



**CITY OF HUNTINGTON BEACH
SUPPLEMENTAL COMMUNICATION
Joan L. Flynn, City Clerk
Office of the City Clerk**

TO: Honorable Mayor and City Councilmembers
FROM: Joan L. Flynn, City Clerk 
DATE: 5/20/2013
SUBJECT: SUPPLEMENTAL COMMUNICATIONS FOR THE MAY 20, 2013
REGULAR CITY COUNCIL/PFA MEETING

Attached is Supplemental Communications to the City Council (received after distribution of the Agenda Packet):

Notice of Absence

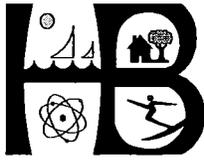
Notice of Absence received from Councilmember Jim Katapodis requesting permission to be absent for both the Study Session and Closed Session pursuant to Resolution No. 2001-54.

STUDY SESSION

Communication received from Barbara Haynes, Chair of the Huntington Beach Historic Resources Board, dated May 20, 2013.

Communication received from Mary Urashima, dated May 19, 2013, entitled *Historic Context Survey/Historic and Cultural Element*.

Communication received from Richardson Gray, dated May 17, 2013, entitled *December 2012 Draft Historic Context and Survey Report*.



CITY OF HUNTINGTON BEACH

City Council Interoffice Communication

To: Honorable Mayor and City Council Members
Attention: Joan Flynn, City Clerk
From: Jim Katapodis, City Council Member
Date: May 20, 2013
Subject: *NOTICE OF ABSENCE*

I will be absent from the regular City Council Study Session and Closed Session scheduled for May 20, 2013.

Pursuant to City Council Resolution Number 2001-54, and there being no objection, the City Council's permission for this absence shall be expressed in the official minutes of this meeting.



Jim Katapodis, City Council Member

xc: Fred Wilson, City Manager
Bob Hall, Assistant City Manager

Historic Resources Board

An advisory board to the Huntington Beach City Council

May 20, 2013

SUPPLEMENTAL COMMUNICATION

Mayor Connie Boardman
Huntington Beach City Council

Meeting Date: 5/20/2013
Agenda Item No. S.S.

The HRB is recommending the following revisions to The Galvin Survey.

The "reconnaissance level survey", while practical and "best practices" for surveys like this one, is problematic.

Taking pictures onsite and analyzing them back at the office misses many details that can lead to a diminished status for potential historic resources (ie: 911 & 914 Orange Avenue & 222 - 2nd Street).

The context is incomplete and often inaccurate.

Arbamar Methodist Campgrounds, Holly Sugar, HB Broom and others are not factored into the methodology because they are underrepresented in the context. Individuals like Thomas B. Talbert are also poorly covered, to the detriment of the methodology and the historic inventory.

Omissions and errors have had the effect of diminishing the entire inventory of historic stock on an individual level, as well as diminishing the size and content of the few districts that are proposed.

Chronological "eras" paint an oversimplified and inaccurate picture of the development of Huntington Beach.

The "Resort Town Era" is particularly problematic, as HB was a "failed" resort and nearly bankrupt by 1914. Agriculture sustained the town even with the oil boom running from 1920 onward.

These economically based "eras" do not overlap and many structures are miscategorized just by their built date. Many simple cottages are presumed by the survey to be "Oil Boom Era" when they were more likely homes of agricultural merchants or other non-petroleum related fields. The Survey's "Agriculture Era" ends at 1901 when in reality agriculture's role in Huntington Beach continued strong as oil through the 1960s. Most of the oil boom money left the city through Standard Oil, Signal Oil and others, making other industries more important than they might otherwise seem.

Historic Resources Board

An advisory board to the Huntington Beach City Council

The "Oil Boom Era" misses the significance of the neighborhood shuffling caused by the various strikes in the downtown area. The scattered historic stock makes a more inclusive districting policy more historically accurate/appropriate.

This "era" also separates the boom and resulting stock into separate sub-eras further diminishing districts and misrepresenting the City's history.

The districting suggested by the survey does not apply the methodology or the "eras" even handedly. The Survey's suggested 9th Street District includes two supposedly unrelated "eras" and styles of architecture while skipping others contiguous on the same block. The Survey's Main Street District on the other hand is composed of "early Twentieth Century residences" with a random cut off before WWII. There are several neighborhoods where such parameters would suggest a district and more-inclusive parameters would suggest several larger ones yet only the 2 mentioned above in the survey are proposed.

Detailed examples of errors and omissions in the Context, methodology and specific properties follow.

The Context:

The conclusions and statistics reported in the Executive Summary (pages ii -viii must change with the inclusion of more information. The years of the Context categories on page viii should read:

Early Settlement (1848-1901):

Agricultural Development (1848-1960) - the section on Wintersburg and Oceanview should be folded into this category

Beach Town Resort (1901-1923):

The rapid failure of the Pacific City/Huntington Beach resort concept which saw the town nearly bankrupt by 1914, truly ended with the loss of the GAR encampments at Arbamar in 1923. With the recent annexation of Sunset Beach, that rich history and stock should also be included in the Survey.

Oil Boom Years (1920-1960)

Recreation and Leisure (1901-present)

The Context

Page 9,

Introduction, contains a pair of contradictory statements that illustrate the primary problematic result of the survey:

Historic Resources Board

An advisory board to the Huntington Beach City Council

"Properties of local significance... that have been identified in a local historic resources inventory... are to be presumed significant resources for CEQA unless a preponderance of evidence indicates otherwise".

Yet just below in bold:

"Properties that receive a status code of 1-5 are presumed to be 'historical resources' for the purposes of CEQA."

The former should prevail until this Survey is officially adopted. The Survey's status codes may not be accurate due to the inconsistencies in the Context and the resulting methodology.

Page 10 Paragraph 2:

Bullet 1 states the former survey had an architectural bias which may have missed associations with important events or people but this survey often does the same.

Page 13 Bullet 2 6L. and Bullet 4 7N.

These two categories are rife with properties that should have a status in the 1-5 range. One in particular is the XYZ 9th Street residence, a "non-contributing" property in the proposed 9th Street Historic District first owned by T. B. Talbert. The DPR Form for this structure indicates that not only is it too modified with new siding to contribute architecturally to the district but that nobody important is associated with it. Thomas B. Talbert is one of the most important historic figures in the greater Orange County area with national significance related to the Whipstock Oil Case during his time as Mayor in the 1930s. The siding is all original material stripped of its paint when the "reconnaissance" photos were taken. A new chimney facade on the north east side of the cottage is the only modification.

Page 22 Methodology 6. h.:

Says the Context took a thematic approach and integrated the broader history with the architectural history, etc. Sub Section i. goes on to say "the project team met with the Historic Resources Board during the course of of the project to inform them of the survey methodology and solicit information on the history of the community" but fails to mention the meetings and info came too late to make significant changes to the methodology and that many suggestions from the HRB regarding the methodology were ignored, as was the offer of help from the qualified manpower in the HRB. The statement "The survey team checked all leads on these properties." is particularly galling. The statements beginning in section 7. Update Districts are biased toward the aforementioned minimizing of districts directive from Planning Staff, they are not accurate.

Historic Resources Board

An advisory board to the Huntington Beach City Council

Pages 23-32

Are also similarly affected and on page 27 sub-section ff. ii. 3CS in particular many potential resources listed as 6L should be in the 3CS category.

Corrections to the Context

Page 33 Paragraph 3:

The community was first referred to as a number of different things before Pacific City, depending on the specific area, including Shell Beach, Rancho La Bolsa Chica, Wintersburg, Oceanview "the bottom lands", Gospel Swamp, etc. this oversimplification is part of what led Wintersburg to be described as a "Beach Town Resort" area when it was actually the foundation of Orange County's agricultural reputation. The community that became Huntington Beach predates Pacific City by many years, even on what became Main Street.

Page 38:

Paragraph 2 has a typo- "Cogston Site needs an "e"- Cogstone Site.

Page 40:

Final sentence should say "without William" rather than "by herself", as there were multiple Newland children and staff.

Page 41:

Excludes - Thomas B. Talbert, brother of Samuel, who was one of, if not the most, influential men in Orange County-, ever. His accomplishments, too many to list here, are outlined in his memoir "My Forty Years in California" and his records as Orange County Supervisor for over two decades. A context about Huntington Beach without these resources cannot be considered complete. This list of VIP migrants also excludes Mitsuji "Charles" Furuta. It also shows an embarrassing racial bias we should have been rid of since that era.

Page 4:

Count Jasco Von Schmidt was a close friend of Madame Modjeska, namesake of Modjeska Canyon.

Page 44:

Boulevard Gardens and Liberty Park were oil related communities developed later than the aggie ones they are listed with here.

Page 45:

Historic Resources Board

An advisory board to the Huntington Beach City Council

Wintersburg WAS an official town site, unrelated to Huntington Beach, aside from its proximity, until its annexation in 1957.

Page 46:

Typo. "Winterburg" should read Wintersburg.

Page 48

The caption's reference to Japanese workers is speculative at best. Its more likely the photo is of owners and their families or foremen. There were many Japanese workers here prior to 1900, they just wouldn't likely be in a photograph with whites at that particular time in this particular county.

Reverend Terasawa of Los Angeles had ministered in Orange County for years prior to the official founding of the Japanese Presbyterian Mission in 1904.

Page 50

"located along" should be "located between" adding "Gothard Street along with Warner Avenue "to the locus. The bibliographic notation for Ebb & Flow should come at the end of the paragraph as the information is all from that work.

Page 52:

Half the content is also half taken from Ebb & Flow but is not annotated so.

Page 53:

The first paragraph has a redundancy and the final one should be annotated Ebb & Flow.

Page 55:

End of Paragraph 3 Add "Huntington was given 1/2 of the beachfront properties and 1/5 of all others."

Page 56:

"and town lots were being sold as quickly as they became available." is a bit misleading. A large portion of the lots were held aside to inflate demand. Boosterism was rampant.

Page 57 Paragraph 3 See above:

Page 59 Caption:

"Unbeknownst to agents" is unsubstantiated and the effect of "The draining of the peat lands and marshes definitely had an unexpected effect on the water supply" even now.

Page 60:

Historic Resources Board

An advisory board to the Huntington Beach City Council

"Simple, front gabled residential beach houses" should not be labeled "beach" as it suggests that all such stock is directly related to the resort concept when it is just as likely agriculture merchant or otherwise related. (ie: 914 and 911 Orange Avenue, both 6Ls that should be 3CSs).

Page 61:

The Huntington Beach Broom Company and Bolsa Tile Company were hardly "two other small manufacturers ". They are far more of a factor in Huntington Beach's early development than the Survey suggests. The "Beach Town Resort" was concurrently a world-renowned agricultural center with a fairly wide manufacturing base- clay pipe, asphalt shingle, etc.

Page 62 The information on Arbamar, the Methodist Campgrounds, and the Grand Army of the Republic is given very short shift. Ebb & Flow has a wealth of knowledge on the subject as does My Forty Years In California. This convention grounds was the main enterprise that kept the community alive before oil was discovered. Civil War vets and their families, as many as fifteen thousand people, arrived each summer. The surrounding blocks contain a wealth of related historic stock, much of which has been overlooked due to this lack of attention (6Ls that should be 3CSs). Brown, Burdett and MacPherson were not regulars at as this text seems to imply.

Page 65:

The structure at 305 14th St. was a Standard Oil bunkhouse, purpose-built in the 20s but moved to the site after WWII. The "Company Camp" mentioned was row after row of these structures. The ... modest houses interspersed with oil wells were more likely occupied by original families and not oil workers. The caption above speculates incorrectly about "farmsteads taken over by oil wells "the Huntington Mesa in that area was a barley field owned by Colonel Northam and then the Huntington Beach Company.

Page 66:

The caption speculates about the out building. Most likely the workers bunkhouses had managers quarters and married men's quarters as well. Without further study the speculation is unwise.

Page 70:

The import of the neighborhood shuffling mentioned is not evident here so the methodology ignores the phenomenon to the detriment of districts.

Page 71:

Historic Resources Board

An advisory board to the Huntington Beach City Council

The Holly Sugar Company left Huntington Beach due to local beet blight and the factory was later repurposed for petroleum production. The 405 freeway came through HB in the mid 1960s and was completed through Irvine in the early 1970s. The farm and oil land annexations waned but continued well past the 1950s.

Page 72:

All of the stores located on 11th Street were leftovers from Arbamar, the Methodist Campgrounds between Orange and Acacia Avenues.

Page 77:

Surfboard design was in constant flux before foam and resin. Before WWII, innovators like Tom Blake were also radically changing the sport with hollow boards, light weight tropical woods and new shapes. Also, early surf contests were part of greater ocean sport meets with swim and paddle events, hence the "200 yard contest"- not really surfing.

Page 79:

Surfing movies did not "evolve" from the Gidget era movies. The two genres grew concurrently with the scene as technology/budgets allowed.

Page 80:

Zig Zag Deco pier structures, the Hole in the Wall at 13th Street, Dwight's Snack Stand and the TK Burgers structure should be included in Associated Property Types.

Page 84:

Charles Willis Warner was personally responsible for bringing the Grand Army of the Republic to Huntington Beach and his successful efforts kept the town alive into the 1920s.

Page 90 Paragraph 3:

redundancy- "residential".

Page 95:

Architectural Legacy Last half of first paragraph is way off. Entire neighborhoods were shifted with a multitude of different styles and sizes of structure. The eclectic mix predates the shifting of neighborhoods because the original sale of lots was not complete. Some remain empty even today. Mayors and Judges were situated around the block from merchants and factory managers. Victorian accents Craftsman simplicity sat side by side only to be mixed even further by multiple oil relocations. This information, contributed late by the HRB, was not used to change the methodology established prior.

Historic Resources Board

An advisory board to the Huntington Beach City Council

Page 96 Figure 41:

Euclid Street, in Santa Ana. Figure 42: Howard's Market is across 11th Street from the former pharmacy pictured here.

Page 113:

Streetscapes and Landscapes. Landscapes should be changed to Parks and public Spaces to include Circle Park, which is within Farquhar Park, and Lake park, which Has the WPA era clubhouse and the 1917 Scout Cabin. Typo: "... provides them. " should be ". provide them... ".

Cut Sheets for Associated Property Types:

Page 117:

Japanese Influences (1910-1930). 1910 should be 1900. "No particular architectural style" ? Should be, Deco/Mission revival, much like the post office downtown. Setbacks are a result of street encroachment. Design is a cross, not a symmetrical rectangle. The entire site and its six structures is a historical district unto itself. The "reconnaissance" photo hides the five other National Register-worthy structures.

Page 118:

One story residence should include two-story also. Resort status of town doesn't stop with oil in 1920, it fades from 1914 to 1923 and waxes and wanes through the present day.

Page 121:

Oil boom lasts through present day, waxes from late 1950s. Simple cottages not always related to oil workers, large houses not always related to oil execs. Other "eras" cross over.

Page 122 See above

Page 123:

Construction Tech is important aspect of Design and Workmanship

Historic Resources Board

An advisory board to the Huntington Beach City Council

Page 135 Paragraph 2:

"Inventory forms limited" with a context short on vital info the highest potential for historic significance " is poorly understood, resulting in a diminished inventory with diminished districts. The "triaged" properties resulted in nearly the entire post WWII stock being diminished to a status of 6L or 7N when many should have 3CS or other CEQA status.

Page 136:

Last bullet. It would be helpful to know which 27 no longer meets NR, CR or local criteria.

The proposed Main Street-Crest Avenue Historic District:

Page 140 Paragraph 3:

While some houses in this area are constructed on "double lots". The majority are on larger single lots. The Wesley Park area was laid out with large lots instead of the narrow ones of the original town subdivision's.

Page 145:

The non-contributing list is primarily post WWII structures many which are directly related to the 50s oil strike. Many of these are the 6Ls that should be 3CSs.

The Proposed 9th Street Historic District:

Page 146:

While the currently included houses share a common set of decades and a common block face, the two styles are as unrelated as the excluded structures from the early 1930s at the end of the block, across the street, down the street and around the corner. There are also seashell curbs and gutters and street names-impressed corners to be noted. As mentioned previously, the methodology and rationale for this district differs from the Main-Crest one for no apparent reason. If Main-Crest includes pre WWII Oil Boom structures, why not 9th?

Lake Park and Farquhar Park:

Which contains Circle Park- our oldest, is a district unto themselves. With the WPA Clubhouse, Scout Cabin, playground (fly casting pond) and landscaping (mature trees, etc) the parks are more than well qualified.

Historic Resources Board

An advisory board to the Huntington Beach City Council

Buildings Less Than 50 Years:

Page 149-153:

Most structures in this section are over 50 years- 325 2nd, 401 6th (rear is more Google than ranch), 323 14th, 302-310 Alabama, 1501-1515 Alabama, 701 Main, 305 Orange, 1021 Park and many more. Many of these mostly mid-century neighborhoods contain potential historic districts in many categories. 1213 Main is actually a very complete remodel from the ground up of a once list-worthy mid-century modern church complex and should no longer be on the list.

Buildings that appear individually significant, may merit special consideration, but need further study, etc.

Page 153-157:

The methodology of the study, as mention many times, is not inclusive by design and also by budgetary restrictions; especially post-WWII resources.... "Evaluating at a later date.." misses the original point of doing this survey update and increases the likely hood of loss, a gone-forever Result. Many buildings will see raised status if the corrections and additions to the context are taken into account in a revised, more inclusive methodology.

Page 158-165:

The contexts listed should be changed as mentioned in the comments added corrections and additions to the context are taken into account in a revised, more inclusive methodology. 93 properties as Historical Resources for CEQA out of 2500+ is unacceptable. Strives... ". Subsection 1 should read "... based on the 'revised' survey findings.". Subsection 5 The duties of the HRB are already codified but should be revised to include the task of recommending properties to the inventory and approving procedures in their purview, like this survey.

Bibliography

This survey, its context and the resulting methodology will greatly benefit from including the information in My Sixty Years In California by Thomas B. Talbert.

Copies are not easy to find but there should be one in the archives of the Huntington Beach Central Library.

Appendix A

Several buildings in Appendix A have built dates that would suggest inclusion in Appendix F (DPR A or B forms) but are not included. Notes in the matrix do not even include a description or style. The most obvious example, 19822 Beach, is a 1 1/2 story Queen Anne from 1901 in excellent condition. Others are 19898 Bushard (1902), 9663 Durham

Historic Resources Board

An advisory board to the Huntington Beach City Council

(1900), 19930 Vermont (1900), 10382 Kukui (1905), 5452 Old Pirate Lane (c 1910) 5372 Old Pirate Lane (1922), 5362 Old Pirate Lane (1926), etc.

There are many more under researched addresses while 321 Crest, a very true to form Craftsman built in 2005 IS on the DPR B list with a built date of 1917 and a NR C recommend!

Appendix E

Main Street-Crest Avenue District Record:

Boundary Justification is not accurate and should change with the addition of information to the Context and incorporation of that information into the methodology.

D6 Significance, The Beach Resort and pre WWII Oil Boom eras are less compatible than the multiple Oil Boom eras and the 9th Street District includes no Oil Boom era structures when it could. Also, this area was fairly upper class especially within its Depression Era period. The significance statement follows the incomplete Context and need to be revised accordingly.

D3 Detailed Description (continuation sheet) Double lots in this area are uncommon. Landscaping/street scaping is distinct with original light fixtures, mature trees and seashell laced sidewalks, curbs and gutters.

As mentioned before, the list of contributing structures is diminished and many more qualified structures in the area should be added with a revised Context and methodology.

9th Street District Record:

D3 Detailed Description Paragraph 2 Typo "in tact" should be "intact". Paragraph 5 is a presumption that is un researched or un specifically researched. These houses could have been the homes of doctors, lawyers, clergy, educators, etc. Even the cottages that make up the bulk of this proposed district were typical of family homes here in Huntington Beach at the turn of the last century.

D4 Boundary Description Paragraph 2 The non-contributor, 209 9th Street, was built in the 60s not circa 2000.

Boundary Justification Last Sentence See *D3

D6 Significance Second Paragraph "... nearly all lots... were sold." This statement doesn't account for the held back investors lots and the 1/12th of all lots and the 1/5th of oceanfront lots for Henry Huntington alone. T. B. Talbert's house (211 9th) being factored in properly could make this a National

Historic Resources Board

An advisory board to the Huntington Beach City Council

Register worthy district. It also appears in the "reconnaissance" photo that the screens over the Talbert house windows make the windows appear to be vinyl replacements when they are very much original; like everything but the front door and the Chimney facade.

Appendix F

403 10th Street, the Judge Warner House, is missing from the list due to the address change for the Mayor Manning house behind it at 1010 Orange Avenue. Both homes are National Register worthy, with the Mayor's currently under refurbishment. Judge Charles Willis Warner was on the first City Council in 1909 and brought the Grand Army of the Republic regional encampments to Huntington Beach from 1905 to 1923. Charles' son, Willis, was Orange County Supervisor for three decades.

321 Crest was built about five years ago, The original structure from 1917 is long gone. The "reconnaissance" photo makes this very true to form modern Craftsman appear old. The massive size should be enough of a clue.

525 Main, the Main Street Library, along with Triangle Park, has just been added to the National Register. The architect and builder, Denver Markwith, was an internationally renowned innovator in both design and construction technology.

7622 Warner Avenue, The Japanese Presbyterian Mission/Furuta Family Farm Complex, is mostly hidden by a fence and the "reconnaissance" photo only shows the 1934 Church. Hidden are the four other National Register worthy structures.

The 1910 church and Rectory, the M. C. Furuta home and barn and the Mid-Century Norman(?) Furuta home. The church has many famous congregants from the Japanese American community including a Congressional Medal of Honor winner from WWII and the first ever mixed race Pastor and spouse in the Presbyterian Church of the United States. Mitsuji "Charles" Furuta, the main benefactor of the church, created, one of the earliest and largest goldfish farms in the United States.

Charles was made President of the Japanese Association in 1940. Subsequently, he was taken by the FBI in 1942 and was later sent to the Poston, AZ internment camp. He was released before the end of the war and returned to his farm.

These structures are an entire Historic District unto themselves. They illustrate perfectly the quintessential Japanese American experience of the Twentieth Century and are the last of their kind in Orange County, maybe the entire country.

Respectfully submitted,

Barbara Haynes
Chair
HB Historic Resources Board

Esparza, Patty

From: Ramos, Ricky
Sent: Monday, May 20, 2013 10:49 AM
To: CityClerkAgenda@surfcity-hb.org
Cc: Broeren, Mary Beth; Andrea Galvin
Subject: FW: City Council Study Session communication for May 20, 2013 -- Historic Context Survey / Historic and Cultural Element

From: Mary Urashima [mailto:mary.adams.urashima@gmail.com]
Sent: Sunday, May 19, 2013 6:07 PM
To: Fikes, Cathy; Hess, Scott; Ramos, Ricky
Subject: City Council Study Session communication for May 20, 2013 -- Historic Context Survey / Historic and Cultural Element

Please forward to City Council for Monday, May 20, Study Session item on the Historic Context Survey

Dear Mayor Boardman and Council Members,

Although I have provided a detailed comment letter on the Historic Context Survey, I would like to separately add these comments on the overall approach to historic resources.

Developing a citywide preservation plan, providing adaptive reuse incentives, and local adoption of the Mills Act would assist local preservation issues. A citywide preservation plan is needed as a proactive planning tool for a City that is over a century old. The City of LA has for example policies regarding adaptive re-use and historic preservation overlays that may interest you, <http://www.preservation.lacity.org/incentives> There also is assistance in City preservation planning tools with the State Office of Historic Preservation and National Historic Trust.

Below are the top five issues noted in the last update of the City's Historic and Cultural Element. The City is working through the current Historic Context Survey now (this is the first citywide "inventory," the last survey conducted almost three decades ago in 1986), however the other four items remain the same.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 5/20/2013

Agenda Item No. 5.5.

ISSUES

1. A citywide inventory of historic resources has never been conducted. A historic inventory help identify all structures and sites critical to the overall historic character of the city. (HCR 1.1.1)
2. The City has given local landmark designation to some historically significant structures but no standards, requirements or guidelines have been created to preserve or protect them. (HCR 1.1.4, HCR 1.2.2, HCR 1.2.3, HCR 1.2.4, and HCR 1.3.7)
3. In the event that historical structures are unable to remain at their current sites, the City should establish a relocation site or "historical park." (HCR 1.2.1, and HCR 1.2.3)
4. Downtown commercial and residential areas are experiencing extreme development pressures that intensify their land uses. No guidelines exist to protect and/or restore the historic character of older areas. As a result, older structures are being demolished for the construction of new buildings. The City is losing the historic character of the area. (HCR 1.1.3, HCR 1.1.4, HCR 1.2.3, HCR 1.2.4, HCR 1.3.3, HCR 1.3.4, HCR 1.3.6, and HCR 1.3.7)
5. Adaptive reuse has been underutilized and should be promoted. (HCR 1.3.6)

At this point in Huntington Beach's history, we should make preservation, historic designation and historic signage a priority, in order to retain and showcase the features of historic Huntington Beach. In addition to the quality of life issue for residents who value their community's past, there is a significant tourism gain for cities who offer authentic opportunities for visitors to learn American history. The National Historic Trust also helps market communities that offer historic places for visitors, <http://www.preservationnation.org/travel-and-sites/>

I can tell you that writing about Huntington Beach history has allowed me to hear from people not just in our community, but from around the United State and the world. There is a high level of interest and passion for the historic features that make our City so unique. I encourage a new mindset for our second century which prioritizes historic preservation.

Best,
Mary Urashima
www.HistoricWintersburg.blogspot.com
www.HistoricHuntingtonBeach.blogspot.com

SUPPLEMENTAL COMMUNICATION

Meeting Date: 5/20/2013
Agenda Item No. S.S.

RICHARDSON GRAY
415 Townsquare Lane #208
Huntington Beach, CA 92648
714-348-1928
richardson.gray@yahoo.com

RECEIVED

MAY 17 2013

Dept. of Planning
& Building

Mayor Connie Boardman
Mayor Pro Tem Matthew Harper
Council Member Joe Carchio.
Council Member Jill Hardy
Council Member Jim Katapodis
Council Member Joe Shaw
Council Member Dave Sullivan

May 17, 2013

HAND DELIVERED

**Re: December 2012 Draft Historic Context & Survey Report (Survey)
May 20, 2013 City Council Study Session**

Dear Mayor, Mayor Pro Tem, and Council Members:

I have owned my home in our Downtown neighborhood for over six years. In that time, I have been impressed with the Historic Resources Board's (HRB) great accomplishments. First, in the 2009 centennial year for Huntington Beach, Joe Santiago and the HRB published *Ebb & Flow*, a wonderful book on our City's history. Second, the HRB and Galvin Preservation Associates have made remarkable progress in completing the Survey that you are considering today. For these reasons, my suggestions should be interpreted only as constructive ones for a job well done, trying to improve further this excellent Survey and our local historic preservation efforts.

During the last generation, the HRB's work has been challenging, especially in our Downtown. As the Planning Department's presentation today acknowledges, the City's 1986 survey included 336 historic properties, all in Downtown, as the earlier survey only considered this area. In the time since then, 133 of these historic properties, forty percent (40%) of the total, have been demolished and lost forever.

With this background, for the referenced Survey, and its related documents, including the update of the Historic and Cultural Resources Element of the General Plan (HCR) and the October 6, 2011 Downtown Specific Plan (DTSP), I recommend the changes below:

1. In the DTSP, the following language should be inserted, restoring deletions from the DTSP's predecessor, last revised September 9, 2009, on pages 6 and 21, and from the DTSP's December 4, 2008 first draft, on its page 3-15: "3.2.21. Historic Properties. For structures considered to be historically significant pursuant to the Historic and Cultural Resources Element of the City's General Plan, as part of the development review process the Historic Resources Board shall provide recommendations to the Design Review Board and Planning Commission prior to demolition or other significant changes in the exterior façade." As best I can tell, the DTSP has no provisions whatsoever

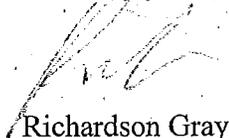
- for evaluating the impact of new developments on the DTSP area's historic and cultural resources, even though the DTSP acknowledges that Downtown is the historic heart of our City. The DTSP area literally contains the birthplace of Huntington Beach.
2. The Council should ask that the Planning Department and the HRB take the necessary steps to list as many as possible of our local landmarks, using the Survey as their authoritative document, on both the California Register (CR) and the State Historic Resources Inventory, both with the Office of Historic Preservation in Sacramento (OHP). For your reference, I have attached print outs of two pages from OHP's web site concerning the use of surveys to obtain both of these listings for local landmarks. The links to these pages are: http://ohp.parks.ca.gov/?page_id=21724 and http://ohp.parks.ca.gov/?page_id=1068.
 3. As a local landmark, the 1950-1951 library at 525 Main Street's classification should be changed to: "1S. Individual property listed in the National Register of Historic Places and in the California Register." The National Park Service (NPS) on April 16, 2013 listed the Huntington Beach Public Library on Triangle Park on the National Register of Historic Places (NR). As such, the property automatically was added to the CR.
 4. Add to the lists of local landmarks, a second listing for the 1912 park at 525 Main Street, again with the classification of 1S, the same as for the library building. Under the library and park's NR nomination, the NPS and OHP approved the entire 1.11-acre area of Triangle Park as the setting and site for the library, and as a significant, contributing, historic resource for the property's listings, with the property's period of significance beginning in 1912 with the creation of Triangle Park and ending in 1951 with the opening of the library. As you know, in 2009 nearly 7,000 City residents signed a petition to preserve this library and park. The approved NR nomination is available at the following link on the NPS website:
<http://www.nps.gov/nr/feature/places/pdfs/13000157.pdf>
 5. Add to the lists of local landmarks, 1000 Main Street (Lake Park) and 898 12th Street (Farquhar Park). Triangle Park and Lake Park both date back to 1912. I believe that Farquhar Park is the City's oldest intact park, and that these three parks are the City's three oldest intact parks.
 6. As local landmarks in the Survey, two properties did not keep their status as "appears eligible for individual listing" on the NR from the last City historic resources inventories. These two important resources do not appear to have lost any of their historic significance over the last 25+ years. As such, these two properties' classifications should be restored to: "3S: Appears eligible for NR as individual property through survey evaluation." These two properties are: the 1936 U.S. Post Office at 316 Olive Avenue and the 1912 Shank Residence at 204 5th Street, today used as a police substation.

The above comments are my only personal ones. Mary Adams Urashima, however, has suggested a number of additional recommendations on the Survey that I fully endorse. As you know, Mary is the author of the very fine blog, Historic Huntington Beach California, and is the Chair of the Historic Wintersburg Preservation Task Force. I fully endorse all of these additional suggestions of Mary's, as I repeat them below. Note that items E through H are quoted from issues noted in the last update of the HCR (page 20), which I believe dates back to 1996. Therefore, a period of nearly 20 years has passed without any City action on these four outstanding issues.

- A. All of Mary's recommendations regarding historic Wintersburg, as set out in her May 5th letter to the Council.
- B. The City should develop a citywide preservation plan.
- C. The City should develop an adaptive reuse ordinance.
- D. The City should adopt the Mills Act to help private owners who wish to restore historic properties.
- E. "The City has given local landmark designation to some historically significant structures, however no standards, requirements, or guidelines have been created to preserve or protect them. . . ."
- F. "In the event that historical structures are unable to remain at their current sites, the City should establish a relocation site or 'historical park.' . . ."
- G. "Downtown commercial and residential areas are experiencing extreme development pressures to intensify their land uses. No guidelines exist to protect and/or restore the historic character of these older areas. As a result, older structures are being demolished for the construction of new buildings. The City is losing the historic character of the area. . . ."
- H. "Adaptive reuse has been underutilized and should be promoted. . . ."

Given Huntington Beach's illustrious history, and our City's ca. 1900 birthplace in our Downtown, I am convinced that our preservation of our most important historic buildings and parks will add immeasurably to our local quality of life over the long term. For these reasons, I urge you to move forward on all of the suggestions in this letter. We still have a beautiful and eclectic and interesting Downtown, with a spectacular mix of the new and the old. Preserving our historic buildings is crucial to keeping our City's great charm and some of our outstanding older architecture. Thank you for considering my views.

Sincerely yours,



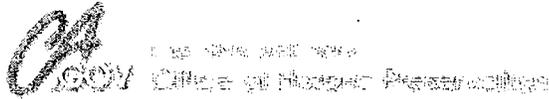
Richardson Gray

P.S. In addition to all of the Council policy decisions above, I did have two housekeeping corrections to the Survey, which logically should not require any Council action. To keep all of my comments in one place, I set forth these two corrections below.

- The library at 525 Main Street's descriptions need two corrections in the Survey, in the property's form DPR 523A. First, the building's NR listing is based on Criteria A and C, in the areas of Community Planning & Development and Architecture. Second, the building's exterior is NOT wood-framed and is NOT clad in smooth stucco (also a typo on page 123). The building's principal structural system is site-cast, concrete tilt-up construction. The building's exterior is predominantly smooth concrete, painted white.

-
- At least in some places in the Survey, the address is transposed for the 1906 First Baptist Church at the corner of 6th Street and Orange Avenue. The address should be corrected to 401 6th Street.

cc: Scott Hess, AICP, Planning Director
Ricky Ramos, Senior Planner, Staff Liaison, Historic Resources Board
Gloria Alvarez, Member, Historic Resources Board
Barbara Haynes, Chair, Historic Resources Board
Joe Santiago, Member, Historic Resources Board



What is the California Register and What Does It Have to Do With CEQA?

Recommend | One person recommends this. Sign Up to see what your friends recommend.

Historical resources are recognized as part of the environment under CEQA (PRC Sections 21002 (b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA.

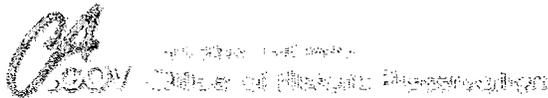
The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC Section 21084.1, 14 CCR Section 15064.5(3)).

Related Pages

- CEQA Questions and Answers
- Are Archeological Sites Part of the California Register?
- How Can Substantial Adverse Change be Avoided or Mitigated?
- How Should a Citizen Approach Advocating for Historical Resources Under CEQA?
- What are Exemptions Under CEQA and How Are They Used?
- What are Local CEQA Guidelines?
- What Information Is Useful to Have When Contacting OHP About a CEQA Project?
- What is Substantial Adverse Change to a Historical Resource?
- When Does CEQA Apply?
- Who Ensures CEQA is Being Followed Properly?



California Historical Resources Information System

Recommend 8 people recommend this. Sign Up to see what your friends recommend.

The California Historical Resources Information System (CHRIS) includes the State Historic Resources Inventory (SHRI) database maintained by OHP and the records maintained and managed, under contract, by the regional Information Centers (ICs).

Individuals and government agencies seeking information on cultural and historical resources should begin their research by contacting the regional Information Center which services the county in which the resource is located. The IC Roster identifies the locations, contact information, and counties served by each regional IC.

The State Historic Resources Inventory (SHRI) maintained by OHP includes only information on historical resources that have been identified and evaluated through one of the programs that OHP administers under the National Historic Preservation Act or the California Public Resources Code. The SHRI includes data on:

- Resources identified and evaluated in local government historical resource surveys;
- Resources evaluated and determinations of eligibility (DOEs) made in compliance with Section 106 of the National Historic Preservation Act;
- Resources evaluated for federal tax credit certifications;
- Resources considered for listing in the National and California Registers or as California State Landmarks or Points of Historical Interest.

Information Centers (ICs)

- Provide archeological and historical resources information, on a fee-for-service basis, to local governments and individuals with responsibilities under the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA), as well as to the general public.
- Integrate newly recorded sites and information on known resources into the State Historic Resources Inventory (SHRI).
- Collect and maintain information on historical and archeological resources developed under projects or activities which were not reviewed under a program administered by OHP, including:
- Information on individual resources identified and evaluated in CEQA documents;
- archeological surveys performed by academic or avocational groups which are not associated with federal projects; and
- archeological and/or historical resource surveys conducted by agencies for planning purposes that do not involve an undertaking subject to review under Section 106 of the NHPA.
- Maintain a list of consultants who are qualified to do work within their area.

List of ICs and Contact Information

CHRIS Access and Use Agreements



On January 11, 2013, the CHRIS Information Centers began using new Access and Use Agreements with their customers. CHRIS users should complete and submit a new agreement to one of the following CHRIS Information Centers, so their Information Center services may continue without interruption (this list may be updated, so check

periodically):

- Central California
- Central Coast
- Eastern
- North Central
- Northeast
- San Bernardino Archeological
- South Central Coastal
- South Coastal
- Southern San Joaquin Valley

Do not submit your agreement to an IC that is not on this list. If you do so, it may not be processed. Eventually, all ICs will be able to process the new agreements. Regardless of which IC processes it, your agreement will be applicable to all of the CHRIS Information Centers.

Related Pages

Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

PH: 916-445-7000
FAX: 916-445-7053
EMAIL: calshpo@parks.ca.gov

STAFF CONTACTS

Eric Aitson, Associate Information Systems Analyst
CHRIS Coordinator
916-445-7044

Joseph McDole, Historian II
HRI Data Manager
916-445-7039

CHRIS items

- IC Manual (New version coming soon.)
- IC Roster

CHRIS IC Forms

- Access and Use Agreement
- Authorized User Form
- Conditional Use Agreement
- Statement of Qualifications for Access to CHRIS
- Confidential Information
- Data Request Form

Access Agreement Short Form

Historical Resource Consultants List

Consultants List Format and Fee Worksheet

- Archaeology
- Architectural History
- Architecture
- Historic Architecture
- History