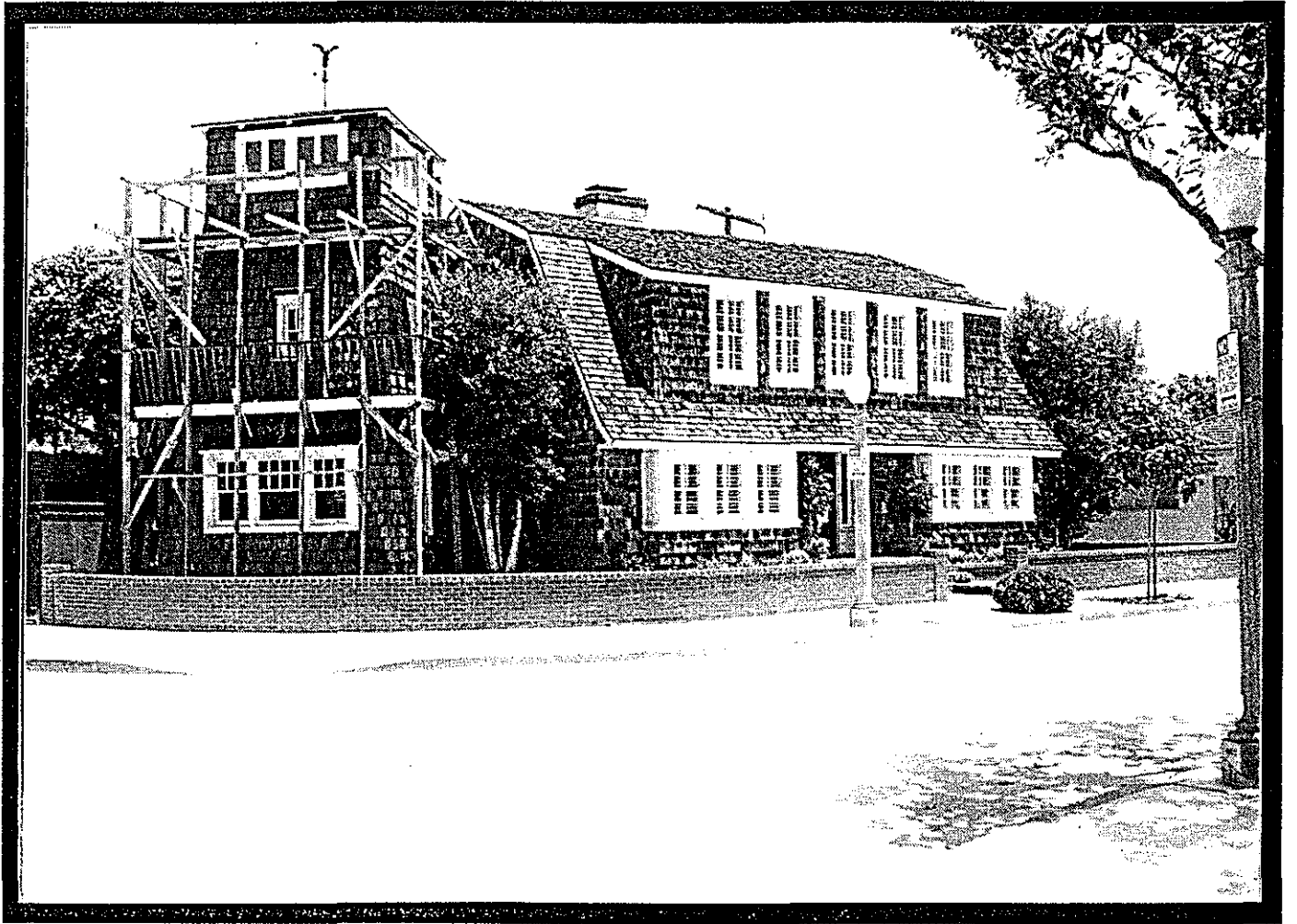
Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

PENINSULA POINT REAL ESTATE OFFICE



RECORD NO. 47

Historic/Common Name: GRONSKY HOUSE

Area: BALBOA

Address: 2134 MIRAMAR DR. **Accessor Parcel Number:** 048-292-034

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JOHN W. HEDGES
Address: 2134 MIRAMAR DR.
NEWPORT BEACH, CA 92661
Telephone Number: (714) 675-5185

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: NOT SPECIFIED.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

GRONSKY HOUSE



RECORD NO. 48

Historic/Common Name: GILLETTE MANSION

Area: BALBOA

Address: 2296 CHANNEL RD. **Accessor Parcel Number:** 048-283-006

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: AL GRASSO
Address: 2996 CHANNEL ROAD
NEWPORT BEACH, CA 92661

Telephone Number:

Available Documentation: NEWSPAPER ARTICLES.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURE; BUILT BY KING G. GILLETTE, SON OF THE INVENTOR OF THE SAFETY RAZOR.

Historic Classification: CLASS 3

Year Constructed: 1925
Architect: UNKNOWN
Architectural Style: MEDITERRANEAN

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations:

Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

GILLETTE MANSION



RECORD NO. 49

Historic/Common Name: BALBOA POLICE/FIRE STATION

Area: BALBOA

Address: 305 BAY BLVD. E. **Accessor Parcel Number:** 048-092-003

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: ERNEST E. SCHWORCK
Address: P.O. BOX 1020
CYPRESS, CA

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: EARLY POLICE AND FIRE STATION FOR THE BALBOA PENINSULA.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: UNCLASSIFIED

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

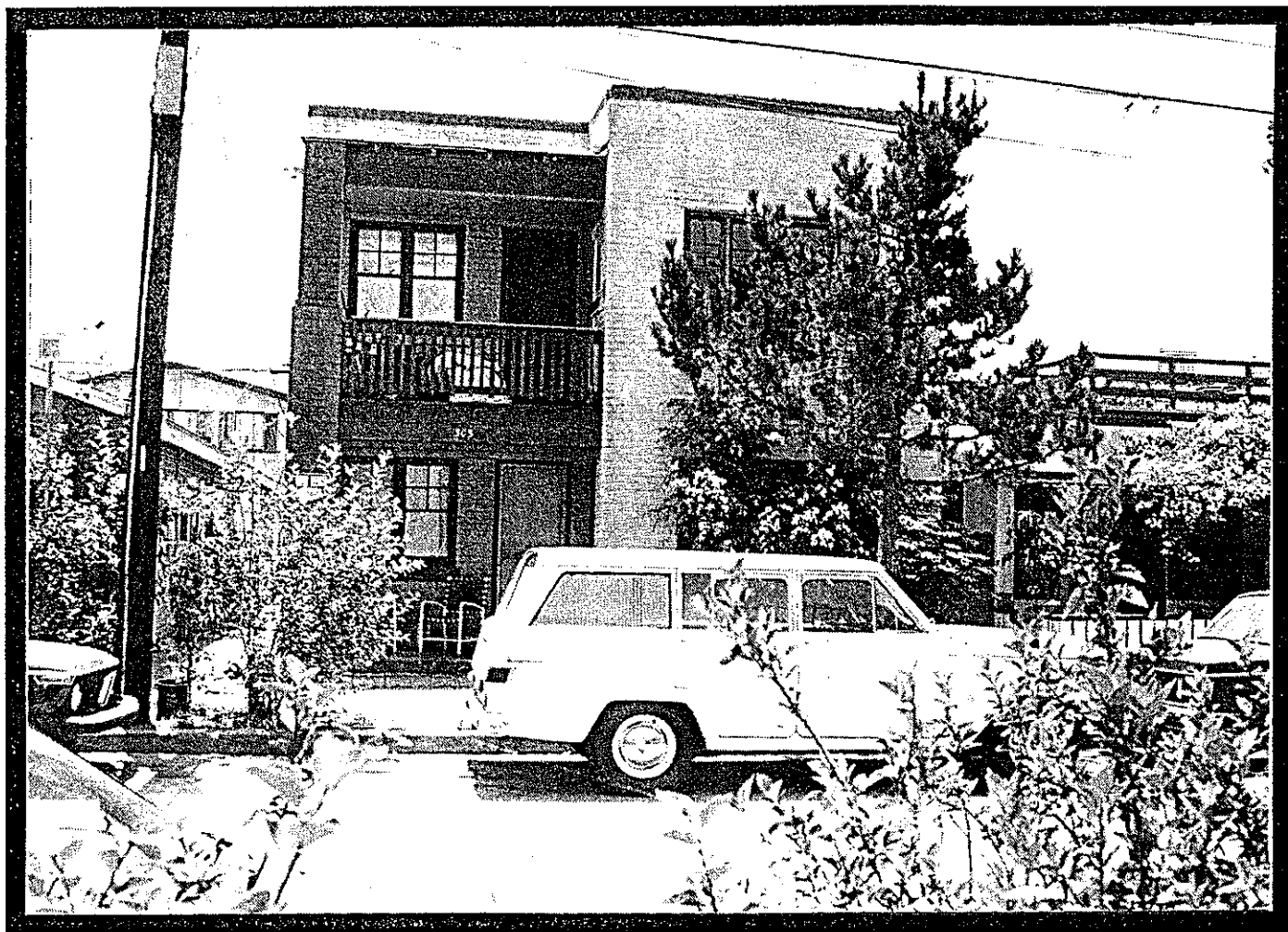
Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

BALBOA POLICE/FIRE STATION



RECORD NO. 50

Historic/Common Name: BALBOA ISLAND FERRY

Area: BALBOA ISLAND

Address: BAY FRONT S. & AGATE

Accessor Parcel Number:

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: OPEN SPACE
Use Code: 4482
General Plan Designation: REO

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: J.A. BEEK CO.
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: FERRY SERVICE BETWEEN BALBOA AND BALBOA ISLAND SINCE 1905.

Historic Classification: CLASS 2

Year Constructed: 1905
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature:

Exterior Alterations:

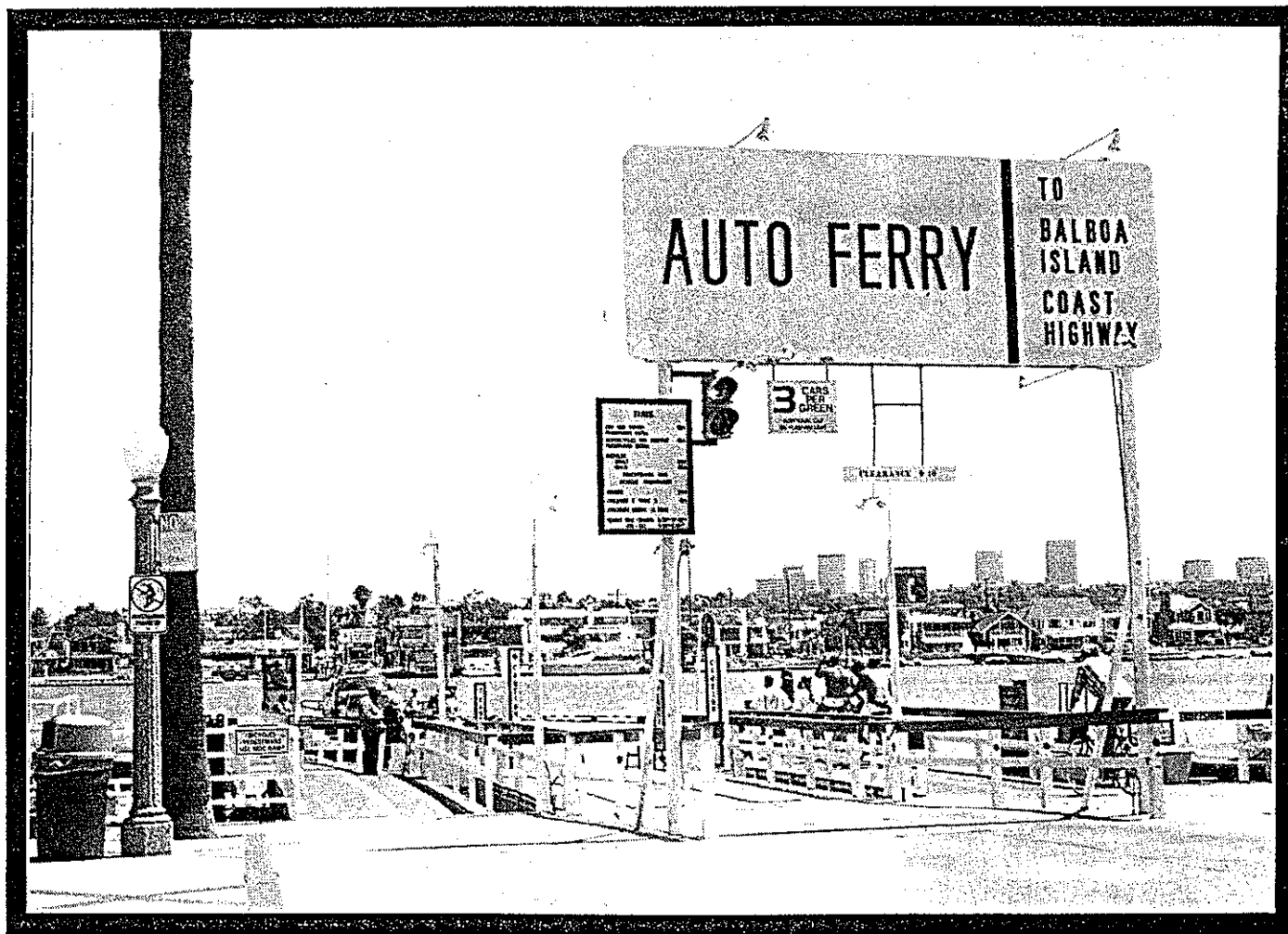
Interior Alterations: N/S

Comments: HISTORICAL SOCIETY MARKER DEDICATED FOR SITE IN 1970.

Preparer: M. WOLFF

Date: 11/15/91

BALBOA ISLAND FERRY



Historic/Common Name: AMERICAN LEGION POST

Area: BALBOA

Address: 215 15TH ST **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 0
General Plan Designation: GEIF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number: (714) 673-5070

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: EARLY INSTITUTIONAL BUILDING.

Historic Classification: CLASS 4

Year Constructed: 1924
Architect:
Architectural Style: UNCLASSIFIED

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature:

Exterior Alterations:

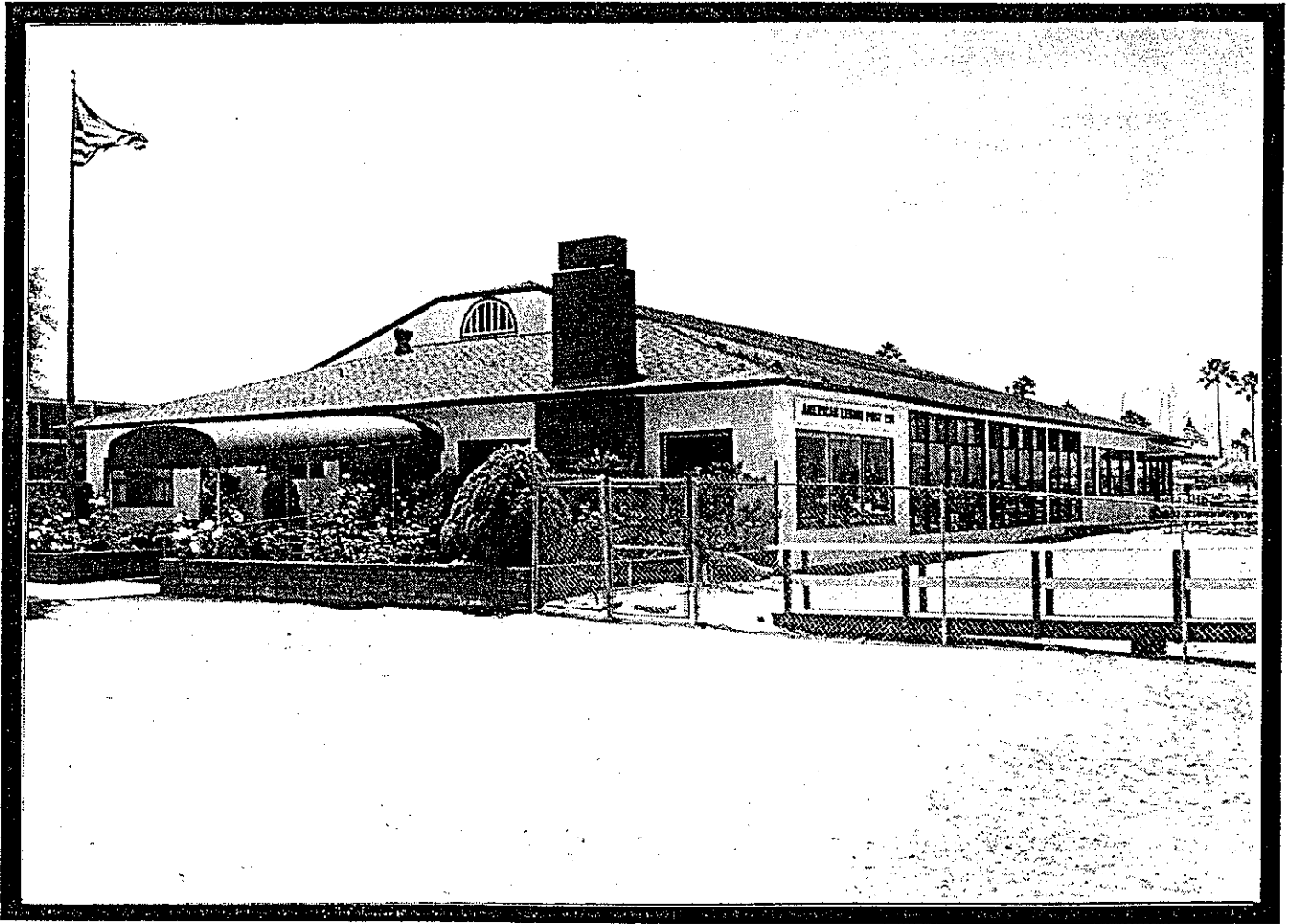
Interior Alterations: N/S

Comments:

Preparer: DONALDSON

Date: 2/25/92

AMERICAN LEGION POST



RECORD NO. 52

Historic/Common Name: SOLAR HOUSE

Area: BALBOA ISLAND

Address: 804 BAY FRONT S. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: BOB RAWLINS
Address: 804 S. BAY FRONT
BALBOA ISLAND, CA 92662

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: ARCHITECTURAL DESIGN.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: JOHN LAUTNER
Architectural Style: UNCLASSIFIED

Distinguishing Features: ROUND SLIDING GLASS WINDOW, SOLAR ENERGY COMPONENTS.

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations:

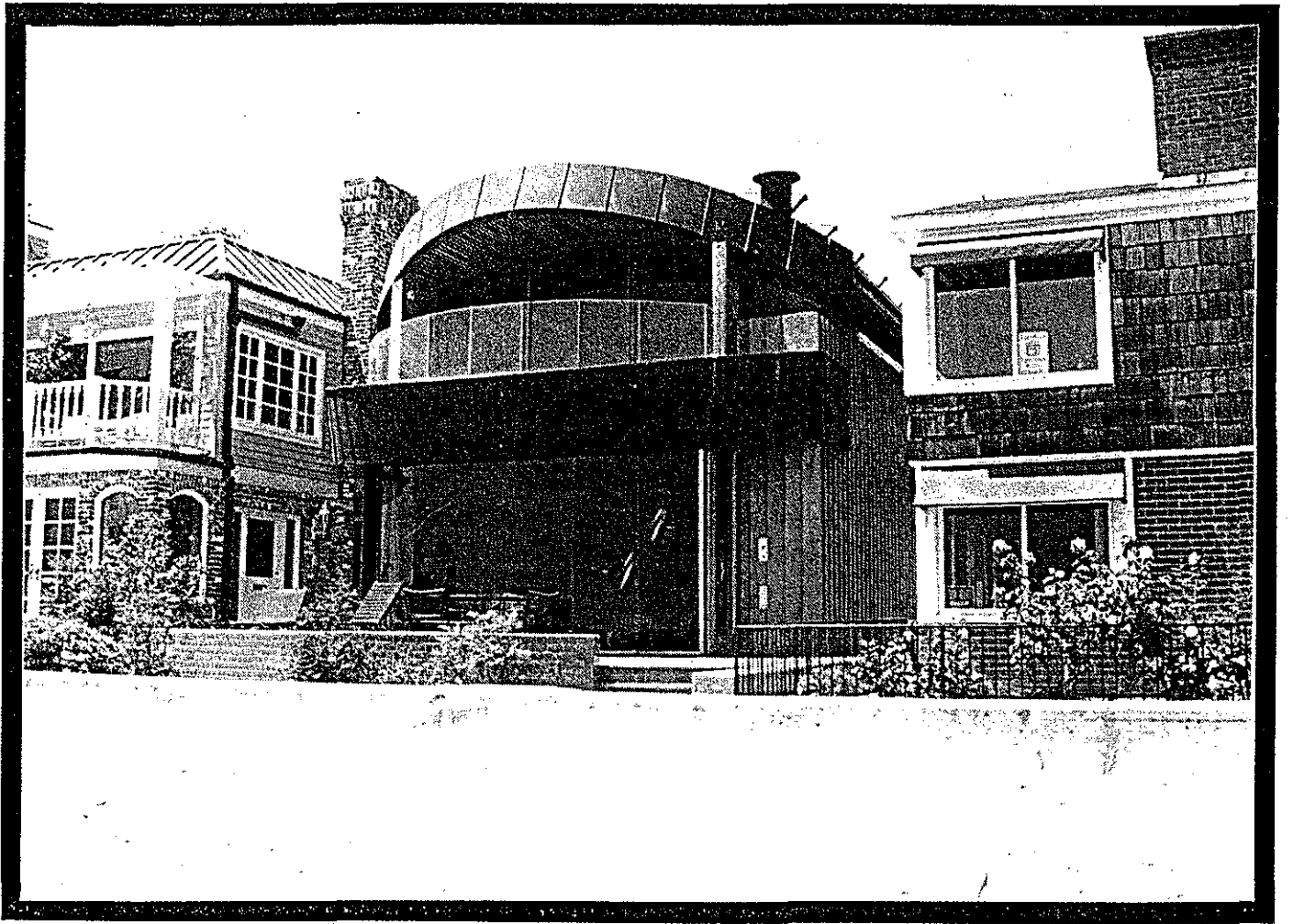
Interior Alterations: N/S

Comments: MODERN SOLAR HOME

Preparer: M. WOLFF

Date: 3/10/92

SOLAR HOUSE



RECORD NO. 53

Historic/Common Name: HERSHEY MARKET

Area: BALBOA ISLAND

Address: 200 MARINE AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5411
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: REPRESENTATIVE OF THE CHARACTER OF BALBOA ISLAND'S
COMMERCIAL DISTRICT.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: BEGAN AS A MARKET W/ GAS PUMP IN 1926, OWNED BY WALLY KAUFMAN.
PURCHASED BY TONY HERSHEY IN 1935.

Preparer: M. WOLFF

Date: 3/10/92

HERSHEY MARKET



RECORD NO. 54

Historic/Common Name: BAY ISLAND

Area: BAY ISLAND

Address: **Accessor Parcel Number:**

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: RESIDENTIAL/OPEN SPACE
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: VARIOUS
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: SITE OF HELENA MODJESKA RESIDENCE.

Historic Classification: CLASS 3

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

Interior Alterations: N/A

Comments:

Preparer: R. FISHER

Date: 3/24/92

BAY ISLAND
(1923)



RECORD NO. 55

Historic/Common Name: BANK OF AMERICA BUILDING SITE

Area: BALBOA

Address: 611 BALBOA BLVD. E. **Accessor Parcel Number:** 048-123-008

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: BALBOA ASSOCIATES
Address: 3491 VIA LIDO, SUITE 213
NEWPORT BEACH, CA 92658

Telephone Number:

Available Documentation: PHOTOGRAPHS TAKEN PRIOR TO DEMOLITION PLACED IN THE BALBOA PAVILION PHOTOGRAPHIC COLLECTION.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURE; BANK OF BALBOA, BANK OF AMERICA PROVIDED SERVICES FROM 1928-1984.

Historic Classification: CLASS 5

Year Constructed: 1928
Architect: W. H. BOWMAN
Architectural Style: N/A (DEMOLISHED)

Distinguishing Features: N/A (DEMOLISHED).

Associated Structures: NONE

Condition of Feature: DEMOLISHED

Exterior Alterations: N/A (DEMOLISHED)

Interior Alterations: N/A (DEMOLISHED)

Comments: PLACED ON REGISTER OF HISTORIC PROPERTY IN 1986.

Preparer: P. ALFORD

Date: 4/28/92

BANK OF AMERICA BUILDING SITE
(1986)



RECORD NO. 56

Historic/Common Name: BOY SCOUT JAMBOREE SITE

Area: FASHION ISLAND

Address: **Accessor Parcel Number:** NUMEROUS

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: VARIOUS
Address:

Telephone Number:

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period: POST WWII

Historical Significance: SITE OF THIRD NATIONAL BOY SCOUT JAMBOREE IN 1953.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

Interior Alterations: N/A

Comments: MARKER LOCATED AT FASHION ISLAND.

Preparer: P. ALFORD

Date: 4/28/92

BOY SCOUT JAMBOREE SITE



RECORD NO. 57

Historic/Common Name: NEWPORT HARBOR YACHT CLUB

Area: BALBOA

Address: 720 BAY AVE. W. **Accessor Parcel Number:** 048-031-003

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use:
Use Code: 7997
General Plan Designation: REOS

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: NEWPORT HARBOR YACHT CLUB
Address: 720 BAY AVE. W.
NEWPORT BEACH, CA 92658

Telephone Number:

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period:

Historical Significance: FIRST YACHT CLUB IN NEWPORT BEACH.

Historic Classification: CLASS 3

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: UNCLASSIFIED

Distinguishing Features: NONE.

Associated Structures: NONE.

Condition of Feature: EXCELLENT

Exterior Alterations:

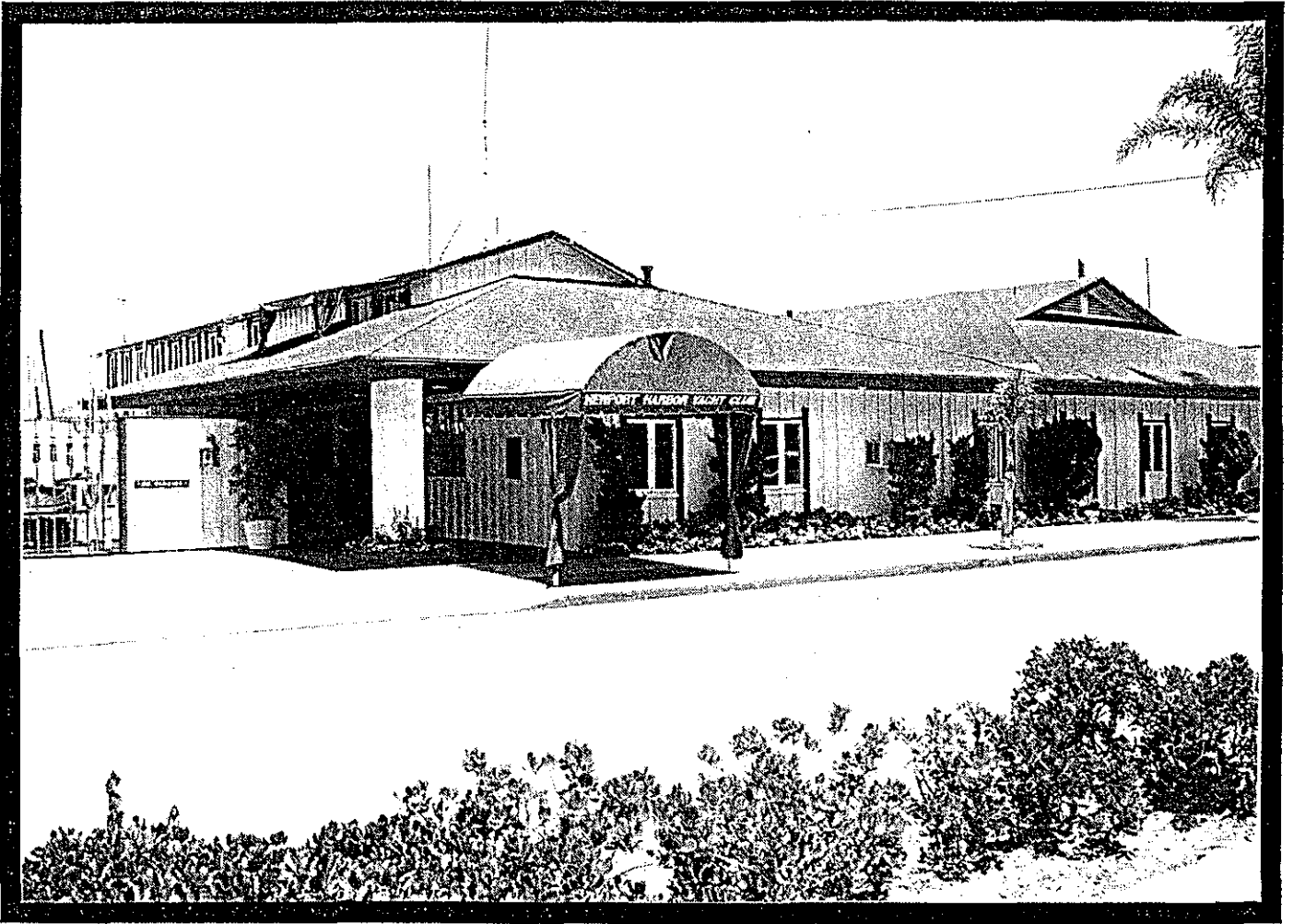
Interior Alterations: N/S

Comments:

Preparer: P. ALFORD

Date: 4/28/92

NEWPORT HARBOR YACHT CLUB



RECORD NO. 58

Historic/Common Name: RENDEZVOUS BALLROOM SITE

Area: BALBOA

Address: 600 BLK. OCEAN FRONT **Accessor Parcel Number:** 048-123-009

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: MFR

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: RENDEZVOUS CONDO ASSOCIATION
Address: P.O. BOX 893
NEWPORT BEACH, CA 92661
Telephone Number: (714) 675-1787

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period: SHIPYARD

Historical Significance: POPULAR DANCE HALL, FEATURED NUMEROUS FAMOUS BIG BANDS IN THE 1930'S AND 1940'S.

Historic Classification: CLASS 5

Year Constructed: 1928
Architect: UNKNOWN
Architectural Style: N/A (DESTROYED)

Distinguishing Features: N/A (DESTROYED).

Associated Structures: N/A (DESTROYED).

Condition of Feature: DESTROYED

Exterior Alterations: N/A (DESTROYED).

Interior Alterations: N/A (DESTROYED).

Comments: FIRST CONSTRUCTED IN 1928, BURNED DOWN IN 1935, RECONSTRUCTED, BURNED DOWN AGAIN IN 1966.

Preparer: P. ALFORD

Date: 4/28/92

RENDEZVOUS BALLROOM SITE



RECORD NO. 59

Historic/Common Name: WESTERN CANNERS SITE

Area: CANNERY VILLAGE

Address: 3010 LAFAYETTE **Accessor Parcel Number:**

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: WESTERN CANNERS LTD.
Address: 3010 LAFAYETTE RD
NEWPORT BEACH, CA 92658

Telephone Number:

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period: EARLY CITY

Historical Significance: REPRESENTATIVE OF FISH CANNERY INDUSTRY IN NEWPORT BEACH.

Historic Classification: CLASS 3

Year Constructed: 1921
Architect: UNKNOWN
Architectural Style: UNCLASSIFIED

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

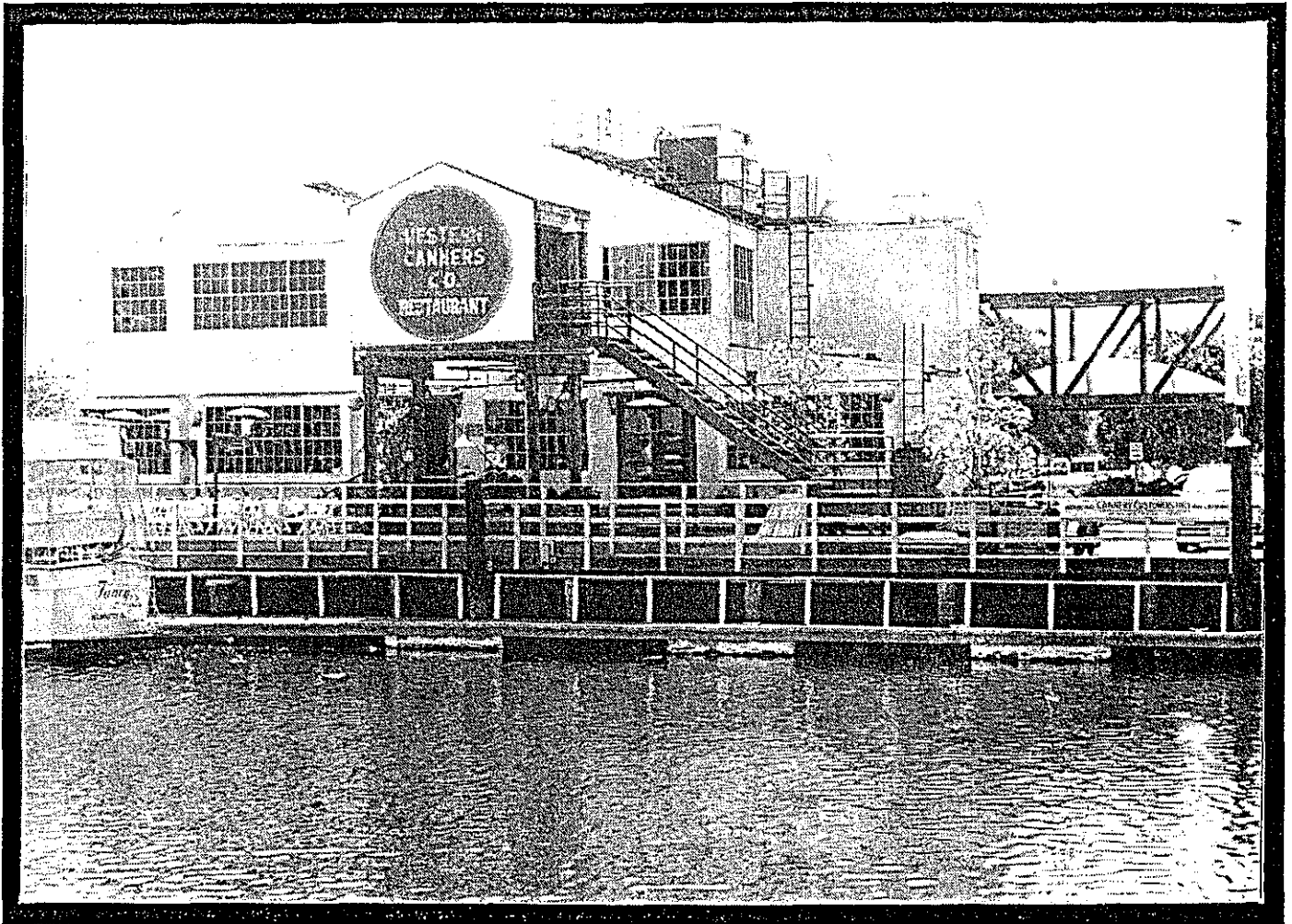
Interior Alterations: N/A

Comments: ARCHITECTURE EMULATED BY PRESENT CANNERY RESTAURANT
CONSTRUCTED ON THE SITE.

Preparer: P. ALFORD

Date: 4/28/92

WESTERN CANNERS SITE



RECORD NO. 60

Historic/Common Name: DUNNELL'S WHARF

Area: PROMONTORY BAY

Address: SE OF COAST HWY. BRIDGE **Accessor Parcel Number:** 050-312-057

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RMC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number:

Available Documentation: PERIODICAL ARTICLES.

Historical Period: SEAPORT

Historical Significance: SITE OF NEWPORT'S FIRST SETTLEMENT AND FIRST PORT.

Historic Classification: CLASS 5

Year Constructed: 1871
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

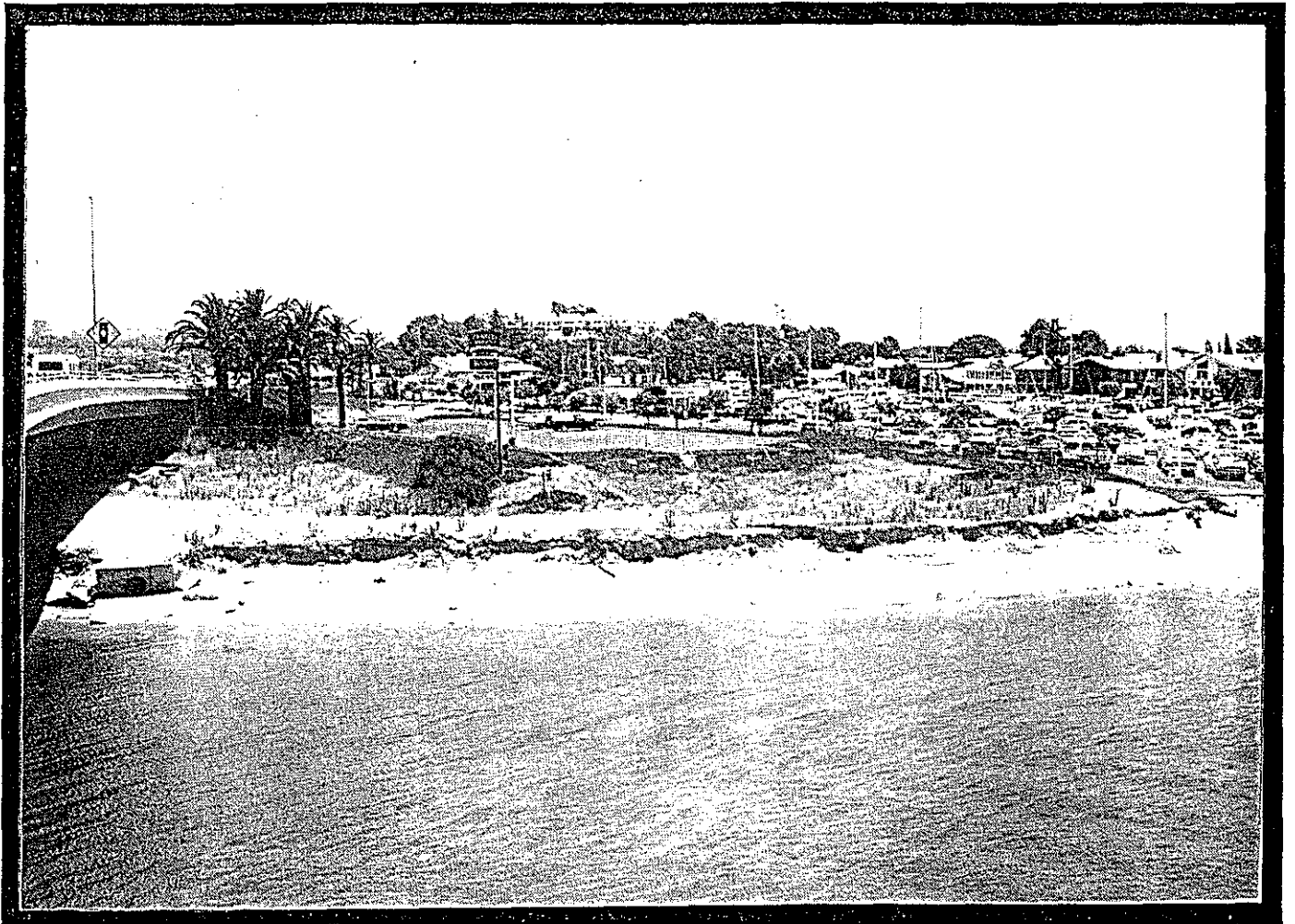
Interior Alterations: N/A

Comments: SEE THE FIRST FORTY YEARS: THE STORY OF OLD NEWPORT BY JIM SLEEPER.

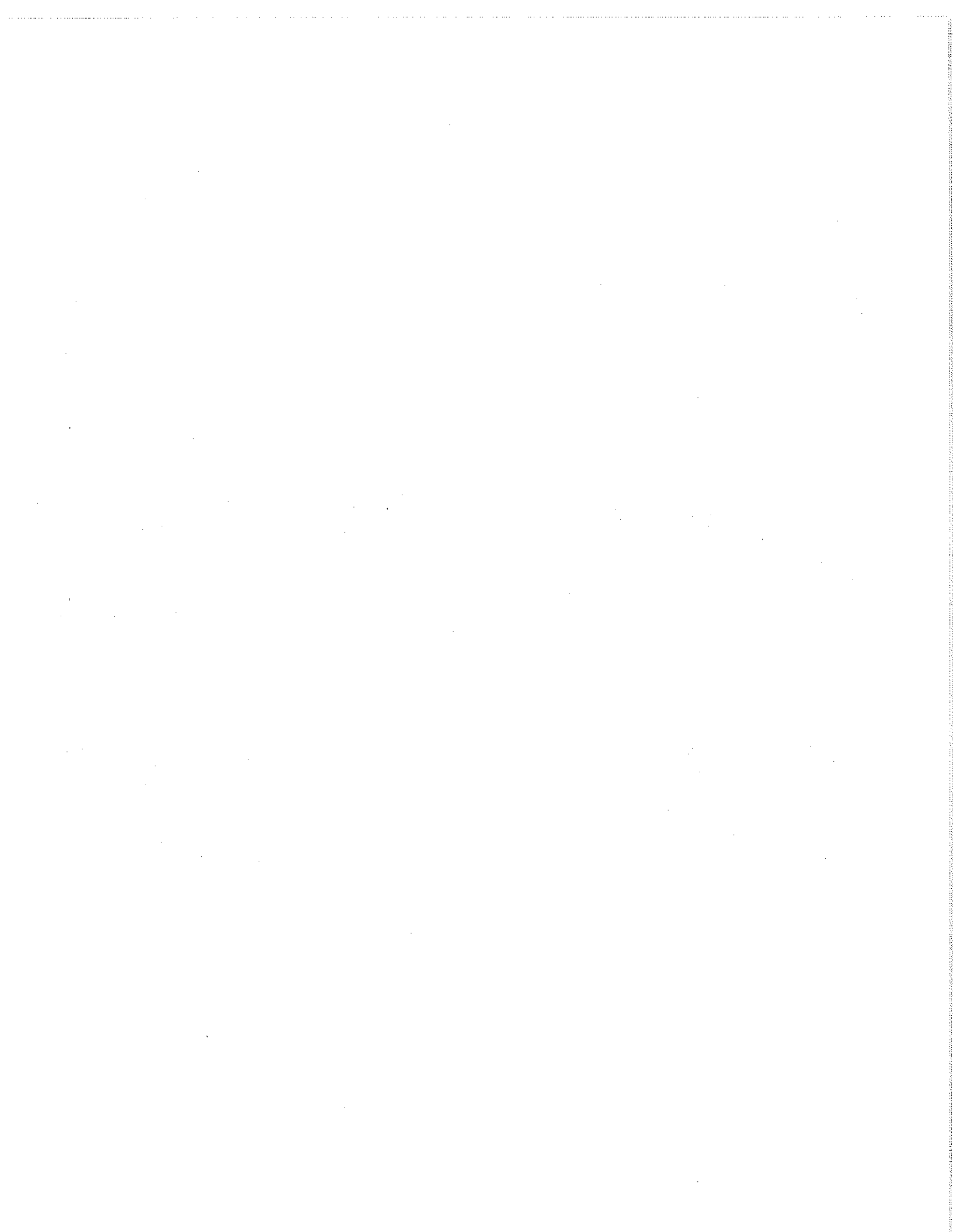
Preparer: R. SNOW

Date: 5/05/92

DUNNELL'S WHARF



RECORD NO. 61





Orange

Recommend

3 people recommend this. Be the first of your friends.

NO. 112 NORTH GATE OF CITY OF ANAHEIM - A wall or fence of willow poles that took root and grew was planted around the Anaheim Colony to keep out the herds of wild cattle that roamed the surrounding country. Gates were erected at the north, east, south, and west ends of the two principal streets of the colony. The north gate, on the highway to Los Angeles, was the main entrance to the city.

Location: 775 Anaheim Blvd at North St, Anaheim

NO. 189 DANA POINT - Named for Richard Henry Dana, author of Two Years Before the Mast, who visited here in 1835. El Embarcadero, the cove below, was used by hide vessels trading with Mission San Juan Capistrano. This trade reached its peak in 1830-1840. In 1818 pirate Hipolito Bouchard, flying an Argentine flag, anchored his fleet here while raiding the mission.

Location: Ken Sampson Overview, S of the Blue Lantern at Santa Clara Ave, Dana Point

NO. 198 OLD LANDING - On September 10, 1870, Captain Samuel S. Dunnells and William A. Abbott opened Newport Bay to commerce when they entered it for the first time on the sternwheel steamer Vaquero. The landing was designated 'Newport'-a new port-by James Irvine, Benjamin Flint, James McFadden, and Robert McFadden. The McFaddens operated a regular shipping service here during the 1870s and 1880s.

Location: On Dover Dr 500 ft N of State Hwy 1, Newport Beach

NO. 199 THE SERRANO ADOBE - Cañada de los Alisos, also called El Toro, was granted to José Serrano in 1842 by Governor Alvarado. Senor Serrano and his relatives erected a number of adobes on the grant, one of which still serves as private living quarters.

Location: Heritage Hill, Serrano Regional Historic Village, NE corner Lake Forest Dr and Serrano Rd, El Toro

Listed on the National Register of Historic Places: NPS-76000505

NO. 200 MISSION SAN JUAN CAPISTRANO - Founded in 1776 by Padre Junipero Serra, this is the seventh in the chain of 21 missions established in Alta California to christianize and civilize the Indians. The stone church was destroyed in 1812 earthquake. Expropriated during Mexican rule, the mission was returned to the Catholic church in 1865 by proclamation of President Abraham Lincoln.

Location: NW corner of Ortega Hwy and Camino Capistrano, San Juan Capistrano

Listed on the National Register of Historic Places: NPS-71000170

NO. 201 PIONEER HOUSE OF THE MOTHER COLONY - Anaheim's first house, built in 1857 by Founder George Hanson. 'The Mother Colony,' a German group that left San Francisco to form a grape-growing colony in Southern California, selected the name given to this settlement. The vineyards, which became the largest in California, were destroyed by disease in 1885. The colony then started producing Valencia oranges. Here once resided actress Helena Modjeska and Henryk Sienkiewicz, author of Quo Vadis.

Location: 414 N West St near Sycamore St, Anaheim

NO. 202 SILVERADO - Located in Cañada de la Madera (Timber Canyon) was a mining boomtown founded in 1878 when silver was discovered nearby. During the colorful life of its boom, 1878-1881, miners flocking to the area established a thriving community, served daily by stage from Los Angeles and Santa Ana.

Location: Next to Silverado Fire Station #2, end of Silverado Canyon Rd, 3.4 mi E of Silverado post office, Silverado

NO. 203 RED HILL - In early descriptions it was known as Cerrito de las Ranas, meaning the Hill of the Frogs. In the 1890s this hill became the scene of mining excitement. Its soil composition, very red in color, had caused early American settlers to name it Red Hill.

Location: Church of the Covenant Elementary School, 11911 Red Hill Road, Santa Ana

NO. 204 OLD SANTA ANA - Portolá camped on the bank of Santa Ana River in 1769, and José Antonio Yorba, a member of the expedition, later returned to Rancho Santiago de Santa Ana. El Camino Real crossed the river in this vicinity. The place was designated Santa Ana by travelers and known by that name until the present town of Santa Ana was founded.

Location: NW corner of Lincoln Ave and Orange Olive Rd, Orange

NO. 205 MODJESKA'S HOME - Famous as the home of Madame Modjeska, one of the world's greatest actresses, the house was designed by Stanford White in 1888 and built on property called the 'Forest of Arden.' Sold soon after her retirement, it remains a monument to the woman who contributed immeasurably to the cultural life of Orange County.

Location: Modjeska Canyon, 500 ft E of intersection of Modjeska Canyon Rd and Harding Canyon Rd, 8 mi NE of El Toro

Listed on the National Register of Historic Places: NPS-72000244

NO. 217 BLACK STAR CANYON INDIAN VILLAGE SITE - The Indians who lived on the village located here had stolen some horses, and the whites followed them back to their camp. After a skirmish, the whites left with the horses that the Indians had not killed. In 1878 the Black Star Coal Mining Company had a mine at the mouth of the canyon.

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Location: Black Star Canyon on Black Star Canyon Rd, 6.0 mi N of Silverado Canyon Rd, 9 mi N of Silverado

NO. 218 BARTON MOUND - Juan Flores, who had escaped from San Quentin, was being sought by James Barton with a posse of five men. Near this mound, Flores surprised Barton and three of his men, all four were killed. When Los Angeles learned of the slaughter, posses were formed, and Flores and his men were captured.

Location: SE corner of I-405 and State Hwy 133, 2 mi S of East Irvine

NO. 219 ANAHEIM LANDING - Soon after the founding of the Mother Colony at Anaheim in 1857, the Anaheim Landing Company established Anaheim Landing as a port for the Santa Ana Valley. Despite treacherous entrance conditions that caused several disasters, regular coastwise trade was carried on here for about 15 years.

Location: NE corner of Seal Beach Blvd and Electric Ave, Seal Beach

NO. 225 FLORES PEAK - In 1857, Juan Flores and a band of outlaws murdered Sheriff James Barton and part of his posse at Barton Mound. Pursued by a posse led by General Andrés Pico, Flores and his men were finally caught on Flores Peak.

Location: Flores Peak, Tucker Wildlife Sanctuary, N side of Modjeska Canyon Rd, Modjeska Canyon

NO. 226 DON BERNARDO YORBA RANCHHOUSE SITE - Here Don Bernardo Yorba created the greatest rancho of California's Golden Age, combining the Santa Ana Grant awarded to his father by the King of Spain in 1810 and lands granted to him by Governor José Figueroa in 1834. He was the third son of José Antonio Yorba, who came with Don Gaspar de Portolá in 1769 to establish California's first family.

Location: NE corner of Esperanza Rd and Echo Hill Ln, Yorba Linda

NO. 227 DIEGO SEPÚLVEDA ADOBE - This adobe house was built as a station of Mission San Juan Capistrano. After secularization the property became part of Rancho Santiago de Santa Ana, and the adobe was used as headquarters of Diego Sepúlveda, later owner of the rancho.

Location: Estancia Park, NW corner of Mesa Verde Dr W and Adams Ave, Costa Mesa

NO. 228 CARBONDALE - This is the site of the 1878 coal discovery. The mine, called the Santa Clara, was operated by the Southern Pacific. The village of Carbondale was built on the flat. When the mine was closed down, Carbondale's buildings were moved away and today not one remains.

Location: Silverado Community Church entrance, Silverado Canyon Rd, 1.1 mi W of Silverado post office, Silverado

NO. 729 OLD MAIZELAND SCHOOL (RIVERA SCHOOL) - Constructed in 1868, this was the first school in the Rivera District. It was previously located on Shugg Lane, now Slauson Avenue.

Location: Knott's Berry Farm, 8039 Beach Blvd, Buena Park

NO. 775 SITE OF FIRST WATER-TO-WATER FLIGHT - On May 10, 1912, Glenn L. Martin flew his own plane, built in Santa Ana, from the waters of the Pacific Ocean at Balboa to Catalina Island. This was the first water-to-water flight, and the longest and fastest overwater flight, to that date. On his return to the mainland, Martin carried the day's mail from Catalina-another first.

Location: S end of Main St at Ocean Front (Balboa), Newport Beach

NO. 794 McFADDEN WHARF - The original wharf on this site was completed in the summer of 1888 by the McFadden brothers. As the seaward terminus of their Santa Ana and Newport Railway it became the funnel through which flowed a major part of the lumber and other goods that built Orange, San Bernardino, and Riverside Counties during the period from 1891 to 1907.

Location: Newport Pier, SE corner of W Ocean Front and McFadden Place, Newport Beach

NO. 837 ORANGE COUNTY'S ORIGINAL COURTHOUSE - Built in 1900 of Arizona red sandstone, this is the oldest existing county courthouse in Southern California. Significant and far-reaching court decisions were handed down here, including the 'Whipstock' case dealing with slant oil drilling, interpretation of farm labor law, and the Overell trial which resulted in law regulating explosives.

Location: 211 W Santa Ana Blvd at Broadway, Santa Ana
Listed on the National Register of Historic Places: NPS-77000321

NO. 918 OLINDA - From 1897, when oil pioneer Edward L. Doheny brought in the first well, to the 1940s, the boom town of Olinda sprawled over the surrounding hills. To the north was the Chanslor-Candfield Midway Oil Lease and, to the south, the Olinda Crude Oil Lease. Walter Pery Johnson, of Baseball's Hall of Fame, spent his boyhood here.

Location: Carbon Canyon Regional Park, 4442 Carbon Canyon Rd, Brea

NO. 959 BALBOA PAVILION - This is one of California's last surviving examples of the great waterfront recreational pavilions from the turn of the century. Built in 1905 by the Newport Bay Investment Company, it played a prominent role in the development of Newport Beach as a seaside recreation area. In 1906, it became the southern terminus for the Pacific Electric Railway connecting the beach with downtown Los Angeles. The railway's Red Cars connected the beach with Los Angeles in only one hour.

Location: 400 Main St, Balboa

NO. 1004 OLD TOWN IRVINE - Old Town Irvine stands today as a testament to the rich agricultural past of what has become one of California's most heavily urban counties. Founded in 1887 as the distribution and storage center of the 125,000-acre Irvine ranch, Old Town Irvine was to develop over the years a bean and grain storage warehouse (1895) and granary (1947) known as the Irvine Bean and Grain Grower's Building, a blacksmith's shop (1916), a hotel (1913), a general store (1911), and an employees' bungalow (1915). All of these structures have been rehabilitated for commercial uses and their exteriors have been painstakingly maintained.

Location: Sand Canyon Ave and Burt Rd, Irvine

NO. 1015 RICHARD NIXON BIRTHPLACE - In 1912 Frank and Hannah Nixon built this modest farmhouse on their small citrus ranch. Here Richard Nixon was born, January 9, 1913, and spent his first nine years. He served his country as Congressman, U.S. Senator, Vice President, and 37th President of the United States (1969-1974). He was the first native-born Californian to hold the Presidency. President Nixon achieved significant advances in International Diplomacy by ending U.S.

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involvement in the Vietnam War, opening lines of communication with China and the Soviet Union,
and initiating the Middle East Peace process.
Location: 18061 Yorbe Linda Blvd, Yorba Linda

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

Primary #
HRI #
Trinomial
NRHP Status Code 6z

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Bayside Village Storage Garages

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

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

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 300 E. Coast Highway

City: Newport Beach

Zip: 92660

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

The storage garages located along the eastern edge of Parcel 3.

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

Constructed in 1961, the long narrow single-story Bayside Village Storage Garages are constructed with masonry block walls with a painted plaster finish and a timber-frame flat roof. The garage structure is surrounded by surface parking to the east; single-family residential cottages to the south and west; and marinas to the north.

*P3b. **Resource Attributes:** (List attributes and codes) HP8

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

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



P5b. Description of Photo: (View, date, accession #)
West Elevation, View East

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

Prehistoric Both

1961

*P7. **Owner and Address:**

Bayside Village Marina, LLC

300 E. Coast Highway

Newport Beach, CA 92660

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

PCR Services

201 Wilshire Blvd, Ste 500

Santa Monica, CA 90401

*P9. **Date Recorded:** 12/ 5/ 2012

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

CEQA Review

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

PCR Services. Historic Resources Section. Draft Environmental Impact Report. Back Bay Landing Project (State Clearinghouse No. 2012101003). Prepared for City of Newport Beach. January 2013.

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

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder)

- B1. Historic Name: Bayside Village Storage Garages
- B2. Common Name: Bayside Village Storage Garages
- B3. Original Use: Storage Garages
- B4. Present Use: Same

*B5. **Architectural Style:** Utilitarian

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1961.

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

*B8. **Related Features:**

B9a. Architect: Walters & Son

b. Builder: unknown

*B10. **Significance: Theme:** Development of Bayside Village **Area:** Newport Beach, Orange County

Period of Significance: 1966 **Property Type:** Industrial Garage **Applicable Criteria:** none

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

The mobile home park Bayside Village (Parcel 2) is located to west of the Storage Garages (Parcel 3). Developed by Bayside Village, Inc. and the Macco Corp in 1961, the community was advertised as having spots for 300 mobile homes, 300 boat slips for each mobile home, recreation center with clubhouse, private beach, pool, shuffleboard court, putting green, and garages. The project designers were Walters & Son of Corona del Mar.

The Bayside Village Storage Garage is a common, typical and undistinguished example of utilitarian architecture in Southern California. The Bayside Village Storage Garage lacks sufficient, architectural merit or historical importance to meet the threshold of significance as potential historical resources. The existing garages constructed in 1961 do not appear to rise to the threshold of significance for eligibility in either the National Register, California Register, or City of Newport Beach as an exceptional, distinctive, outstanding, or singular example of their type or style either individually or as a contributor to a district. The garages are therefore recommended ineligible as individual historical resources.

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

*B12. **References:**

“Mobile Home Park Features Boat Slips,” *Los Angeles Times* (March 19, 1961): P. I11.

“Mobile Home Park Features Boat Slips,” *Los Angeles Times* (March 19, 1961): P. I11.

B13. Remarks:

*B14. **Evaluator:** PCR Services

***Date of Evaluation:** 12/ 5/ 2012

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial
NRHP Status Code 6z

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: Orange County Sanitation District 5 Bay Bridge Station

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 300 E. Coast Highway

City: Newport Beach

Zip: 92660

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

The pump houses are located along the western edge of Parcel 3.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Constructed in 1966, the Orange County Sanitation District 5 Bay Bridge Station structures are common, typical and undistinguished examples of utilitarian architecture in Southern California. The Orange County Sanitation District 5 Bay Bridge Station consists of two structures with rectangular plans and massing, mansard roof covered with terra cotta tiles, stucco exterior, and enclosed by a concrete wall with metal gate. Located adjacent to the East Pacific Coast Highway, the structures are surrounded by outside storage/mobile unit parking to the east, north and south. They do not appear to possess architectural significance, such as distinctive characteristics of a type, period, or method of construction; or high artistic value. The structures do not appear to rise to the threshold of significance for eligibility in either the National Register, California Register, or City of Newport Beach as an exceptional, distinctive, outstanding, or singular example of their type or style either individually or as a contributor to a district.

*P3b. **Resource Attributes:** (List attributes and codes) HP8; HP9

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

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



P5b. Description of Photo: (View, date, accession #)
South Elevations, View North

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1966

*P7. **Owner and Address:**
Orange County Sanitation
300 E. Coast Highway
Newport Beach, CA 92660

*P8. **Recorded by:** (Name, affiliation, and address)
PCR Services
201 Wilshire Blvd, Ste 500
Santa Monica, CA 90401

*P9. **Date Recorded:** 1/ 21/ 2013

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

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

PCR Services. Historic Resources Section. Draft Environmental Impact Report. Back Bay Landing Project (State Clearinghouse No. 2012101003). Prepared for City of Newport Beach. January 2013.

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

DPR 523A (1/95)

*Required information



February 21, 2013

Jaime Murillo
Associate Planner
CITY OF NEWPORT BEACH
3300 Newport Blvd.
Newport Beach, CA 92660

**Re: CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT FOR THE
PROPOSED NEWPORT BACK BAY LANDING MIXED-USE PROJECT, CITY OF
NEWPORT BEACH, CALIFORNIA**

Dear Mr. Murillo:

PCR Services Corporation conducted a cultural and paleontological resources assessment for the proposed Newport Back Bay Landing Mixed-Use project. This letter is our final technical report on the methods, results, and conclusions of the assessment.

1.0 PROJECT UNDERSTANDING AND SCOPE OF STUDY

The cultural and paleontological resources assessment was conducted to support the City of Newport Beach's Draft Environmental Impact Report (DEIR) for the proposed Newport Back Bay Landing Mixed-Use project. The assessment was designed to determine the impacts and potential impacts to cultural and paleontological resources associated with implementation of the proposed project. The study was suitable for the purposes of complying with the California Environmental Quality Act (CEQA) and with the cultural resources guidelines set forth by the City of Newport Beach. The scope of the study included records searches, documentary research, and consultations. Records searched included those in the California Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF), the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC), and the Natural History Museum of Los Angeles County's (NHMLAC's) Paleontological Database. In addition to the documents retrieved by these records searches, historical maps, historical aerial photographs, General Land Office land patents, and published literature were reviewed. Consultation letters were sent to appropriate local Native American representatives identified by the NAHC.

2.0 PROJECT LOCATION AND DESCRIPTION

The proposed project site is located on approximately seven acres in the City of Newport Beach, Orange County, California. Newport Beach is at the western edge of Orange County, adjacent to the Pacific Ocean, and is bordered by Costa Mesa to the northwest, Huntington Beach to the west, Irvine to the northeast, and unincorporated portions of Orange County to the southeast (Figure 1, *Regional Map*, attached).



The proposed project will require various discretionary land use approvals to accommodate the redevelopment of the project site for waterfront mixed-uses. The land use amendments requested will, subject to parking and other site constraints, allow for a range of 30-35,000 square feet of full-service dry stack boat storage with enclosed bays (up to a maximum of approximately 135 to 140 boat spaces), approximately 50-65,000 square feet of retail/restaurant, rental/service/repair facilities, and a maximum of 49 residential units (maximum of 80,000 square feet).

The proposed project site is illustrated on the 1965 (photo-revised 1981) United States Geological Survey (USGS) Newport Beach 7.5-minute topographic quadrangle map in Township 5 South, Range 10 West, Section 26 (Figure 2, *Location Map*, attached).

The proposed project site is surrounded by the Pacific Coast Highway (SR-1) to the southwest, the Newport Back Bay boat docks and waters to the west, north, and east, and the Bayside Village Mobile Home Park to the south (Figure 3, *Aerial Photograph*, attached).

3.0 CULTURAL SETTING

3.1 Prehistoric Background

Prehistory is generally discussed chronologically in terms of environmental changes and cultural developments. Several chronologies have been proposed for coastal southern California. One of the earliest and most widely accepted is Wallace's four-part Horizon format (1955) which was later updated and revised by Claude Warren (1968). The advantages and weaknesses of Southern California chronological sequences were reviewed and revised by Warren (in Moratto 1984), Chartkoff and Chartkoff (1984), and Heizer (1978). The following discussion is based on Warren's (1968) sequence, but the time frames have been adjusted to reflect more recent archaeological findings, interpretations, and advances in radiocarbon dating.

3.1.1 Paleoindian Period

The cultural history of the Paleoindian period in southern coastal California (ca. 13,000-11,000 years before present [YBP]) follows that of North America in general. Recent discoveries in the Americas have challenged the theory that the first Americans migrated from Siberia following a route from the Bering Strait into Canada and the Northwest Coast some time after the Wisconsin Ice Sheet receded (ca. 14,000 YBP), and before the Bering Land Bridge was submerged (ca. 12,000 YBP). A coastal migration route somewhat before that time is also possible. The timing, manner, and location of this crossing are a matter of debate among archaeologists, but the initial migration probably occurred as the Laurentide Ice Sheet melted along the Alaskan Coast and interior Yukon.

The earliest generally accepted radiocarbon dates from the Paleoindian period in southern California come from the Arlington Springs Woman site on Santa Rosa Island. These human



remains date to approximately 13,000 YBP (Johnson et al. 2002). The Los Angeles Man remains recovered in 1936 by Work Progress Administration (WPA) workers digging a storm drain along the Los Angeles River radiocarbon date to an age greater than 20,000 years old, but the small amount of collagen tested from the remains makes the date suspect. The remains were found in association with mammoth bones, however, so the remains can be considered Pleistocene or earliest Holocene in age.

Lifeways during the Paleoindian period were characterized by highly mobile hunting and gathering. Prey included megafauna such as mammoth and technology included a distinctive flaked stone toolkit that has been identified across much of North America and into Central America. Paleoindians likely used some plant foods, but the paleoindian toolkit recovered archaeologically does not include many tools that can be identified as designed specifically for plant processing.

The megafauna that appear to have been the focus of Paleoindian lifeways went extinct during a warming trend that began approximately 10,000 years ago, and both the extinction and climatic change (which included warmer temperatures in desert valleys and reduced precipitation in mountain areas) were factors in widespread cultural change. Subsistence and social practices continued to be organized around hunting and gathering, but the resource base was expanded to include a wider range of plant and game resources. Technological traditions also became more localized and included tools specifically for the processing of plants and other materials. This constellation of characteristics has been given the name “Archaic” and it was the most enduring of cultural adaptations to the North American environment.

3.1.2 Archaic Period

The earliest Archaic period lifeways in coastal southern California (ca. 11,000-3,500 YBP) have been given the name San Dieguito tradition after the San Diego area where it was first identified and studied (Warren 1968). Characteristic artifacts include stemmed projectile points, crescents and leaf-shaped knives, which suggest a continued subsistence focus on large game, although not megafauna of the earlier Paleoindian period. Milling equipment appears in the archaeological record at approximately 7,500 years ago (Moratto 1984:158). Artifact assemblages with this equipment include basin milling stones and unshaped manos, projectile points, flexed burials under cairns, and cogged stones, and have been given the name La Jolla Complex (7,500–3,000 YBP). The transition from San Dieguito to La Jolla lifeways appears to have been an adaptation to drying of the climate after 8,000 YBP, which may have stimulated movements of desert peoples to the coastal regions, bringing milling stone technology with them. Groups in the coastal regions focused on mollusks, while inland groups relied on wild-seed gathering and acorn collecting.



3.1.3 Late Prehistoric Period

Cultural responses to environmental changes around 4,000–3,000 YBP included a shift to more land-based gathering practices during the Late Prehistoric period (ca. 3,500 YBP–A.D. 1769). This period was characterized by the increasing subsistence importance of acorn processing, which supplemented resources from other gathered plant foods and from hunting. Meighan (1954) identified the period after A.D. 1400 as the San Luis Rey complex. San Luis Rey I (A.D. 1400–1750) is associated with bedrock mortars and milling stones, cremations, small triangular projectile points with concave bases and Olivella shell beads. The San Luis Rey II (A.D. 1750–1850) period is marked by the addition of pottery, red and black pictographs, cremation urns, steatite arrow straighteners and non-aboriginal materials (Meighan 1954:223; Keller and McCarthy 1989:6). Work at Cole Canyon and other sites in southern California suggests that this complex, and the ethnographically described lifeways of the native people of the region, were well established by at least 1,000 YBP (Keller and McCarthy 1989:80).

3.2 Ethnographic Context

The proposed project site lies within a boundary area between the ethnographic territories of the Native American groups known as the Gabrielino and the Juaneño. These names are derived from their association, during the Spanish period, with Mission San Gabriel Archangel and Mission San Juan Capistrano, respectively.

Gabrielino territory included the Los Angeles Basin, the coast of Aliso Creek in Orange County to the south to Topanga Canyon in the north, the four southern Channel Islands, and watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers. The Gabrielino were not the first inhabitants of the Los Angeles Basin, but arrived around 500 B.C. The Gabrielino are descendants of the Shoshonean migration, which originated out of the Great Basin and displaced the already established Hokan speakers. The Gabrielino were advanced in their culture, social organization, religious beliefs, and art and material production. Class differentiation, inherited chieftainship, and intervillage alliances were all components of Gabrielino society. At the time of European contact, the Gabrielino were actively involved in trade using shell and beads as currency. The Gabrielino were known for excellent artisanship in the form of pipes, ornaments, cooking implements, inlay work, and basketry. The Gabrielinos evolved an effective economic system which managed food reserves (storage and processing), exchanged goods, and distributed resources.

The territory of the Juaneño was bounded to the north by the Aliso Creek Watershed where they shared a tribal boundary with the Gabrielino. Their territory was bounded to the east by the crest of the Santa Ana Mountains, the south by San Onofre Creek, and west by the Pacific Ocean (Kroeber 1976:636). The Juaneño have been considered by many scholars to have had similar lifeways as their Luiseño neighbors to the south and east. Although some scholars separated Juaneño and Luiseño on the basis of linguistic differences, later studies (White 1963:91) indicate



that they are ethnologically and linguistically one ethnic nationality. Like many California tribes, the Juaneño were organized in permanent villages of 50 to 250 people that were concentrated near watercourses and the coast, which allowed exploitation of not only the much-needed water, but also the resulting floral and faunal communities that thrived in those areas. Seasonal settlements were also established to harvest acorns, a California staple, and to hunt game in the interior. Marine mammals, fish, and shellfish were also exploited on the coast and goods were traded between Juaneño clans and surrounding groups such as the Luiseño, Gabrielino, Serrano, and Cahuilla (Bean and Shipek 1978).

Women and men wore grass skirts and animal skins with elaborate jewelry made of shells and seeds. Families lived in dome-shaped huts made of willow and tule, and ate an acorn mush called *wi-wush*. Other foods included fish (from mountain streams and the ocean), roasted deer and rabbit, seeds, greens, roots, tubers, shellfish, fruit, and other terrestrial and marine mammals. Hunting was performed with bows and arrows, snares, and throwing sticks. In addition, elaborate stone bowls, grinding stones, tools, and baskets were made from local raw material if not traded in. The Juaneño were also a deeply spiritual people who celebrated their religion in sacred ceremonies of dance and song (Juaneño Band 2005).

4.0 METHODS

On October 31, 2012, PCR archaeologist Mr. Matthew Gonzalez commissioned a cultural resource records search through CRHIS-SCCIC at California State University, Fullerton. This records search included a review of all recorded historical and archaeological resources within a one-half mile radius of the project site as well as a review of cultural resource reports and historic topographic maps on file. In addition, the records search included a review of the California Points of Historical Interest (CPHI), the California Historical Landmarks (CHL), the California Register of Historic Places (CRHP), the National Register of Historic Places, and the California State Historic Resources Inventory listings (HRI). The purpose of the record search was to determine whether there are previously recorded archaeological or historical resources within the study area as a basis for assessing the sensitivity of the project site for additional and buried archaeological resources.

On October 31, 2012, Mr. Gonzalez commissioned an SLF records search for the project site through the NAHC and conducted follow-up consultation with Native American groups and/or individuals identified by the NAHC as having affiliation with the project site vicinity. Each Native American group and/or individual listed was sent a project notification letter and map, and was asked to convey any Native American cultural resources information, issues, or concerns. The letter included information such as the project site location and a brief description of the proposed project. The purpose of the search and follow-up consultation was to obtain information regarding any locations in the vicinity of the project site which are culturally sensitive to Native Americans.



On October 31, 2012, Mr. Gonzalez commissioned a paleontological resources records search through the NHMLAC. This records search entailed an examination of current geologic maps and known fossil localities inside and within the general vicinity of the project site. The purpose of the records search was the identification of previously recorded paleontological resources within or near the project site to provide a basis for assessing the sensitivity of the project site for additional and buried paleontological resources.

5.0 RESULTS

5.1 Cultural Resource Records Search

Results of the cultural resources records search revealed that no prehistoric or historic archaeological sites have been recorded on the proposed project site. Eighteen prehistoric and historic archaeological resources have been recorded within one-half mile of the proposed project site, several of which are less than a quarter-mile from the project site. Twenty-eight previous cultural resources studies have been conducted within a one-half mile of the project site and covering approximately forty percent of the one-half mile search radius. Of these, none have covered any portion of the project site itself. Nine additional studies have been conducted within the USGS Newport Beach 7.5' Quadrangle that may have been located within the one-half mile radius of the project site, however, due to insufficient locational information, they have not been mapped.

5.2 Sacred Lands File Search and Native American Consultation

The NAHC SLF records search results did not indicate the existence of known Native American cultural resources within a one-half-mile of the project site. As per NAHC suggested procedure, follow-up letters were sent via e-mail on November 5, 2012, and via certified mail on November 20, 2012, to the 14 Native American individuals and organizations identified by the NAHC as being affiliated with the vicinity of the project site. The letters requested information or concerns about Native American cultural resources that may be affected by the proposed project.

On November 27, 2012, Mr. Andy Salas, Chairman of Kizh/Gabrieleno Band of Mission Indians, replied via e-mail to express his concerns about the project. Mr. Salas stated in his e-mail that the proposed project is located within a "highly culturally sensitive area." Consequently, he requested that an "experienced and certified Native American monitor" be present during all ground disturbing activities associated with the proposed project. He also stated that even though the NAHC states that there are "no records of sacred sites," there still may be sites located within the project area because the NAHC is not the expert on the band's area. Mr. Salas finally states, "And yes there were indeed Villages within the project area," therefore their office should be contacted to coordinate having a Native American monitor on site during ground disturbing activities.



5.3 Paleontological Resources Records Search

Results of the paleontological resources records search through the NHMLAC indicate that no vertebrate fossil localities have been recorded on the project site, but localities have been recorded in the vicinity in the same sedimentary deposits that underlie the project site.¹ The project site has surficial deposits consisting of younger Quaternary Alluvium derived as fluvial deposits from the San Diego Creek or tidal wetland deposits. The younger Quaternary Alluvium deposits are unlikely to contain significant vertebrate fossils in the uppermost layers. In addition, there are no vertebrate fossil localities nearby in these sediments. However, very near to the project site there are exposures of older Quaternary terrace deposits as well as marine late Miocene Capistrano Formation deposits and older marine late Miocene Monterey Formation deposits (McLeod 2012). The nearest vertebrate fossil locality in the Quaternary terrace deposits, LACM 5466, is located east-southeast of the project site, along Jamboree Road north of the Pacific Coast Highway (PCH). This vertebrate fossil locality produced a fossil specimen of horse (*Equus*). West of the project site, between Superior Avenue and Newport Boulevard in the cliffs on the north side of the PCH, LACM 6370 also produced specimens of fossil horse (*Equus*) from Quaternary terrace deposits. Localities LACM 1240 and 3408, northeast of the project site along Ford Road between Jamboree Road and MacArthur Boulevard, produced fossils of thresher shark (*Alpias superciliosus*), white shark (*Carcharodon carcharias*), sheephead fish (*Pimelometopon pulchrum*), duck (*Chendytes lawi*), tapir (*Tapiridae*), and horse (*Equus*) also in Quaternary terrace deposits. Localities farther away in the older Quaternary terrace deposits have also produced extensive fauna of primarily terrestrial vertebrates, especially LACM 1066 located further north along the Upper Newport Bay (Miller 1970).

The nearest vertebrate fossil locality in the Capistrano Formation, LACM (CIT) 580, is located northeast of the project site, on the north side of the mouth of Big Canyon. This vertebrate fossil locality produced a fossil specimen of sperm whale (*Physeteridae*). East-northeast of the project site, along Ford Road near MacArthur Boulevard, LACM 4911-4912 produced specimens of white shark (*Carcharodon*) from the Capistrano Formation deposits.

The nearest vertebrate fossil locality in the Monterey Formation, LACM 1160, is located north of the project site, in the cliffs along Backbay Drive on both sides of San Joaquin Hills Road south of Big Canyon. This vertebrate fossil locality produced a fossil specimen of bony fish (*Osteichthyes*) and baleen whales (*Mysticeti*). Underlying the older Quaternary deposits of LACM 6370 mentioned above, locality LACM 6371 produced specimens of undetermined fossil marine mammals from the Monterey Formation deposits. Numerous other vertebrate fossil localities from the Monterey Formation deposits are found in Orange County, primarily farther east, in the hills south of the San Diego Freeway and on both sides of the Golden State Freeway. The

¹ "Paleontological Records Search for the Proposed Newport Back Bay Landing Mixed-Use Project, in the City of Newport Beach, Orange County, project area" November 29, 2012, by Samuel A. McLeod, Ph.D., Natural History Museum of Los Angeles County for PCR Services Corporation.



paleontological records search results letter from the NHMLAC is provided as an attachment to this report.

6.0 IMPACT ANALYSIS

Implementation of the proposed project would require modification to the existing subsurface to accommodate the project's building foundations and partially-subterranean parking structure. The required excavation would extend to depths below the existing grade with excavations up to 14 feet below the existing grade. If drilling for shoring, foundations, etc. is to take place, deeper depths are possible. According to the geotechnical report for the project, fill soils are encountered down to about six to eight feet (Leighton 2012).

6.1 Archaeological Resources

Results of the cultural resources records search revealed that no prehistoric or historic archaeological sites have been recorded on the project site itself. Eighteen prehistoric and historic archaeological resources have been recorded within one-half mile of the project site, several of which are less than a quarter-mile from the project site.

The project site is located within an urbanized area, and the entire site has been subject to disruption by both development and flooding activities over the years. Thus, surficial archaeological resources that may have existed at one time have likely been previously disturbed or displaced. Nevertheless, the project proposes excavation of the project site which would extend beyond the six to eight feet of fill material that covers the majority of the project site, thus encountering previously undisturbed soils and sediments. While discovery of prehistoric archaeological remains in the fill deposits on the project site are unlikely, excavation occurring below the fill levels could potentially encounter prehistoric archaeological remains. This conclusion is supported by comments from Mr. Andy Salas, the Chairman of Kizh/Gabrieleno Band of Mission Indians. Mr. Salas reported the existence of prehistoric village sites within the project area. Consequently, cultural resources may be present within the project site at depth.

Currently, the project site is occupied by a few mobile buildings and parking lots associated with the Bayside Village Mobile Home Park community. Due to the lack of structures on the project site, proposed development on the project site would not alter any historical structures. Furthermore, a records search conducted through the CHRIS-SCCIC revealed that there are no recorded historic resources within the project site. While there are potential historic resources within the one-half mile radius of the project site, including the "Old Landing" plaque and the Hyatt Regency Hotel, due to their distance from the project site and intervening uses, the proposed project would not cause a substantial adverse change in the significance of such historical resources as defined in CEQA.



Based on the moderate potential to encounter prehistoric archaeological resources, PCR recommends the following mitigation measures to reduce impacts to archaeological resources to a less than significant level:

1. A qualified archaeologist shall be retained by the applicant to review grading plans and geotechnical information and prepare a monitoring plan for all ground-disturbing activities in previously undisturbed soils and sediments. A qualified archaeologist is defined as an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology. Ground-disturbing activities include primary construction-related activities and any associated secondary activities for support services such as utilities. In the event that archaeological resources are identified during monitoring or unexpectedly during excavations in fill sediments, all work proximal to the discovery shall halt until the qualified archaeologist has evaluated the find. If the archaeologist determines that the find is significant or may qualify as significant, the archaeologist shall prepare a treatment plan. If the find is prehistoric or includes Native American materials, affiliated Native American groups shall be invited to contribute to the treatment plan. Results of monitoring and any archaeological treatment shall be reported in an appropriate technical report to be filed with the applicant, the City of Newport Beach, and the CHRIS-SCCIC. The applicant, in consultation with the lead agency and archaeologist, shall designate repositories (e.g. museums) in the event that resources are recovered.
2. If human remains are unearthed during construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action shall be taken in dealing with the remains. The Applicant shall then take additional steps as necessary in accordance with CEQA Guidelines Section 15064.5(e) and Assembly Bill 2641.

6.2 Paleontological Resources

The project site is located on fill material which ranges in depth due to disturbances from previous onsite development and demolitions. Although the project site has been previously disturbed through grading and/or development, it is likely that the deeper excavations will encounter previously undisturbed native soil/sediment that may contain intact paleontological resources. Therefore, if deeper excavations occur, there may be the possibility of encountering significant vertebrate fossils per the results of the paleontological records search through NHMLAC. Based on



these results, PCR recommends the following mitigation measure to reduce impacts to paleontological resources to a less than significant level:

1. A qualified paleontologist shall be retained by the applicant to perform periodic inspections of excavation and grading activities on the project site where excavations into the older Quaternary Alluvium, Capistrano Formation, and/or Monterey Formation may occur. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of sediment for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and other excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Accompanying notes, maps, and photographs shall also be filed at the repository. Following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and fossil finds, if any, the methods used in these efforts, as well as a description of the fossils collected and their significance, if any. The report shall be submitted by the applicant, the City of Newport Beach, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies.

Please contact us if you have any questions about the results and recommendations presented in this report.

Sincerely,
PCR SERVICES CORPORATION

A handwritten signature in black ink that reads "Matthew Gonzalez". The signature is written in a cursive, flowing style.

Matthew Gonzalez
Associate Archaeologist/Paleontologist

A handwritten signature in black ink that reads "Kyle Garcia". The signature is written in a cursive, flowing style.

Kyle Garcia
Senior Archaeologist I

Attachments (as noted)



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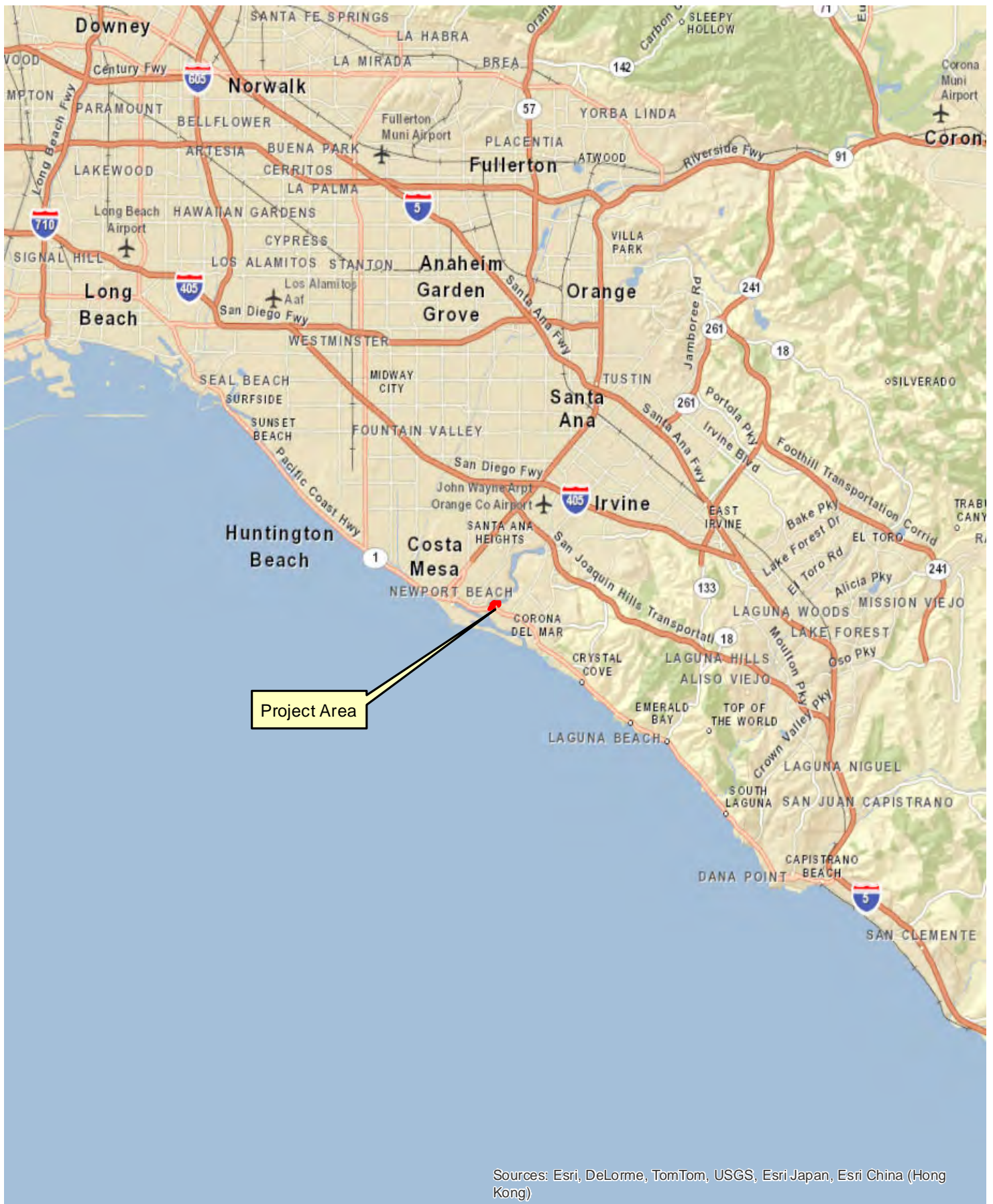
Moratto, Michael J.
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2005 From Pleistocene Mariners to Complex Hunter-Gatherers: The Archaeology of the California Channel Islands. *Journal of World Prehistory* 19:169-228.

Wallace, William J.
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Warren, Claude N.
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White, Raymond C.
1963 Luiseño Social Organization. *University of California Publications in American Archaeology and Ethnology* 48(2):91-194.



0 5 Miles

0 10 Kilometers

Regional Map

Newport Back Bay Landing Mixed-Use

Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

1



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0 2,000 Feet 0 600 Meters

Vicinity Map

Newport Back Bay Landing Mixed-Use

Source: USGS Topographic Series (Newport Beach OE S, Newport Beach (digital), CA); PCR Services Corporation, 2013.

FIGURE

2



Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, ICP, and the GIS User Community



0 400 Feet

0 120 Meters

Aerial Photograph

Newport Back Bay Landing Mixed-Use

Source: Aerial Express, 2009; PCR Services Corporation, 2013.

FIGURE

3

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 652-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



October 31, 2012

Mr. Matt Gonzalez, Associate Archaeologist/Paleontologist

PCR SERVICES CORPORATION

One Venture, Suite 150
Irvine, CA 92618

Sent by FAX to: 949-753-7002
No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the proposed Sacred Lands File Search and Native American Contacts list for the proposed "**Newport Back Bay Landing Mixed-Use Project;**" located in the City of Newport Beach; Orange County, California

Dear Mr. Gonzalez:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands search based on the data provided and **Native American cultural resource sites were not identified** within one-half mile of the project site, the 'other area of potential effect' (e.g. APEs); you specified. Also the absence of archaeological fixtures and other cultural resource items does not preclude their existence at the subsurface level. In addition, please note; the NAHC Sacred Lands Inventory is not exhaustive and does not preclude the discovery of cultural resources during any project groundbreaking activity.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential

effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list that the NAHC has provided in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider *avoidance* as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 21083.2 which requires documentation, data recovery of cultural resources.

The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 4(f), Section 110 and (k) of the federal NHPA (16 U.S.C. 470 *et seq.*), Section 4(f) of the Department of Transportation Act of 1966 (23 CFR 774); 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

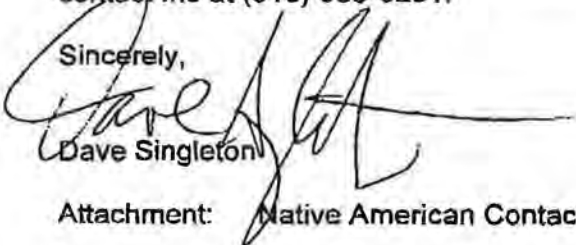
To be effective, consultation on specific projects must be the result of an ongoing

relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,


Dave Singleton

Attachment: Native American Contact List

**Native American Contacts
Orange County
October 31, 2012**

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B Gabrielino
Costa Mesa, CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675 m
chiefdavidbelardes@yahoo.
(949) 493-4933 - home
(949) 293-8522

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel, CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles, CA 90086
samdunlap@earthlink.net
(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street Juaneno
San Juan Capistrano CA 92675-2874
arivera@juaneno.com
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower, CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana, CA 92799
alfredgacruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Newport Back Bay Landing Mixed-Use Project; located in the City of Newport Beach; Orange County, California.

**Native American Contacts
Orange County
October 31, 2012**

Juaneno Band of Mission Indians
Anita Espinoza
639 Holten Road Juaneno
Talent , Or 97540
neta777@sbcglobal.net
(505) 310-5850 - cell

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
lcandelaria1@gabriellinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando Juaneno
San Clemente CA 92672
rebrobles1@gmail.com
(949) 573-3138

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
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gabrielenoindians@yahoo.
com

Gabrielino-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
(619) 294-6660-work
(310) 428-5690 - cell
(310) 587-0170 - FAX
bacuna1@gabrieinotribe.org

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
949-293-8522

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Newport Back Bay Landing Mixed-Use Project; located in the City of Newport Beach; Orange County, California.

Gavin Archer

From: andysalas <gabrielenoindians@yahoo.com>
Sent: Tuesday, November 27, 2012 1:57 PM
To: Matt Gonzalez; Christina Swindall Martinez. Kizh Gabrieleno; Nadine Salas. Kizh Gabrieleno; Tim Miguel.Kizh Gabrieleno; Matt Teutimez.Kizh Gabrieleno
Subject: Proposed Newport Back Bay Landing Mixed-Userproject; city of Newport Beach, Orange county,California

Dear Mr Gonzales

This email is in response to your letter dated Nov 5 , 2012 in regards to the above subject project. We Are the Documented & Certified Kizh/ Gabrieleno descendants of the first indigenous Native people who inhabited the entire Los Angeles Basin, Orange county and the Channel islands.

The proposed project is within a highly culturally sensitive area and in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during all ground disturbances. In all cases, when the NAHC states there are "no records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are NOT the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes. "And yes there were indeed Villages within the project area". Please contact our office regarding this project to coordinate a NA monitor to be present. Thank You

Sincerely,
Andy Salas

Chairman Of Kizh/ Gabrieleno Band Of Mission Indians Of the Los Angeles Basin, Orange county and the Channel islands.

www.gabrielenoindians.org

Sent from my BlackBerry® by Boost Mobile

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
anthro.fullerton.edu/sccic.html - sccic@fullerton.edu
*California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties*

November 15, 2012

SCCIC #12738.9439

Mr. Matthew Gonzalez
PCR Services Corporation
201 Santa Monica Blvd., Ste.500
Santa Monica, CA 90401
(310) 451-4488

RE: Newport Back Bay Landing Mixed-Use

Dear Mr. Gonzalez,

As per your request received on October 31, 2012, a records search was conducted for the above referenced project. The search includes a review of all recorded archaeological sites within a 1/2-mile radius of the project site as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Resources Inventory (HRI) listings were reviewed for the above referenced project. The following is a discussion of the findings.

Newport Beach, CA USGS 7.5' Quadrangle

MAPPED ARCHAEOLOGICAL RESOURCES:

Eighteen archaeological sites (30-000047, 30-000048, 30-000049, 30-000050, 30-000051, 30-000062, 30-000066, 30-000067, 30-000068, 30-000078, 30-000099, 30-000157, 30-000158, 30-000159, 30-000186, 30-000187, 30-001098, and 30-001451) have been identified on our maps within a 1/2-mile radius of the project site. No archaeological sites are located within the project site. No sites are listed on the Archaeological Determination of Eligibility (DOE) list. No isolates have been identified within a 1/2-mile radius of the project site. No isolates are located within the project site.

MAPPED HISTORIC BUILT-ENVIRONMENT RESOURCES:

Two above-ground historic resources (30-162261 and 30-177063) have been identified on our maps within a 1/2-mile radius of the project site. No above-ground historic resources are located within the project site.

ADDITIONAL CULTURAL RESOURCES (all other listings)

The **California Historic Resources Inventory (HRI)** lists one property that has been evaluated for historical significance within a 1/2-mile radius of the project site (**see enclosed list**). These are additional resources that are listed in the Historic Property Data File and are located either within the project site or within the search radius.

The **California Point of Historical Interest (SPHI)** of the Office of Historic Preservation, Department of Parks and Recreation, lists no properties within a 1/2-mile radius of the project site.

The **California Historical Landmarks (SHL)** of the Office of Historic Preservation, Department of Parks and Recreation, lists one property within a 1/2-mile radius of the project site (**see below**).

SHL-0198 Old Landing 30-162261

On September 10, 1870, Captain Samuel S. Dunnels opened Newport Bay to commerce when they entered it for the first time on the stern wheel steamer *Vaquero*. The landing was designated "Newport"--a new port--by James Irvine, Benjamin Flint, James McFadden, and Robert McFadden. The McFaddens operated a regular shipping service here during the 1870's and 1880's. Located on Dover Drive, 500 feet north of State Highway 1, Newport Beach.

The **California Register of Historical Resources (CAL REG)** lists no properties within a 1/2-mile radius of the project site. These are properties determined to have a National Register of Historic Places Status of 1 or 2, a California Historical Landmark numbering 770 and higher, or a Point of Historical Interest listed after 1/1/1998.

The **National Register of Historic Places (NRHP)** lists no properties within a 1/2-mile radius of the project site.

HISTORIC MAPS:

Copies of our historic maps – Santa Ana, CA (1896 & 1901) 15' USGS - are enclosed for your review.

PREVIOUS CULTURAL RESOURCES INVESTIGATIONS:

Twenty-eight studies (OR17, OR18, OR46, OR236, OR638, OR666, OR984, OR1003, OR1012, OR1017, OR1189, OR1565, OR1630, OR1702, OR1904, OR1906, OR1953, OR2130, OR2137, OR2372, OR2675, OR2999, OR3001, OR3004, OR3342, OR3584, OR3957, and OR4163) have been conducted within a 1/2-mile radius of the project site. Of these, none are located within the project site. There are nine additional investigations located on the Newport Beach, CA 7.5' USGS Quadrangle that are potentially within a 1/2-mile radius of the project site. These reports are not mapped due to insufficient locational information.

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you **do not include** resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm.

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

Sincerely,
SCCIC



Lindsey Noyes
Lead Staff Researcher

Enclosures:

- (X) Maps – Newport Beach, CA 7.5' USGS Quadrangle, Santa Ana, CA (1896 & 1901)
15' USGS Quadrangle – 9 pages
- (X) Bibliography – 10 pages
- (X) HRI – 1 page
- (X) National Register Status Codes – 1 page
- (X) Site Records – (30-000047, 30-000048, 30-000049, 30-000050,
30-000051, 30-000062, 30-000066, 30-000068, 30-000078,
30-000099, 30-000157, 30-000158, 30-000159, 30-000186, 30-000187,
30-001098, 30-001451, 30-162261, 30-177063) – 149 pages
- (X) Survey Reports – (OR1012) Provided as information on 30-000067, since site
record is missing. – 6 pages
- (X) Confidentiality Form
- (X) Invoice #12738.9439

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

29 November 2012

Planning Consultants Research
201 Santa Monica Boulevard, Suite 500
Santa Monica, CA 90401

Attn: Matthew Gonzalez, Associate Archaeologist / Paleontologist

re: Paleontological Records Search for the proposed Newport Back Bay Landing Mixed-Use
Project, in the City of Newport Beach, Orange County, project area

Dear Matt:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Newport Back Bay Landing Mixed-Use Project, in the City of Newport Beach, Orange County, project area as outlined on the portion of the Newport Beach USGS topographic quadrangle map that you sent to me via e-mail on 31 October 2012. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have localities nearby from the same sedimentary deposits that may occur at depth in the proposed project area.

The entire proposed project area has surficial deposits of younger Quaternary Alluvium, derived as fluvial deposits from the San Diego Creek or as tidal wetland deposits. These deposits are unlikely to contain significant vertebrate fossils, at least in the uppermost layers, and we have no vertebrate fossil localities anywhere nearby from such deposits. Very nearby there are exposures of older Quaternary terrace deposits as well as deposits of the marine late Miocene Capistrano Formation and the older marine late Miocene Monterey Formation.

Our closest vertebrate fossil locality from the Quaternary terrace deposits is LACM 5466, just east-southeast of the proposed project area along Jamboree Road north of the Pacific Coast Highway (Highway 1) that produced a specimen of fossil horse, *Equus*. Almost due west of the proposed project area, in the cliffs on the north side of the Pacific Coast Highway (Highway 1) between Superior Avenue and Newport Boulevard, our vertebrate fossil locality LACM 6370

from Quaternary terrace deposits also produced a specimen of a fossil horse, *Equus*. Northeast of the proposed project area along Ford Road between Jamboree Road and MacArthur Boulevard, our vertebrate fossil localities LACM 1240 and 3408 in Quaternary terrace deposits produced fossil specimens of thresher shark, *Alopias superciliosus*, white shark, *Carcharodon carcharias*, sheephead fish, *Pimelometopon pulchrum*, duck, *Chendytes lawi*, tapir, Tapiridae, and horse, *Equus*. We have numerous other fossil vertebrate localities in the Quaternary Terrace deposits in the general area further north, especially LACM 1066 along the Upper Newport Bay which produced an extensive fauna of primarily terrestrial vertebrates (see Wade E. Miller, 1970. Los Angeles County Museum Science Bulletin, 10:1-124).

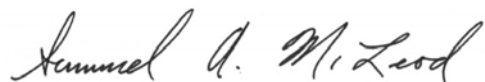
Our closest vertebrate fossil locality from the Capistrano Formation is LACM (CIT) 580, northeast of the proposed project area on the north side of the mouth of Big Canyon, that produced a fossil specimen of sperm whale, Physeteridae. Our next closest vertebrate fossil localities in the Capistrano Formation are LACM 4911-4912, east-northeast of the proposed project area along Ford Road near MacArthur Boulevard, that produced fossil specimens of white shark, *Carcharodon*.

Our closest vertebrate fossil localities from the Monterey Formation are LACM 1160 and 7139, just east of north of the proposed project area in cliffs along Backbay Drive on both sides of San Joaquin Hills Road south of Big Canyon, that produced fossil specimens of bony fish, Osteichthyes, and baleen whales, Mysticeti. We also have locality LACM 6371 from the Monterey Formation underlying the Quaternary locality LACM 6370 mentioned above, that produced specimens of undetermined fossil marine mammals. We have a great number of vertebrate fossil localities from the Monterey Formation in Orange County, primarily farther east in the hills south of the San Diego Freeway (I-405) and on both sides of the Golden State Freeway (I-5).

Shallow excavations in the younger Quaternary Alluvium exposed in the entire proposed project area are unlikely to uncover significant vertebrate fossils. Deeper excavations that extend down into older sedimentary deposits, however, may well encounter significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development. Any fossils collected from mitigation should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

February 29, 2012

Jamie Murillo, Planner
 City of Newport Beach
 3300 Newport Boulevard
 Newport Beach, Ca 92663

Subject: Cultural and Paleontological Resource Assessment for the Proposed Back Bay Landing Project, City of Newport Beach, Orange County, California

Dear Mr. Murillo:

LSA Associates, Inc. (LSA) was retained by Land Research & Analysis, Inc. (LRA) to provide a cultural and paleontological resource assessment for the proposed Back Bay Landing Project located primarily north of East Pacific Coast Highway (with a small portion of the site extending under the Coast Highway Bridge and beyond to the south), and east of the inlet for the Newport Back Bay (Figure 1).



Figure 1 - Project Location

A records search was conducted through the South Central Coastal Information Center to determine if there were any previously recorded cultural resources within the project area, or in the immediate project vicinity. The records search revealed that, on the north and south side of the East Pacific Coast Highway bridge in this area, there have been no recorded cultural resources.

The project area has been completely disturbed by development since the 1930s and there is no sensitivity for either cultural and/or paleontological resources within the subject parcel.

A review of historic mapping and aerial photographs for the project area reveals that the project area has been extensively modified from its original condition. Figure 2 depicts the original ground condition in the area prior to modern development. Figure 2 is from a 1900 Soil Map of the Santa Ana area. As can be seen from this map, the project is located at the channel constriction between the Upper Newport Bay, and the Lower Newport Bay. Flow events through the area would have periodically changed the channelization in the area.

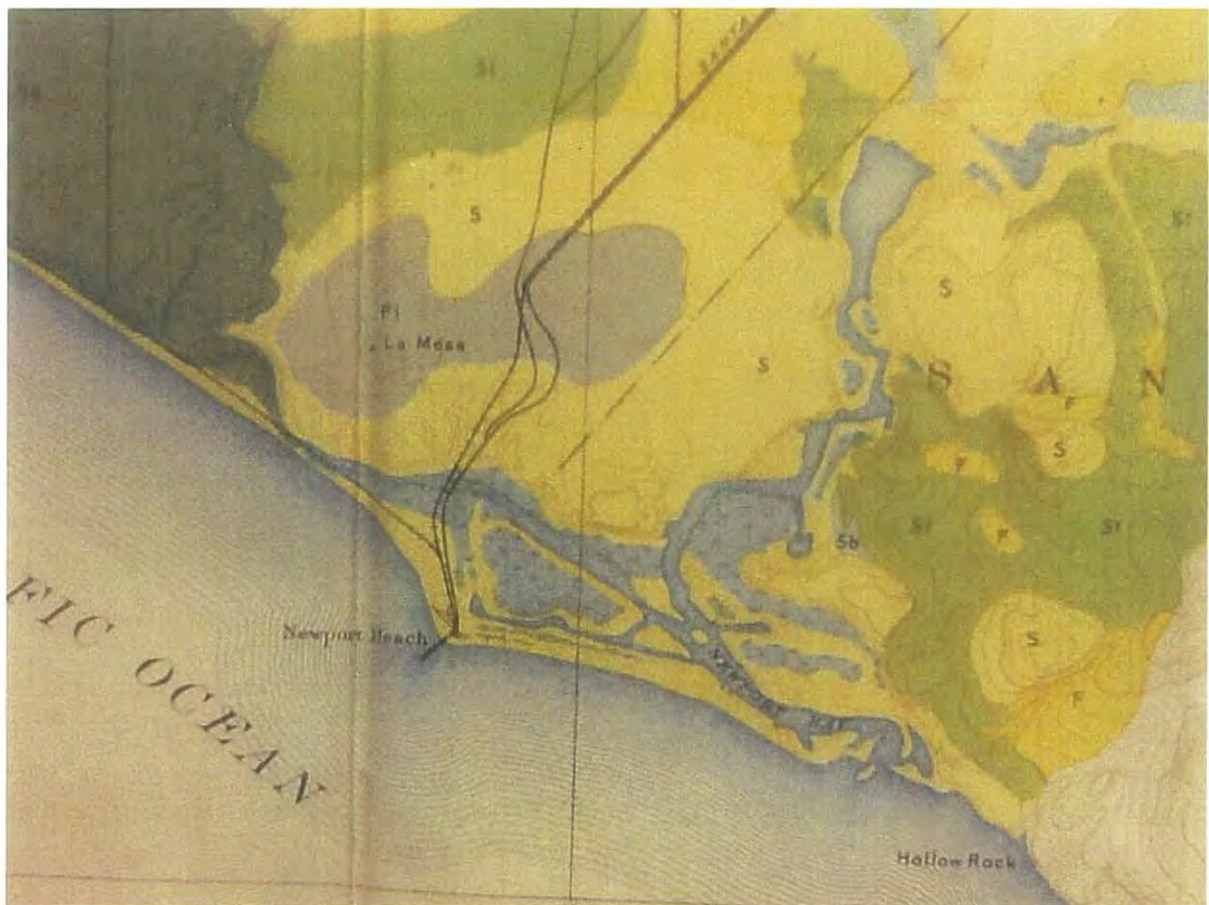


Figure 2 - 1900 Soil Map of Project Area

Figure 3 depicts the project area in 2005. This figure is provided at the same scale and orientation as the older historic aerials that follow to demonstrate the changes that occurred in the vicinity over time.



Figure 3 - 2005 Aerial Photograph of Project Area

In 1938, the entire area south and east of the low-lying islands seen above was above ground and covered with aolian sand deposits. At that time, Pacific Coast Highway was further south, and the bridge over the inlet ran almost directly East-West (Figure 4).



Figure 4 - 1938 Aerial of Project Area

By 1953 (Figure 5), the area had seen almost no change. The project vicinity is represented as dune sand deposits with sparse vegetation. Improvements to Pacific Coast Highway, and marina development to the south and west of the project area are evident, but no development within the Project Area is visible.



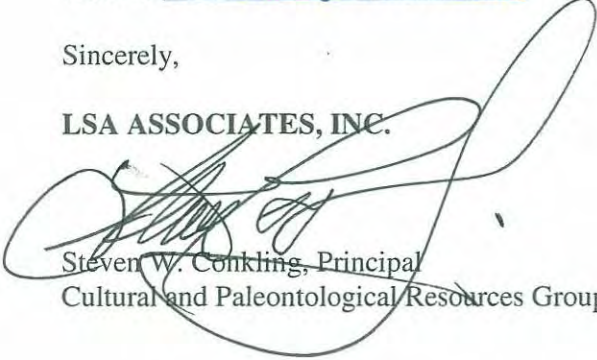
Figure 5 - 1953 Aerial of Project Area

Because the project area has been totally disturbed by modern development, and there are no “native” soils within the project area, the project area is not sensitive for buried cultural and/or paleontological resources. Based on this data, it does not appear that the project area is sensitive for buried cultural resources. Similarly, since there are no sediments within the near surface of the Project Area that are of sufficient age to contain fossils, the project area has no sensitivity for fossil resources.

LSA appreciates the opportunity to work on this interesting project. If you have any questions, need additional information, or need a more detailed explanation, please contact me at (949) 553-0666 or by email at steve.conkling@lsa-assoc.com.

Sincerely,

LSA ASSOCIATES, INC.


Steven W. Conkling, Principal
Cultural and Paleontological Resources Group