

GalvinPreservationAssociates



# City of Huntington Beach Historic Context & Survey Report

Prepared for:  
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## Executive Summary

The City of Huntington Beach contracted Galvin Preservation Associates Inc. (GPA) in conjunction with Historic Resource Associates to conduct a citywide Historic Resources Survey to identify and evaluate potential historic resources in the city. The project team completed the studies on behalf of and under the guidance of the City of Huntington Beach's Planning and Building Department with assistance from the Historic Resources Board of Huntington Beach. The historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation* and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The GPA project team consisted of several professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the draft historic context were conducted from September 2008 to October 2009. The final report was completed from November 2009 to May 2010, updated in November, 2012 and finalized in June, 2014.

The purpose of the survey is to update and expand the City's existing 1986 Historic Resources Survey Report and to update the 1996 Historic and Cultural Resources Element (HCRE) of the City's General Plan. Since the adoption of the HCRE, there has been significant redevelopment in the downtown area where many old buildings are located. There have also been changes to the California Environmental Quality Act as it pertains to historic buildings. The combination of these changes has resulted in increasing conflict between redevelopment and the preservation of resources, and some of the buildings currently identified in the General Plan have since been demolished.

The City of Huntington Beach Historic Resources survey included a reconnaissance level survey of all the buildings constructed prior to 1959 within the city limits, focusing on the historic core areas of the city as well as select buildings located outside the isolated core areas as identified on a GIS map provided by the Huntington Beach Planning and Building Department. The outlying areas were recommended by the Historic Resources Board and include Pirates Cove, Wintersburg, Liberty Park, Ocean View, Meadowlark, various farm house sites and the Bolsa Chica. The project included reviewing and updating the previously recorded 1986 survey; however, buildings that were previously identified or evaluated were not re-recorded or evaluated unless the building had undergone significant changes since the 1986 Historic Resources Survey. Updated continuation sheets were completed for buildings that were recorded in 1986 that have since undergone significant alterations.

This Survey Report outlines the results (raw data and statistics) of the updated survey and provides recommendations to update the existing facts, figures, goals and policies in the HCRE of the City's General Plan. The City's key objective in undertaking this project is to identify historic buildings and possible candidates for historic districts as they pertain to the history and events that have contributed to the development of the City's built environment and to align current development activity with the City's policies and regulations that protect and preserve



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those resources for future generations. The recommendations section outlines the properties that the survey team recommends as historic district contributors as well as properties that would qualify as local landmarks within the city.

There were a total of 2,403 buildings in the city that were constructed prior to 1959 according to GIS data received from the City. All 2,403 buildings were inventoried and notes were recorded on a spreadsheet and are included in an appendix to this report. In addition to the 2,403 properties provided by the City, GPA also identified additional buildings in the field that appeared to have been constructed prior to 1959 as well as a few properties constructed after 1959 that were recommended by the Historic Resources Board. These properties were added to the inventory list provided by the City. However due to the large number of properties in the city that were constructed prior to 1959, emphasis on recording buildings on individual inventory forms was limited to only those buildings with the highest potential for historical significance. Therefore, the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those buildings located within historic districts, select properties within the city's historic core areas, and any individual building located outside the city core that had the potential for individual significance (i.e. properties that are more than 80 years old with high integrity, properties previously determined historically significant, properties known to be associated with significant individuals, properties less than 50 years old with exceptional significance, etc.). Additionally, the project team prepared a DPR 523B (Building Structure Object Record) for each building that has individual significance (for the National Register or California Register) or for buildings that have had a substantial change in their historical status since prior evaluation.

There were several historic contexts that were defined after the preliminary historic research was completed. The historic contexts define how each property was evaluated for historic significance or will be evaluated in the future. The historic contexts are the broad patterns of historical development within the survey area that are represented by the built environment present. Each identified property was then evaluated within its historic context for inclusion in the National Register of Historic Places (NR) or the California Register of Historical Resources (CR). The City of Huntington Beach does not currently have local register criteria; therefore the project team adopted the California Register criteria when evaluating properties for local significance.

There were several different resource types that were identified within the area. These resources were broken down into four categories: 1) single-family residences; 2) multi-family residences; 3) commercial buildings; and 4) institutions such as churches, libraries and post offices. The buildings were designed in a wide variety of architectural styles that range in date from circa 1880 to the present.

The previous 1986 survey identified three districts that appeared eligible for the National Register. However, since nearly 30 years have passed since the 1986 survey and many changes have occurred in these previously identified areas, the project team closely reviewed the previously identified districts to confirm the validity of the previous determinations and to note any modifications to the buildings or changes to the proposed district's significance or



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boundaries (due to demolitions, alterations, changes in district boundaries, changes in overall integrity levels or significance levels). The project team then determined the current district boundaries for any intact districts previously identified or identified as part of this survey. During this process, contributing and non-contributing buildings located within the defined district boundaries were identified. The project team also closely studied the outlying areas of Pirates Cove, Wintersburg, Liberty Park, Ocean View, Meadowlark, and the Bolsa Chica to determine if any of these early settlement areas would constitute a historic district. After close study it was determined that none of these areas exhibited a sufficient concentration of extant historic buildings to qualify as historic districts; however there were some individual buildings identified as potentially significant within these areas.

After reviewing the previously proposed districts from the 1986 survey, the project team determined the 9<sup>th</sup> Street, Wesley Park and the Main Street Historic Districts as defined by the 1986 district boundaries no longer maintain enough integrity to be considered historic districts according to national or state criteria. However, after studying the Wesley Park neighborhood, the project team did find a smaller concentration of buildings that would constitute a local historic district along Main Street and Crest Avenue. Although the Wesley Park district would not qualify as a historic district according to the 1986 district boundaries, GPA re-evaluated the neighborhood and has proposed new district boundaries that appear to meet the California Register Criteria. Additionally, since the concentration of buildings within this previously identified Wesley Park District is located along Main Street, GPA has re-named this district the Main Street and Crest Avenue Historic District. The project team also identified a second potential district eligible for local listing on 9<sup>th</sup> Street between Olive and Walnut Avenues. This newly proposed district is located just outside the previously proposed 9<sup>th</sup> Street District and is representative of the cottages constructed during Huntington Beach's early history.

In addition to the two historic district areas, there are some buildings that were identified in this study that may have individual significance or that may be eligible for special consideration in the local planning process. These are typically buildings that are either 1) very good representations of their architectural style, are 2) the earliest buildings that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, or 3) represent the best examples of at least one of the identified historic contexts.

The City of Huntington Beach also requested an updated list of historic landmarks for the city to include only those properties of a historic architectural nature that would be considered "historically significant" as defined by the California Environmental Quality Act. The current landmark list was last updated in 1991 and contained 79 landmarks comprised of 212 properties, including a historic district of 134 individual parcels. However, this list did not include all potential resources within the city limits and it included properties that were not "historically significant buildings" (e.g. less than 50 years old with no historic significance or are properties of an archaeological nature). In addition, since 1991, many of the properties on the list have been significantly altered, demolished, or could not be identified.

Therefore, the project team updated the previous Landmark list to reflect the findings of the



current survey. The updated Landmark list includes 1) intact properties from the previous Landmark list, 2) properties identified in the 1986 survey that are still intact, 3) contributing buildings within historic districts and 4) some individual properties that appear eligible for the National Register or California Register as a result of the current citywide survey update. Properties that were altered or demolished, properties that are less than 50 years old, and properties of an archaeological nature were removed from the historic landmark list. (Properties of an archaeological nature are protected by federal and state law; therefore the locations of these sites have been removed from the Landmark List; the City will maintain a separate list of properties of an archaeological nature). The updated recommended Landmark list is included in Appendix B for reference.



**Following is a summary of properties identified as historically significant at this time and are presumed to be historical resources for the purposes of the California Environmental Quality Act (CEQA). These properties constitute the City's updated Landmark list:**

<b>Status Code</b>	<b>Amount</b>	<b>Notes</b>
1S	1	Triangle Park. Listed on NR
1S/5S1	5	Listed on NR; on City's General Plan
2S/2S2/3S/5S1	1	Found eligible for NR; on City's General Plan
3CB/5S1	1	Eligible individually/as district contributor for CR; on City's General Plan
3CB/5S2	5	Eligible individually/as district contributor for CR; identified in 1986
3CD	14	Eligible as just a district contributor
3CD/3S	3	Appears to be individually eligible for the National Register; California Register-eligible District Contributor
3CD/5S2	27	District contributor; on City's General Plan
3CS	66	Individually eligible for CR
3CS/5S1	3	Individually eligible for CR; on City's General Plan
3CS/5S1/7N1	1	Listed as Local Landmark on the City's General Plan, since altered. Appears to be individually eligible for the CR, but would require rehabilitation/restoration to be eligible for the NR
3CS/5S2/5S1	1	Eligible for CR; identified in 1986; on the City's General Plan.
3CS/5S2	1	Eligible for CR; identified in 1986.
3CS/7N	1	Previously identified in the 1986 survey as 5S2, however, due to its rarity, it now appears eligible for the California Register with rehabilitation.
3CS/7N1	1	Appears to be individually eligible for the CR for association with Judge Celia Young Baker. Due to its loss of some integrity, it does not currently meet the eligibility requirements for the National Register without rehabilitation
3S	19	Appears to be individually eligible for the National Register
3S/5S1	12	Appears to be individually eligible for the National Register; on City's General Plan Landmark List
3S/5S1/5S2	2	Appears to be individually eligible for the National Register; on City's General Plan Landmark List; identified in 1986 Survey
3S/5S2	6	Appears to be individually eligible for the National Register; identified in 1986 Survey
3S/7N1	1	Previously found eligible for National Register; needs rehabilitation to retain eligibility
3S/7N1/5S1	1	Previously found eligible for National Register; needs rehabilitation to retain eligibility; on City's General Plan Landmark List
5S1	1	On City's General Plan Landmark List
5S1/7N1	1	On City's General Plan; would require rehabilitation for National Register eligibility
5S2	86	Identified in 1986 Survey; still retain their historic integrity
<b>260</b>	<b>Total Properties for the Purposes of CEQA</b>	



**Following is a summary of properties that do not appear historically significant at this time and are not historical resources for the purposes of CEQA:**

Status Code	Amount	Notes
5S2/5S1/6L	1	Identified in 1986; on the City's General Plan; since altered
5S2/6L	24	Identified in 1986; since altered
5S2/6Z	5	Identified in 1986; heavily altered
5S3/6L	39	Not eligible, may warrant consideration in local planning; could be locally eligible once the local criteria are established
6L	459	Not eligible, may warrant consideration in local planning
6Z	831	Not eligible at any level
7N	735	Needs to be reevaluated
7N1	1	Pier; listed on National Register, would need rehabilitation to retain NR listing
7R	43	Not evaluated
/	5	No such address, no status given
<b>2143</b>	<b>Total Properties Not Historically Significant</b>	



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## Introduction

### *Objectives and Goals*

The City of Huntington Beach has played an important role in the development of California and that history is visible today through the City's built environment. As such the City has an interest in preserving, promoting and improving the historic resources and districts within Huntington Beach for the educational, cultural, economic and general welfare of the public. In 1986, the City conducted a survey documenting the historic core of the City of Huntington Beach. In 2008, GPA Consulting, was hired to update and expand upon the previous 1986 Historic Resources Survey Report to include a study of all potentially significant buildings within the entire city.

The purpose of the current Historic Resources Survey is to identify, measure, and classify historic sites and structures, and possible candidates for historic districts as they pertain to the history and events that have contributed to the development of the city's built environment. This report will provide the City of Huntington Beach the necessary tools to align current development and remodeling activity with the City's policies and regulations that protect and preserve those resources for future generations. This report was prepared in coordination with the City's Historic Resources Board (HRB) and was updated in 2011-12 and finalized in 2014 to address the HRB's comments.

### *Historic Preservation Policies in the City of Huntington Beach*

In 1996, the City drafted and adopted a Historic and Cultural Resources Element (HCRE) of the General Plan to articulate goals and policies relevant to historic resources. Relying on the 1986 survey, the General Plan included a listing of local landmarks considered to be of significant importance to the local community. This list was generated by the HRB for the City of Huntington Beach, (the HRB functions as an advisory board to the City Council on historical issues and programs). The significance of a structure or place was based on its overall contribution to the community by either its historical, age, cultural, social, or visual function(s). The intention of the HRB was to place these structures and places on a City listing for protection and/or preservation of landmark's size, scale, design and/or function.

The 1996 HCRE includes a brief history of the city and provides information on typical architectural styles and example properties in the city. The community's historical resources had been identified as significant structures and places by one of four sources, the HRB, a Historic Place listed on the National Register, Potential Historic Districts (as determined by the ca. 1986 Survey), and/or a Local Landmark by the City of Huntington Beach City Council. Table HCR-2 in the HCRE was updated in 1991 and included a list of seventy-nine (79) city landmarks, one of which was a neighborhood, Wesley Park (that included 134 individual parcels); however, many of these buildings are not classified as "historic" and others have since been altered or demolished. Therefore, the city is in need of an updated landmark list that better reflects the



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current historic significance of the buildings and structures within the city. Additionally, although the City has given local landmark designation to some historically significant structures, no standards, requirements or guidelines have been created to preserve or protect them.

The HCRE outlines several issues relating to historic preservation, including the need for a city-wide survey; this project was designed in response to Policy HCR 1.1.1 to “identify all the historically and archaeologically significant resources in Huntington Beach (1-HCR 1).” The survey update is the first step in implementing new objectives and policies as they relate to historical resources. This study only includes the identification of architectural resources. A separate study is required to update archaeologically significant resources within the city.

### ***Description of the Project & Study Area***

The City of Huntington Beach is situated 40 miles south of Los Angeles on the coastline of northern Orange County, in Southern California and is the home to nearly 190,000 residents. It was established in 1901 as a resort community by a group of farmers and investors to rival the success of Atlantic City on the East Coast. In 1920, oil was discovered and the city experienced a major boom in population growth. Today the city includes approximately 28 square miles that includes layers of potential historic resources reflecting the history of its farming and oil industries, resort era and population expansion and surfing culture.

Since the 1986 Historic Resources Survey and the 1996 General Plan, a considerable amount of redevelopment and development has occurred within the downtown historic core, resulting in the demolition of previously identified historic resources. Additionally, since the adoption of the General Plan in 1996, significant changes to the California Environmental Quality Act (CEQA) as it pertains to historic structures have occurred that affect the way that the Planning and Building Department reviews potential applications for alteration or demolition to buildings within the city.

Therefore, in response to the development within Huntington Beach and the changes that have occurred to CEQA as it pertains to historic resources, the City of Huntington Beach contracted Galvin Preservation Associates Inc. (GPA) in conjunction with Historic Resources Associates to prepare a historic context for the city and conduct a reconnaissance-level survey of potentially historic properties. This new survey was conducted to update and expand upon the previous 1986 Survey. GPA worked with Dana Supernowicz, principal architectural historian for Historic Resources Associates and former resident of Huntington Beach to complete this project. Select members of the Historic Resources Board were also very influential in the development of the historic context. The following is a discussion of the survey project area.

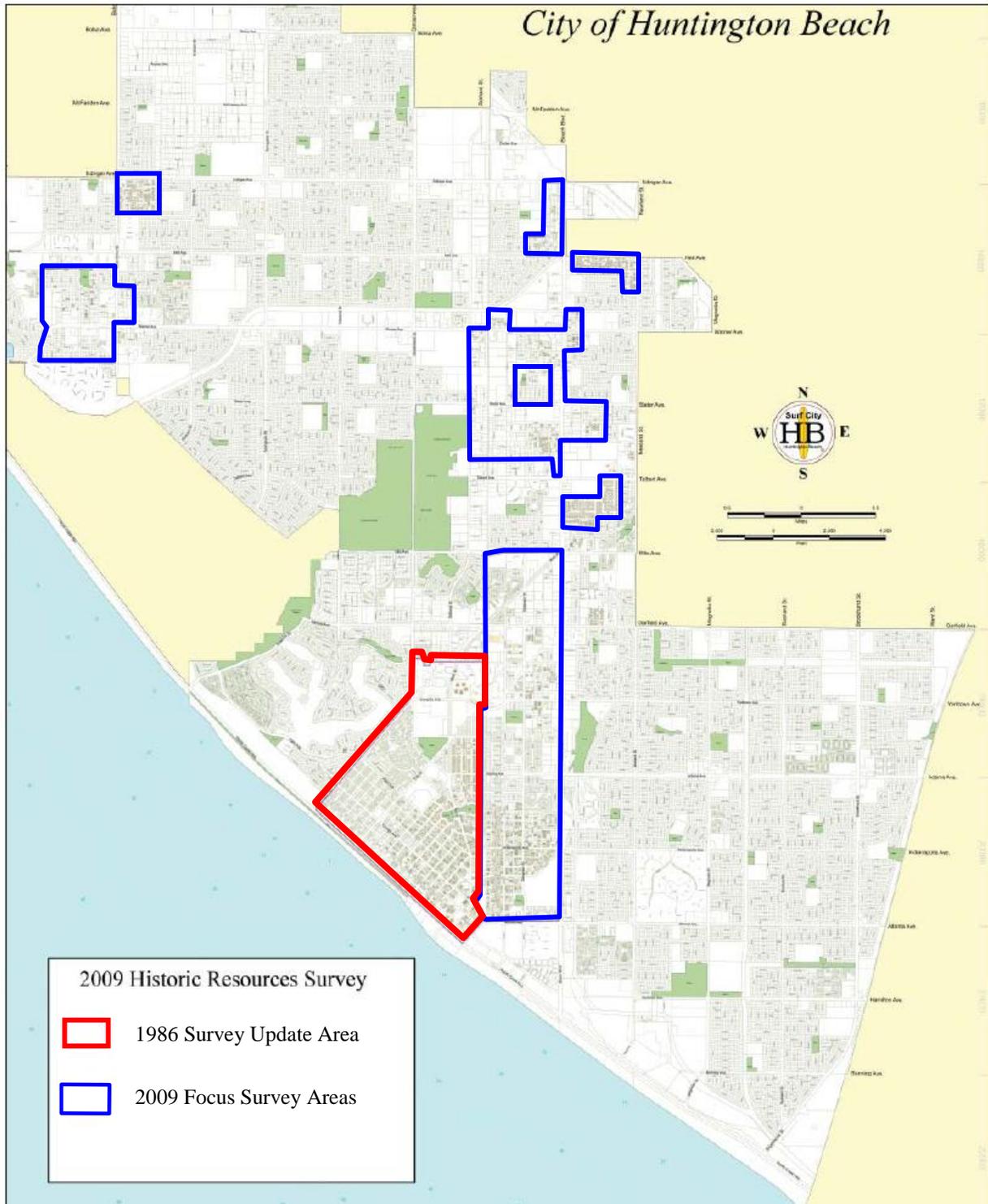
The project study area included the entire City of Huntington Beach city limits and the project team looked at every property constructed prior to 1959. In addition to updating information from the 1986 survey area (historic core area), the project team focused on outlying areas with concentrated groupings of older buildings including:



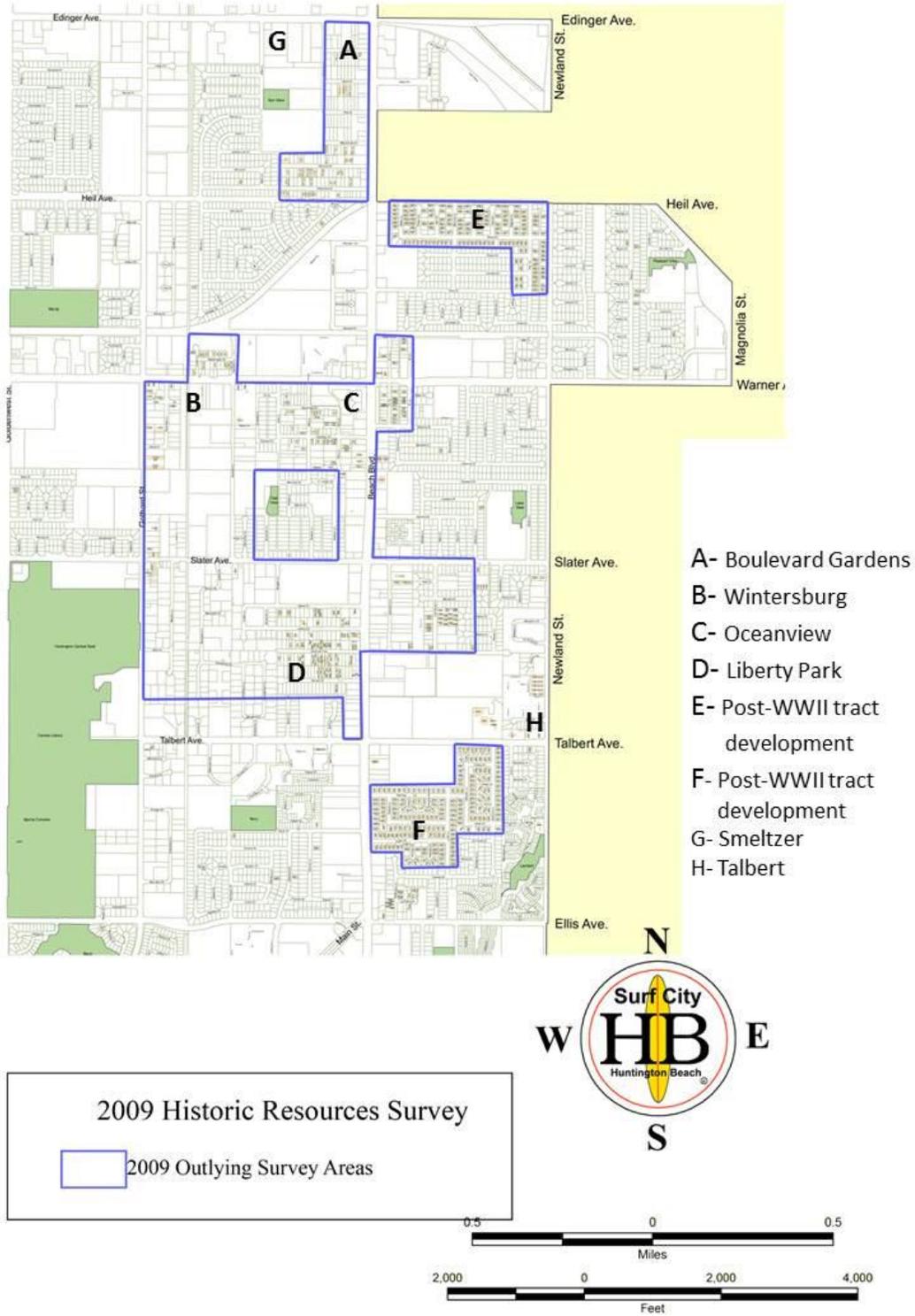
- Residential neighborhood adjacent to the 1986 survey area. This neighborhood is bounded by Lake Street to the west, Beach Boulevard to the east, Ellis Avenue to the north, and Atlanta Avenue to the south.
- Neighborhoods of Bolsa Chica, Pirate's Cove, Wintersburg, Ocean View, and Meadowlark that were identified by the Historic Resources Board,
- Any other outlying individual buildings that were identified as being constructed on or before 1959,
- Properties currently listed in the City's General Plan, and
- Properties constructed in the mid-century that the HRB members recommended as potentially significant architecturally as properties less than fifty years old that may have exceptional significance

Although the survey included all the parcels located within the City of Huntington Beach that had buildings constructed before 1959, this survey did not re-evaluate properties that were previously evaluated within the 1986 survey area unless the buildings had been significantly altered since the time of the previous survey. The current survey also identified properties that were previously surveyed that had since been demolished and included properties that were located within 1986 survey area that had been missed in the previous survey or had since turned fifty years old.

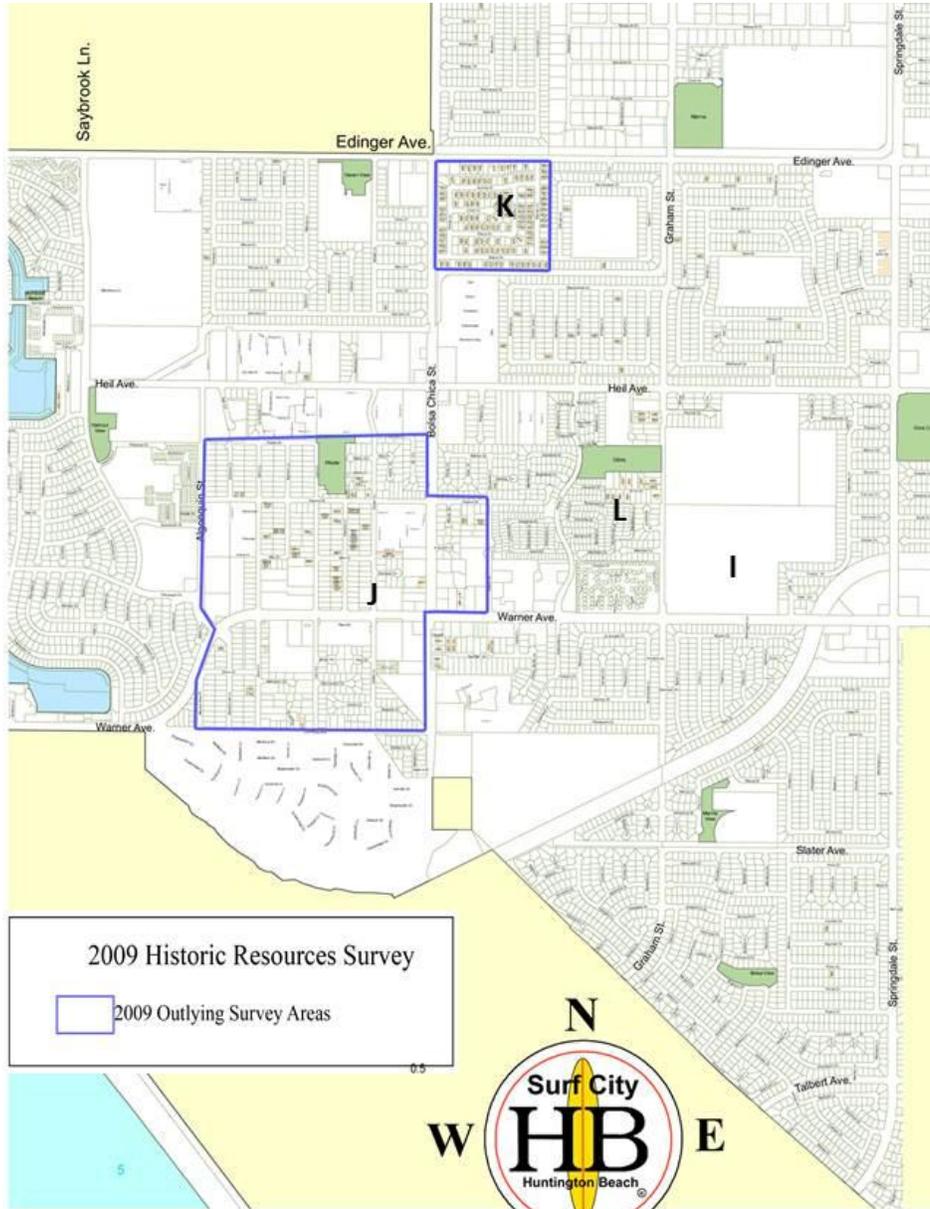
The City provided the project team with an Excel spreadsheet with a total of 2,403 properties in the city that were constructed prior to 1959 according to GIS data. All 2,403 properties were inventoried and notes were recorded on a spreadsheet and included in an appendix to this report. Additional buildings were added to the Excel spreadsheet throughout the project if a property was identified that appeared to be constructed prior to 1959, was a property that did not have an address (such as the pier and parks), properties less than 50 years old that were recommended by the HRB or properties that were previously on the local landmark list that did not have an address or parcel number. However due to the large number of properties in the city that were constructed prior to 1959, emphasis on recording buildings on individual inventory forms was limited to only those buildings with the highest potential for historical significance. Therefore, the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those buildings located within historic districts, select properties within the city's historic core areas, and any individual building located outside the city core that had the potential for individual significance (i.e. properties that are more than 80 years old, properties previously determined historically significant, properties known to be associated with significant individuals, etc.). Additionally, the project team prepared a DPR 523B (Building Structure Object Record) for each building that has individual significance (for the National Register, or California Registers) and a DPR 523 Continuation Form for buildings that have had a substantial change in their historical status since prior evaluation. The following maps show the 1986 survey update area and the focused survey areas, as identified by the Historic Resources Board.



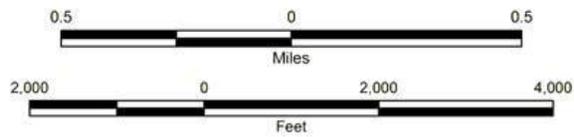
**Map A:** Map showing the City of Huntington Beach. The 2009 survey included all properties constructed prior to 1959. Red hatched area includes 1986 Update Area; Blue outlined areas include focused survey areas.



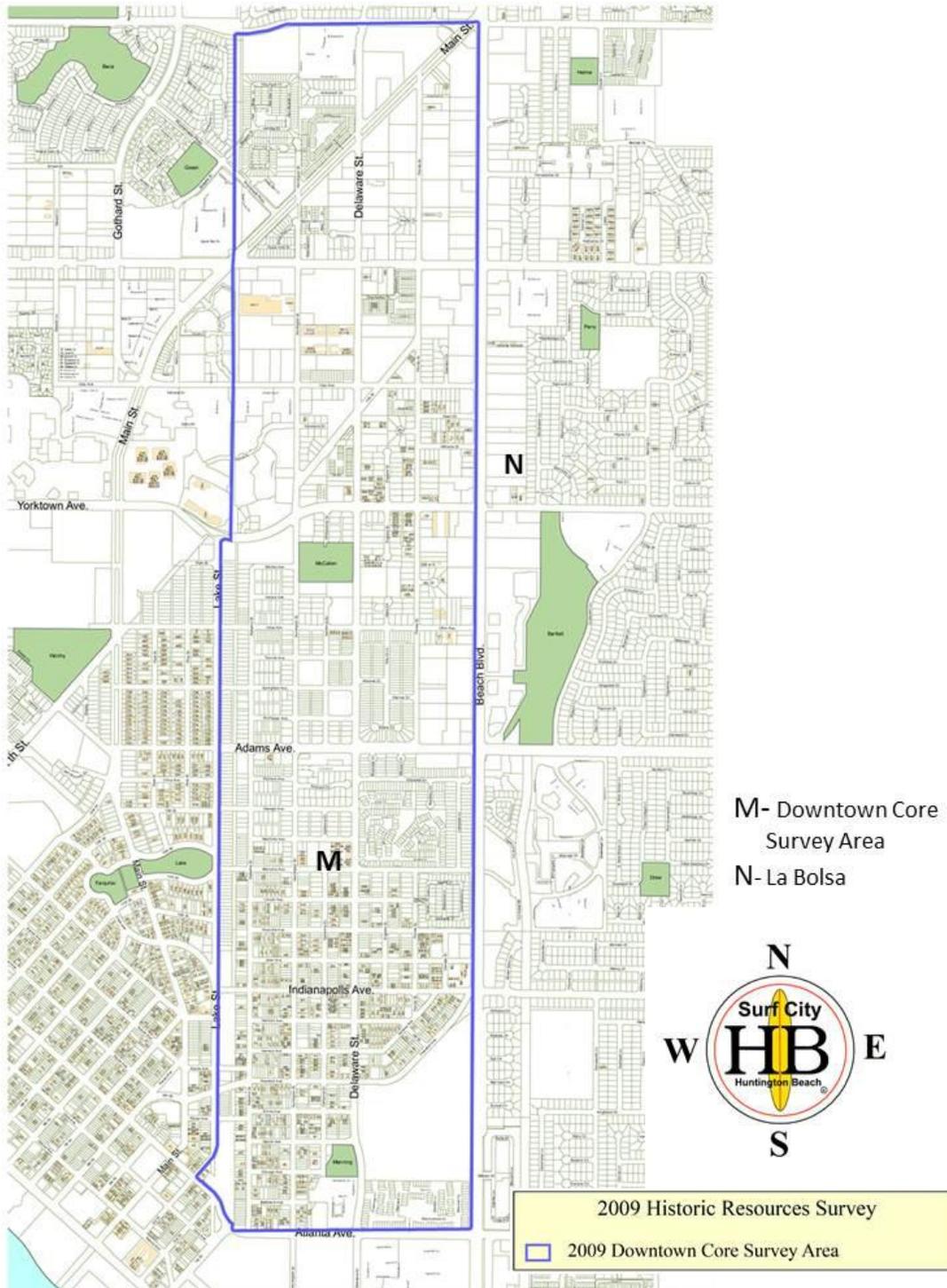
**Map B:** Map showing 2009 outlying focused survey areas as identified by the Historic Resources Board.



- I - Meadowlark
- J - Bolsa Chica
- K - Post WWII tract development
- L- Pirate's Cove



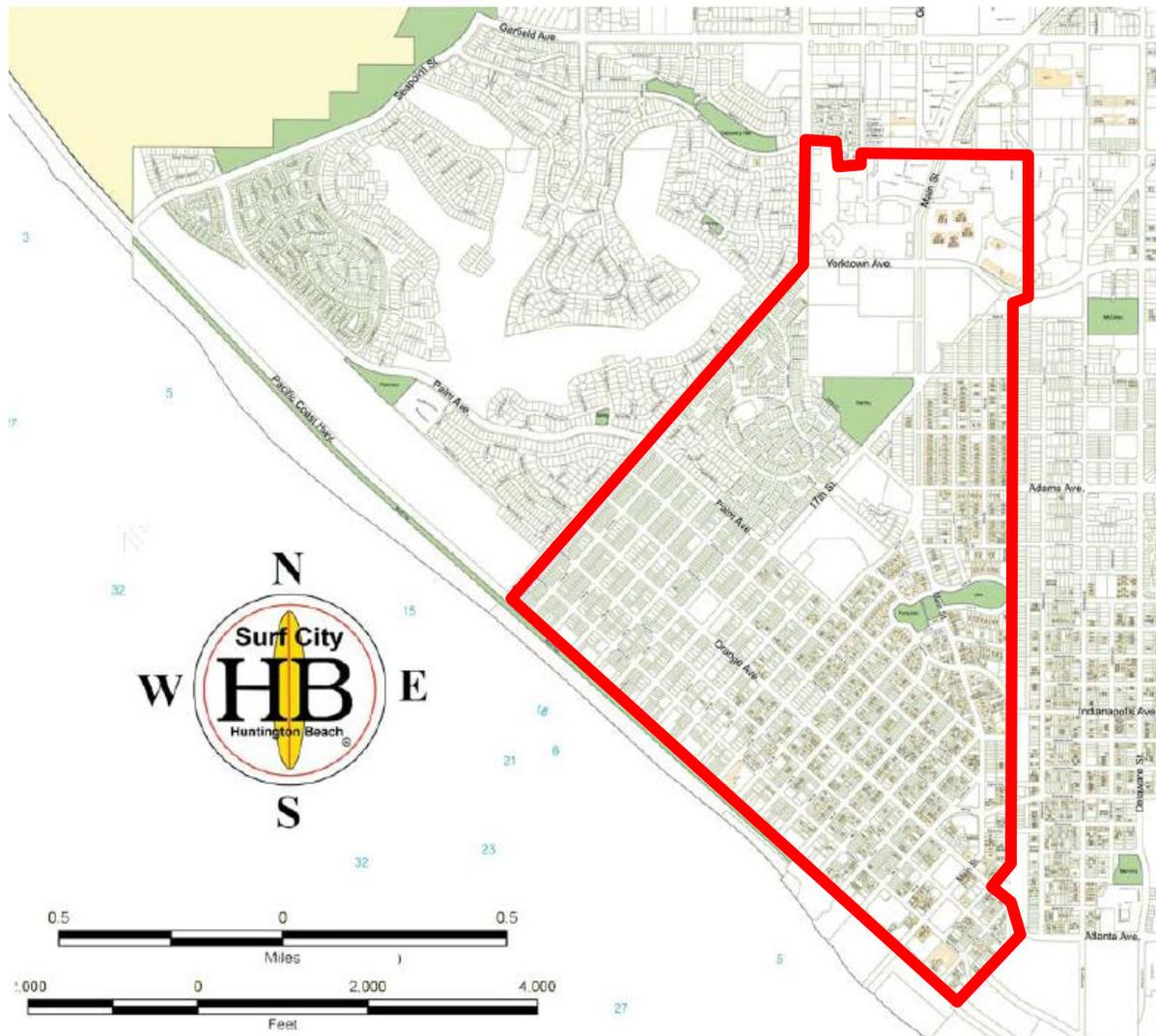
**Map C:** Map showing 2009 outlying focused survey areas as identified by the Historic Resources Board.



**Map D:** Map showing 2009 downtown core survey areas as identified by the Historic Resources Board.

## *Previous Surveys and Designations*

In 1986, the City contracted a windshield survey of potentially historic structures within the City of Huntington Beach. The 1986 survey encompassed the area from Lake Street to Goldenwest Street (east to west) and from Clay Avenue to the Pacific Ocean (north to south). The survey area was divided into three sections: the Commercial Core (3rd Street to 5th Street), the Downtown Priority Area (Lake Street to 6th Street), and the General Study Area (buildings located outside the Commercial Core and the Downtown Priority Area). Buildings that were included in this survey were all constructed prior to 1946 or appeared to have been constructed prior to 1946. A map of the 1986 survey is shown below.



**Map E:** Map of 1986 Survey Area (shown as red hatched area in previous figure).



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During the 1986 survey, a total of 556 buildings were evaluated; 72 were located within the Commercial Core and 135 were located within the Downtown Priority Area. Of the 556 buildings that were surveyed, 341 were documented using DPR 523 form sets and were evaluated based on an A-D rating system developed by the previous survey team. In addition to the A-D rating given to each building included in the 1986 survey, buildings or structures located within the Commercial Core area (between Lake and 6<sup>th</sup> Streets) were given an additional rating between 0-3. This additional rating was given with the goal of providing a more focused evaluation of the Commercial Core area. However, this rating system is not consistent with the generally accepted practices within the survey field today and therefore was not used for the current survey update. The current survey reviewed the previous survey data and indicated whether or not the buildings had since been demolished or significantly altered. This current survey includes new recommendations on the significance of the prior surveyed properties.

### ***Integrating Survey Findings into CEQA***

One purpose of this survey update is to identify properties that could be considered “historical resources” for the purposes of California Environmental Quality Act (CEQA) (PCR § 21002(b), 21083.2, and 21084.1). For the purposes of CEQA, resources eligible for or listed in the California Register are, by definition, “historical resources.” Properties that are listed on, or formally determined eligible for the National Register, as well as National and State Historic Landmarks and some State Points of Historic Interest are automatically listed on the California Register.

Additionally, 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 historic 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 § 5024.1, 14CCR § 4850). Resources identified and evaluated in local government surveys may appear to be eligible for the National Register or the California Register as well as be a locally designated landmark or eligible for local designation.

Most properties that are surveyed in the State of California are assigned a status code, which indicates the historical disposition of the property evaluated. The codes range from 1 to 7. **Properties that receive a status code of 1-5 are presumed to be “historical resources” for the purposes of CEQA.** This includes those properties that have a historical resource status code of 1 or 2 (listed or determined eligible for the National or California Registers) as well as properties that have been given a status code of 3-5 in a local government survey meeting the California State Office of Historic Preservation’s (OHP) requirements. Properties that receive a status code of 6 or 7 are not historical resources for the purposes of CEQA unless a qualified professional determines that there is a preponderance of evidence demonstrating significance. The status codes are discussed below.



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## *California Historical Resource Status Codes*

As part of this current survey, once the properties were evaluated for their historic significance they were each assigned a California Historical Resource Status Code.

The California Historical Resource Status Codes are codes that were created by the Office of Historic Preservation (OHP) as a database tool to classify historical resources in the state's inventory which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the CEQA. Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation and designation to which a property had been subjected.

It is important to note, however that the status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an opinion or action taken at a specific point in time, the previously assigned status code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time.<sup>1</sup> Therefore, due to this consideration, many of the previous status codes that were given to properties in Huntington Beach have since been updated to reflect changes in the property's overall integrity or level of significance. In reassessing the previous evaluations, the current study used the following considerations:

- Older surveys and evaluations were biased towards architectural values [Criteria A (NR) and 3 (CR)]. Resources may not have been evaluated for significance for their association with important events or people or their information potential.
- Identification and evaluation of resources in compliance with Section 106 of the National Historic Preservation Act does not involve evaluations for the California Register or any local designations.
- Because the California Register was not implemented before 1999, relatively few resources in the historic resource inventory have been evaluated for eligibility for the California Register.
- Because the National Register generally excludes resources less than fifty years old, resources that were once determined ineligible for the National Register because they were less than 50 years of age, need to be reevaluated for eligibility after they have aged.
- Our understanding of historical significance changes over time. Today, there is a greater appreciation and understanding of social and cultural history than in earlier years.

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<sup>1</sup> Individuals and agencies attempting to identify and evaluate historical resources need to consider the basis for evaluation upon which a particular code was assigned, i.e., date of evaluation, the reason and criteria applied for evaluation, the age of the resource at the time of evaluation, and any changes that may have been made to the resource that would impact its integrity.



## California Historical Resource Status Codes

### **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

### **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

### **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

### **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

12/8/2003



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As part of this study, the following status codes were assigned to properties located in the City of Huntington Beach.

- **1S.** Individual property listed in the NR by the Keeper. Listed in the CR. This status code was given to any property that is currently listed on the National Register. These properties were not re-evaluated as part of this survey. (Included in updated Landmark List; Historical Resource for the purposes of CEQA; Eligible for federal tax credits)
- **3S.** Appears eligible for NR as an individual property through survey evaluation. This status code was given to properties evaluated on DPR 523 B forms and found to be eligible for listing on the National Register of Historic Places. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **3CB.** Appears eligible for CR both individually and as a contributor to a CR eligible district through survey evaluation. This status code was given to properties evaluated using the DPR 523 B form and found to be eligible for listing on the CR both individually and as the contributor to a CR eligible district. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **3CD.** Appears eligible for CR as a contributor to a CR eligible district through survey evaluation. This status code was given to properties that were evaluated using the District Record Form and found to be contributors to a historic district eligible for listing on the CR. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **3CS.** Appears eligible for CR as an individual property through survey evaluation. This status code was given to properties that were evaluated using the DPR 523B form and found to be individually eligible for listing on the CR. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **5S1.** Individual property that is listed or designated locally. This status code was given to all the extant (non-altered) properties from the previous Landmark List on the City's General Plan. This includes only the historic architectural properties. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **5S1/7N1-** This status code was given to properties that are currently listed on the Landmark List that have been altered, but the alterations are reversible. These properties would require rehabilitation/restoration to

qualify as a historic property today. (Not included on updated Landmark List- Not a historical resource per CEQA)

- **5S2.** Individual property that is eligible for local listing. This status code was given to properties that were previously evaluated in 1986 and given the status code of 5S2 and had not been significantly altered since the previous evaluation. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- **6L/5S3.** Not eligible for NR, CR, or Local designation at this time but may warrant consideration in local planning. These properties could become locally eligible or eligible for planning or financial incentives in the future if the City elects to create additional local landmark criteria or preservation incentives. (Not included in updated Landmark List; Not a historical resource per CEQA)
- **6L.** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning. This status code was given to 1) non-contributing buildings located within historic district boundaries 2) properties previously identified in the 1986 survey that were still intact but do not appear to meet NR or CR criteria today, and 3) newly identified properties constructed prior to 1959 that have good integrity but do not appear to meet NR or CR criteria today. These properties did not receive a DPR 523B form. (Not included on updated Landmark List- Not a historical resource per CEQA)
- **6Z.** Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established contexts but did not meet any criteria, had poor integrity or have been demolished since a prior evaluation. (Not included on updated Landmark List- Not a historical resource per CEQA)
- **7N.** Needs to be re-evaluated. This status code was given to properties that 1) were not visible from the public right of way (due to fences, landscaping, or distance from public right of way), or 2) were located within post World War II suburban tract developments that may constitute a historic district at a later date. Although the latter do not appear eligible at the time of this survey, additional research and evaluation in the future may find an entire tract development eligible if it meets NR or CR criteria in the future. (Not included on updated Landmark List- Not a historical resource per CEQA)
- **7N1.** Needs to be reevaluated- may become eligible for NR w/restoration or when meets other specific conditions. This status code was given to 1)



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properties that have been relocated or are currently under restoration, and  
2) properties that were previously identified on the Landmark List in the  
City's General Plan that have since been altered. (Not included on updated  
Landmark List- Not a historical resource per CEQA)

- **7R.** Identified in Reconnaissance Level Survey: Not Evaluated. This status code was given to properties that were recorded in the property inventory spreadsheet but was not recorded using a DPR 523 A or B form. These properties do not appear at the reconnaissance survey level, within the established contexts for Huntington Beach to be historically significant; however the local Planning and Building Department may determine that additional evaluation may be necessary on a case by case basis through the permitting process if the City, owner, or interested party provides substantial evidence that the property may be historically significant for the purposes of CEQA.



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## Evaluation Criteria for Identified Properties

GPA worked with the City of Huntington Beach's Planning Staff and select members of the Historic Resources Board to identify buildings within the project area that have the potential to meet federal, state, or local landmark criteria. The project team evaluated the buildings within their identified historic context to determine if any of the buildings may be potentially eligible for the National Register or California Register or may become eligible for local landmark listing in the future, either individually or as contributing elements to a potential historic district.

### *National Register of Historic Places*

*The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.*

The criteria for inclusion in the National Register of Historic Places include those properties that are:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

### *California Register of Historical Resources*

*The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.*

The criteria for inclusion in the **California Register of Historical Resources** include any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic,



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agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

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.

The California Register of Historical Resources was not created until 1998 by an act of the State Legislature. Under the provisions of that legislation, the following resources are automatically included in the California Register:

- Resources formally determined eligible for, or listed in, the National Register of Historic Places through federal preservation programs administered by the Office of Historic Preservation, including the National Register program; the Tax Certification program; National Historic Preservation Act Section 106 reviews of federal undertakings;
- State Historical Landmarks (SHL) numbered 770 or higher; and
- Points of Historical Interest (PHI) recommended for listing in the California Register by the State Historical Resources Commission.

The City of Huntington Beach does not currently have any properties listed on the California Register (apart from the National Register listed properties). Because the 1986 survey was prepared prior to the California Register's creation, the survey only addressed National Register and local eligibility at that time. As a consequence, environmental review and local land use planning decisions relied solely on the previously assigned status codes and were not based on complete information.

Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California's historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes." Therefore, this survey update applied the Criteria for the California Register of Historical Resources as part of the study to align current planning practices with CEQA.



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## *City of Huntington Beach Local Landmark Criteria*

The City does not currently have official criteria for local listing. Therefore, the project team used the California Register of Historical Resources criteria as a base for local significance. During this process each of the criteria were adjusted to relate to the local history of Huntington Beach.

Some properties that received a status code of 5S3/6L may be considered locally significant in the future if the City of Huntington Beach adopts local landmark criteria or elects to offer development or financial incentives to encourage retention or rehabilitation of such properties. However, as of the date of this survey, these programs do not yet exist and would require a Council action to implement such programs in the future.

### *Criteria for Evaluating Historic Integrity*

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The California Register utilizes the same aspects of integrity as the National Register. The City of Huntington Beach does not define integrity in their designation requirements for historic significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following defines the seven aspects and explain how they combine to produce integrity.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **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.



- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.



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## Survey and Historic Context Methodology

This survey report and historic context for the City of Huntington Beach city-wide survey was prepared by Galvin Preservation Associates Inc. (GPA), in conjunction with Historic Resources Associates. The project team completed the studies on behalf of and under the guidance of the City of Huntington Beach's Planning and Building Department with the assistance of select members from the Historic Resources Board. The GPA project team consisted of several professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the draft historic context were conducted from September 2008 to October 2009. The final report was prepared in May 2010 and updated in 2012. The historic context was reviewed and updated by the Historic Resources Board in 2013 and the report was finalized in 2014.

The draft historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation and National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases to include: 1) preliminary site study and archival research, 2) field survey and draft historic context preparation, and 3) post survey data entry and preparation of final reports.

### ***Preliminary Site Study and Archival Research***

The first phase of work included gathering the necessary data for developing a historic context and building a foundation for conducting the historic resources survey. The purpose of the preliminary archival research was to compile data in order to develop the historic context for Huntington Beach. This research included the identification of potentially significant individuals, historical events and development patterns. The compilation of this information was used to build the foundation for developing a detailed historic context that could be used for evaluating the individual properties. The steps undertaken as part of this phase included the following:

1. Meeting with the City Planning and Building Department. The project team met with the City to identify the specific needs of the survey as well as to gather information on previous studies and resources that were available to the survey team. The city planners clarified the goals for the City and reviewed the project scope and schedule.
2. Review of the project area. The project team collected historic plat maps, Sanborn Maps, aerial photographs, previous reports and studies, and reference books, etc. that covered the project area to better understand how the area developed over time and to understand what previous information was available. Historic maps were used to identify the project boundaries and development patterns. Additionally, the City of Huntington Beach provided the project team with maps identifying parcels that contained buildings constructed prior to 1959. These



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maps were used in order to establish an approximate number of buildings located in the study area and determine the approximate build dates for individual buildings.

3. Initial site visit and orientation. The project team drove the project area to get a feel for the types of resources and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock, and to compare the built environment with information gained from the map review. The project team took brief notes on some of the buildings that appeared to be potentially significant architecturally and buildings that may contribute to a potential historic district(s). The team took photographs and general notes of the character defining features of the buildings and the neighborhood features. This information guided the more focused research that was used in developing the draft historic context.
  
4. Assembling archival historical data. Archival research focused on the historic development of the city of Huntington Beach, particularly the chronological development of its infrastructure and architecture since its founding in the early 1900s. Both secondary and primary source materials were examined during the course of the archival research. The following libraries, and record repositories were consulted: California State Library, Sacramento; the California State Library History Room, Sacramento; the California State Archives, Sacramento; the Bancroft Library, UC Berkeley; the Water Resources Library, UC Berkeley; the Huntington Beach Public Library, Huntington Beach; the Anaheim Public Library, Anaheim; the Library of Congress, Washington D.C.; the International Surfing Museum of Huntington Beach , Huntington Beach; Sanborn Fire Insurance Maps for Huntington Beach; the Doe Library Map Collection, UC Berkeley; the Newland House Museum operated by the Huntington Beach Historical Society; the Orange County Archives; Historic Resource Associates personal collection; and public records located at City of Huntington Beach Planning and Building Departments, Huntington Beach. Information gathered at these repositories included historic maps, photographs, building permits, newspaper articles, city directories, deeds of trusts, published biographies, previous written histories, etc. In addition, interviews were conducted with knowledgeable individuals, who either personally or through a family member, shared memories of the city's history.

## *Field Survey and Development of Draft Historic Context*

The second phase of the project included conducting the field survey and inventory, and developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively, and at a more detailed level. The second phase consisted of the following:

5. Review of 1986 Survey and Update Results
  - a. Conduct Survey of 1986 Study Area: The project team conducted a street by street survey of all properties located within the 1986 survey boundaries & electronically photographed each property (See Map Reference A, page 4 & Map E, page 8).
  - b. Document Current Disposition of 1986 Survey Properties: The project team identified if the properties have been demolished, extensively altered, or retain their integrity since the 1986 survey. The findings were documented on Excel spreadsheet and their status codes were updated with the current information.
  - c. Identify New Properties within the 1986 Survey Boundaries. The project team identified properties within the 1986 survey area that have turned 50 years since the prior survey. This included all properties that were constructed prior to 1959 that had not been surveyed in 1986.
  - d. Prepare DPR 523 Continuation Forms: The project team prepared DPR 523 Continuation Forms to update information for properties that had been substantially altered since 1986 (i.e. project description, ownership information, photographs).
  - e. Assign New Status Codes: The status codes were updated for each property to reflect the following:
    - i. **6L**- for non-contributing properties located within new historic districts (Not CEQA Resources)
    - ii. **6Z**- for demolished properties or if alterations are extensive and not reversible (Not CEQA Resources)
    - iii. **7N1**- if alterations are reversible (Not CEQA resources)
  - f. Update Survey Data: Properties that retained integrity from 1986 Survey retained their status code and the updated information was recorded in the Excel Spreadsheet. No new DPR forms were prepared for properties that were surveyed in 1986 if no substantial change occurred to the property.
    - i. **5S2**- if no substantial change in integrity - retain 1986 status code; add to official Landmark list (CEQA Resource)



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- ii. **6L-** if no substantial change in integrity but does Not meet CR Criteria- may warrant special consideration in local planning (Not CEQA resource)
      - g. Add Properties to Landmark List: Properties from the 1986 Survey that retained their integrity AND appeared to meet California Register Criteria (based on the updated historic context) were added to the Potential Landmark List.
  - 6. Update Historic Context
    - h. Conduct Research and Develop Draft Historic Context. The project historian prepared a narrative draft historic context of the City of Huntington Beach that included information on the chronological development of the community. Information was compiled on the important historical events associated with the development of the area as well as important or significant individuals that resided in the study area. The context also took a thematic approach discussing the variety of natural and cultural influences that shaped the community since the early 1900s through the 1960s. Finally, the historic context integrated the city's broader history with its architectural history linking events, people, and other factors in discussing the diversity of its architectural heritage.
    - i. Meeting with the Historic Resources Board. The project team met with the Historic Resources Board during the course of the project to inform them of the survey methodology and to solicit information on the history of the community. After a draft of the historic context was complete, members of the Historic Resources Board had an opportunity to peer review the draft historic context and to provide input on the report. Members of the HRB also provided information on the presence of potentially significant properties within the city that were located outside of the concentrated survey areas. The survey team checked all leads on these properties.
  - 7. Review and Update of 1986 District Records (Wesley Park & 9<sup>th</sup> Street Historic Districts)
    - j. Review 1986 District Areas: The project team reviewed the boundaries and conducted a reconnaissance survey for three potential district areas identified in the 1986 Survey; These district areas include:
      - i. Wesley Park (See Map Reference F, page 137), and
      - ii. 9<sup>th</sup> Street Historic District (See Map Reference F, page 137)
      - iii. Main Street Historic District (See Map Reference F, page 137)
    - k. Map & Re-define District Boundaries. The project team mapped the existing properties within the old district boundaries to determine if the prior historic districts retained sufficient integrity to maintain their boundaries. It was
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determined that changes would be required to the previous boundary areas, based on this mapping exercise. The Wesley Park area had lost several properties due to development and infill leaving most of the contributing buildings along Main Street and Crest Avenue. Therefore, this district was re-named the Main Street and Crest Avenue Historic District. The former 9<sup>th</sup> Street Historic District no longer had enough extant contributing buildings to retain its status as a historic district; however, a new smaller district was created along 9<sup>th</sup> Street, to the west of the former district. The former Main Street Historic District (concentrated in the commercial downtown area) no longer exists, as nearly all of the commercial buildings in the downtown area have been replaced or substantially altered since 1986. Therefore, based on the mapping exercise, the project team identified the following two new district areas:

- i. Main Street- Crest Avenue Historic District (See Map Reference G, page 142), and
    - ii. 9<sup>th</sup> Street Historic District (new boundaries) (See Map Reference H, page 148)
  - l. Identify Contributing and Non-Contributing Buildings. Once the new boundaries were drawn, the project team identified contributing and non-contributing buildings within the two district areas.
  - m. Update Status Codes: The status codes for the properties located in these district areas were entered into the Excel spreadsheet and updated to reflect the following:
    - i. **3CD**-Contributing (CEQA Resource)
    - ii. **3CB** -Both Contributing and individually significant (CEQA Resource)
    - iii. **6L**- Non-Contributing building located within district boundaries (Not CEQA Resource but may warrant special planning)
  - n. Prepare Updated Maps of New District Areas. The project team mapped the new district boundaries and identified contributing and non-contributing buildings on the maps.
  - o. Updated DPR 523 District Records. The project team prepared two new DPR 523 District Records for the updated district areas and prepared one DPR 523A form for each contributing building located within the district boundaries.
  - p. Add Contributing Properties to Landmark List. The newly updated contributing properties were added to the potential Landmark list.
8. Survey of Properties in Former Outlying Areas that had been Annexed into the City
- q. Conduct a Reconnaissance Survey of Outlying Areas: The Survey team drove and photographed the outlying areas within the city that formerly had concentrations



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of older buildings (dating prior to 1950) that had later been incorporated into the Huntington Beach city limits. These survey areas were recommended by the Historic Resources Board and include the following:

- i. Wintersburg (See Map Reference B, page 5)
  - ii. Liberty Park (See Map Reference B, page 5)
  - iii. Oceanview (See Map Reference B, page 5)
  - iv. Pirate's Cove (See Map Reference C, page 6)
  - v. Meadowlark (See Map Reference C, page 6)
  - vi. Bolsa Chica (See Map Reference C, page 6)
  - vii. Downtown Core Area (See Map Reference D, page 7)
- r. Determine if Areas Constitute Historic Districts. The project team reviewed the properties located within the outlying areas and mapped the potential resources to determine if any of these areas could constitute a historic district. After review of the survey areas, it was determined that none of the areas surveyed retained sufficient integrity or concentration of historic buildings to constitute a historic district. However, several individual properties were identified and recorded within these areas.
- s. Identify Properties that were Previously Determined Historically Significant. The survey team reviewed studies and evaluations of properties located in the outlying areas to determine whether they were historically significant. A few properties had been identified in an Environmental Impact Report (EIR) in the Wintersburg Area. Properties that had previously been evaluated were not re-evaluated through the survey effort; rather, the previous status codes were maintained and updated on the Excel spreadsheet.
- t. Triage Properties in Outlying Areas: The project team reviewed all the properties constructed prior to 1959 within the outlying areas and identified properties that had been substantially altered. These properties did not receive inventory forms as they do not retain sufficient integrity to convey any historical significance, if such significance existed. These properties were given the following status code:
- i. **6Z** - if alterations are extensive and not reversible (Not CEQA Resources)
- u. Prepare DPR 523 A Forms. The project team prepared DPR 523 A forms for properties located within the outlying areas that exhibited moderate to high integrity AND were good representative properties within these older neighborhoods. However, if they were found to not individually meet the California Register Criteria, then they were given following status codes:
- i. **6L**- If does not meet California Register Criteria (Not CEQA Resource)
- v. Prepare DPR 523 B Forms. The project team prepared DPR 523 B forms for buildings that appeared to meet the National Register of Historic Places or the California Register of Historical Resources AND that retained sufficient integrity



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to convey their significance. The following status codes were given to these properties:

- i. **3S**- Appears eligible for the **National Register** as an individual property through survey (CEQA Resource)
  - ii. **3CS**- Appears eligible for **California Register** as an individual property through survey (CEQA Resource)
- w. Update Excel Spreadsheet and Landmark List. The project team entered all the updated survey information into the Excel spreadsheet and added the National Register eligible (3S) and California Register eligible (3CS) properties to the potential Landmark list.

9. Reconnaissance Survey of All Properties built prior to 1959

- x. Conduct Reconnaissance Survey. The City provided the survey team with a GIS map of all the properties in the City that were constructed prior to 1959 (as provided by the County Assessor's Office). (See Map Reference A, page 4) The project team drove areas that were indicated on the map, photographed the properties identified and recorded information on each property in the Excel spreadsheet.
- y. Triaged Properties. After all the photographs were taken of each building constructed prior to 1959, the project team triaged those properties that were the best representative examples of each historic context and those properties that appeared to have potential historic significance. The selections were made based on their probable significance and those properties exhibiting the highest level of integrity. Each property was photographed and recorded on the Excel spreadsheet provided by City. If the property was a common example of its type/period or if the property had exhibited several alterations that were not easily reversible, then the property was not recorded on an inventory form. Rather, notes on the property were documented on the Excel Spreadsheet. The likelihood of historic significance was determined to be low (but not absolutely NOT significant); therefore, these properties received a status code of:
  - i. **7R**- Identified in a Reconnaissance Level Survey- Not evaluated. (Significance Undetermined per CEQA- these properties would require evaluation on a case by case basis)
- z. Prepared DPR 523 A forms. The project team prepared a DPR 523A form for select buildings constructed prior to 1959. These properties were the best representative examples of their period, type, or context type that appeared to have potential historic significance. If, after research or further evaluation, the

buildings were determined to have no historic significance but retained moderate or high integrity, they received the following status code:

- i. **6L**- If does not meet California Register Criteria (Not CEQA Resource)
  - ii. **5S3/6L**- If it does not meet the California Register Criteria but may become eligible for local listing or financial incentives in the future (Not CEQA Resource)
- aa. Conduct Property Specific Research on Select Properties. The project team identified specific properties that appeared to have historic significance. Additional research was conducted on these properties. The research included limited building permit research, and Assessor's research to identify previous property owners and alterations to the building.
- bb. Prepared DPR 523 B forms. The project team identified buildings with historic significance under at least one of the identified historic contexts AND exhibited moderate or high integrity. These properties received a DPR 523B form and received the following status codes:
- i. **3S**- Appears eligible for the **National Register** as an individual property through survey (CEQA Resource)
  - ii. **3CS**- Appears eligible for **California Register** as an individual property through survey (CEQA Resource)
- cc. Update Excel Spreadsheet and Landmark List. The project team entered all the updated survey information into the Excel spreadsheet and added the National Register eligible (3S) and California Register eligible (3CS) properties to the potential Landmark list.

10. Identify Properties Constructed within the Last 50 Years with Potential Exceptional Significance

- dd. Conduct Reconnaissance Survey. The project team was tasked with identifying properties that are less than 50 years old that may have the potential for exceptional significance. To this effort, members of the project team drove the core areas of the City with members of the Planning Staff and the Historic Resources Board to consider mid-century buildings that may have exceptional significance. Select members of the project team re-surveyed those core areas and photographed each of the potential buildings. Because this was a reconnaissance level survey, the identification of properties less than 50 years old was limited to architectural significance.
- ee. Identify Potential Exceptional Significance. The criteria used for exceptional significance was consistent with the National Register Bulletin 15 (*Criteria Consideration G: Properties that Have Achieved Significance within the Past*

*Fifty Years*). A few potential properties were identified. The phrase “exceptional importance” is used in the bulletin to apply to properties of extraordinary importance of an event or category of resources that are so fragile that survivors of any age are unusual. Further, a property that has achieved significance within the past fifty years can only be evaluated when sufficient historical perspective exists to determine that the property is exceptionally important. The perspective is typically supported by scholarly research and evaluation. Finally, potential properties must be compared with similar properties within the area to justify exceptional importance. Regardless, the evaluator must justify the exceptional importance of the property relative to similar properties in the community, State, or nation.

- ff. Prepare List of Potential Resources. The project team considered several commercial, civic, and residential (single family and apartment) buildings from the mid-century period that were located within the core areas of the city and compiled a list of buildings that are less than fifty years old, but that are excellent examples of their architectural type and style. However, it is unclear without further evaluation if any of these buildings appear to have exceptional significance as defined by the National Register Bulletin 15. Because these properties are excellent examples of mid-century resources they would require evaluation on a case by case in the future. These properties received the status code of:
- i. **7N**- Needs to be Reevaluated. (Significance Undetermined per CEQA-these properties would require evaluation on a case by case basis)
  - ii. **3CS**- Some of the mid-century properties identified in the reconnaissance survey were constructed prior to 1959 and were included in the overall survey. If they appeared significant under one of the contexts identified in the survey (Recreation and Leisure, WWII, or Mid-century Architecture), then these properties received a status code of 3CS (Appears eligible for CR as an individual property through survey evaluation. (CEQA Resource)

11. Review and Update Landmark List Included in the City’s General Plan

- gg. Update Existing Landmark List from the City’s General Plan. The existing landmark list was compiled over several years and currently consists of a variety of properties including archaeological properties, historic properties, and properties that are less than fifty years old that are not historic. Several of the properties have been demolished or significantly altered since they have been included on the Landmark List. The City staff requested that the list be updated to only include architectural properties that are historically significant.
- hh. Remove Non-Historic Properties from List. The project team reviewed the existing Landmark List from the City’s General Plan and removed any archaeological properties or properties that are less than fifty years old that do not meet established significance criteria as a historic property. (The City maintains a separate list of archaeological properties that are protected under CEQA; due to state and federal archaeological protection laws, the City does not wish to include a list of these properties in the City’s General Plan).
- ii. Identify Demolished Properties. The project team reviewed the list of historic architectural properties and determined if the properties were extant or if they have since been demolished. This was done by driving and photographing each building on the landmark list. If the property was demolished, then the Excel Spreadsheet was updated to reflect this information.
- jj. Determine if Previous Landmark Properties Retain Integrity/Significance. The project team then reviewed all of the extant resources listed on the former Landmark list and determined if the property had been substantially altered or would not meet the California Register or National Register Criteria today. The status codes for each property were updated to reflect the following conditions:
- i. **5S1**- This status code was given to properties that are currently listed on the Landmark List that are primarily intact and have not been substantially altered. (CEQA Resource)
  - ii. **5S1/7N1**- This status code was given to properties that are currently listed on the Landmark List that have been altered, but the alterations are reversible. These properties would require rehabilitation/restoration to qualify as a historic property today. (Not CEQA Resource- unless restored to historic appearance)
  - iii. **6L**- For properties that no longer individually meet the National Register or California Register Criteria but that are located within a historic district boundary. These properties are considered Non-Contributing buildings to the district. (Not CEQA Resource but may warrant special planning)

- iv. **6Z** - if alterations are extensive and not reversible (Not CEQA Resources)
- kk. Update Excel Spreadsheet and Landmark List. The project team entered all the updated survey information into the Excel spreadsheet and updated the potential Landmark list. The new Landmark list now includes the following status codes:
  - i. **1S**- Properties currently listed on the National Register,
  - ii. **3S** and all properties constructed prior to 1959 that were identified in this survey that meet National Register Criteria,
  - iii. **3CS**- and all properties constructed prior to 1959 that were identified in this survey that meet California Register Criteria.
  - iv. **3CD**- all contributing buildings to the two identified historic districts,
  - v. **3CB**- all contributing buildings to historic districts that are also individually eligible for the NR or CR,
  - vi. **5S1** - all the extant (non-altered) properties from the previous Landmark List of an historic architectural nature, and
  - vii. **5S2**- the extant (non-altered) properties identified in the 1986 survey area that would meet National Register or California Register Criteria today.

### ***Post Survey Data Entry and Preparation of Reports***

The last phase of the project included assembling the survey information in order to peer review the DPR 523 forms, reviewing and editing the draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and preparing suggestions as to how the findings will be incorporated into the local planning process. This phase also included inserting and completing sources/notes, maps, formatting and citations for the draft historic context. The final recommendations will be used to update the Historic and Cultural Resources Element in the General Plan.

Once a draft report was prepared, the document and supporting forms were submitted to the City and HRB for review and comment. The project team met with City staff and select HRB members to review the survey findings and update the report. This resulted in additional research conducted on the outlying survey areas as well and review of potentially significant properties that are less than fifty years old. The project team met with the City staff and HRB members in the field to drive some of the historic district areas and outlying areas. The final report was updated from 2012 to 2014 to reflect these changes. The third phase of the project included the following:

- 12. Peer reviewing/editing the DPR 523 forms and Draft Historic Context. The draft historic context was circulated to several individuals, including members of the Historic Resources Board, who each participated in identifying information gaps as well as typographical and grammatical edits. The draft historic context was reviewed by the City of Huntington Beach's City Planning and Building Department and was peer reviewed by



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the survey project manager and the principal architectural historian for content and clarity. Similarly, the DPR 523 form sets were peer reviewed by GPA for content and accuracy. Following this initial review process, the DPR 523 form sets were submitted to the City for review and comment.

13. Finalizing district boundaries and contributing/non-contributing buildings. Based on input from the City planning staff and HRB members as well as the information gained through the final edit of the historic context and inventory forms, the project team made final determinations as to where district boundaries were located and which buildings contributed to the districts. This information was then included in the final inventory forms. No new inventory forms were prepared for previously recorded buildings within the district boundaries; however some of the properties that were previously evaluated (not as a part of this study) were identified as contributing or non-contributing to the proposed historic districts even if they received a status code previously. Therefore, the district boundary maps may indicate that a property contributes to the historic district, but the reader may need to reference the prior inventory form for information on the property if it was previously recorded in the 1986 survey.
14. Assigning status codes to all inventoried buildings. Based on integrity and known information on the properties, each building was given one of several status codes. Refer to Appendix B for a list of the status codes.
15. Finalizing property inventory database. Once on the survey was complete, the project team entered information on all of the properties into a master spreadsheet provided by the Huntington Beach Planning and Building Department of all properties constructed prior to 1959. To ensure that every property constructed prior to 1959 was inventoried in the city, the survey team checked each property that was not recorded in either of the surveys on Google earth to ensure that no properties of potential historical significance were missed. Notes on each property were taken and recorded in the spreadsheet including: year built, architectural style, period of significance, previous status code rating, current status code rating, whether or not a building contributed to a district and a basic architectural description of the property.
16. Finalizing the Updated Local Landmark List for the General Plan. Once the current survey was complete, the project team reviewed the previous local landmark list prepared in 1991 for the General Plan and made recommendations for additions of properties and/or properties to be removed from the list. Refer to Appendix B for a list of the 1991 Local Landmarks List, 2010 recommended Local Landmarks List, and a list of properties no longer recommended for local landmark listing.



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### *Next Steps in the Survey Process:*

The final components of the third phase of the project that are to be completed or that are in process are:

17. Public Outreach Meeting. Following the completion of the Historic Resource Survey and Draft Historic Context, the city will conduct a public outreach meeting to inform the public of the findings and results of this report. Any comments received in the public outreach meeting will be incorporated into the final report.
18. Presenting final historic context and inventory findings to the Historic Resources Board, Planning Commission and City Council. Andrea Galvin of GPA will present the final findings to the City to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations addressed in the report through an update to the Historic and Cultural Resources Element of the General Plan and follow-up implementation programs.



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## City of Huntington Beach Historic Context Statement

### Introduction

The City of Huntington Beach in many ways epitomizes the trials and tribulations of developing a modern city in a region that lacked many of the characteristics required for commercial and residential development, with the exception of raw land. The city was developed atop a series of treeless bluffs overlooking swampland on all three sides, with the Pacific Ocean to the west. Periodic flooding made travel into and out of the region arduous at best until flood control measures were put in place during the early twentieth century. Yet, its early pioneers and protagonists pushed on and ultimately the genesis of a community began to form.

During the late nineteenth century settlers began to recognize that the peaty soils surrounding what was to become Huntington Beach were cultivatable and could produce a variety of crops. The lands formally held by Abel Stearns as part of his rancho were being subdivided. To the east communities such as Santa Ana and Anaheim had already proven successful in the development of agricultural properties. By the 1890s much of the lands that surrounded Huntington Beach were under some form of cultivation.

**Table 1: Population Figures:  
Huntington Beach 1910-1969**

1910.....	815
1920.....	1,687
1930 .....	3,690
1940 .....	3,738
1942.....	4,912
1946.....	5,173
1950.....	5,258
1960.....	11,492
1969.....	112,021

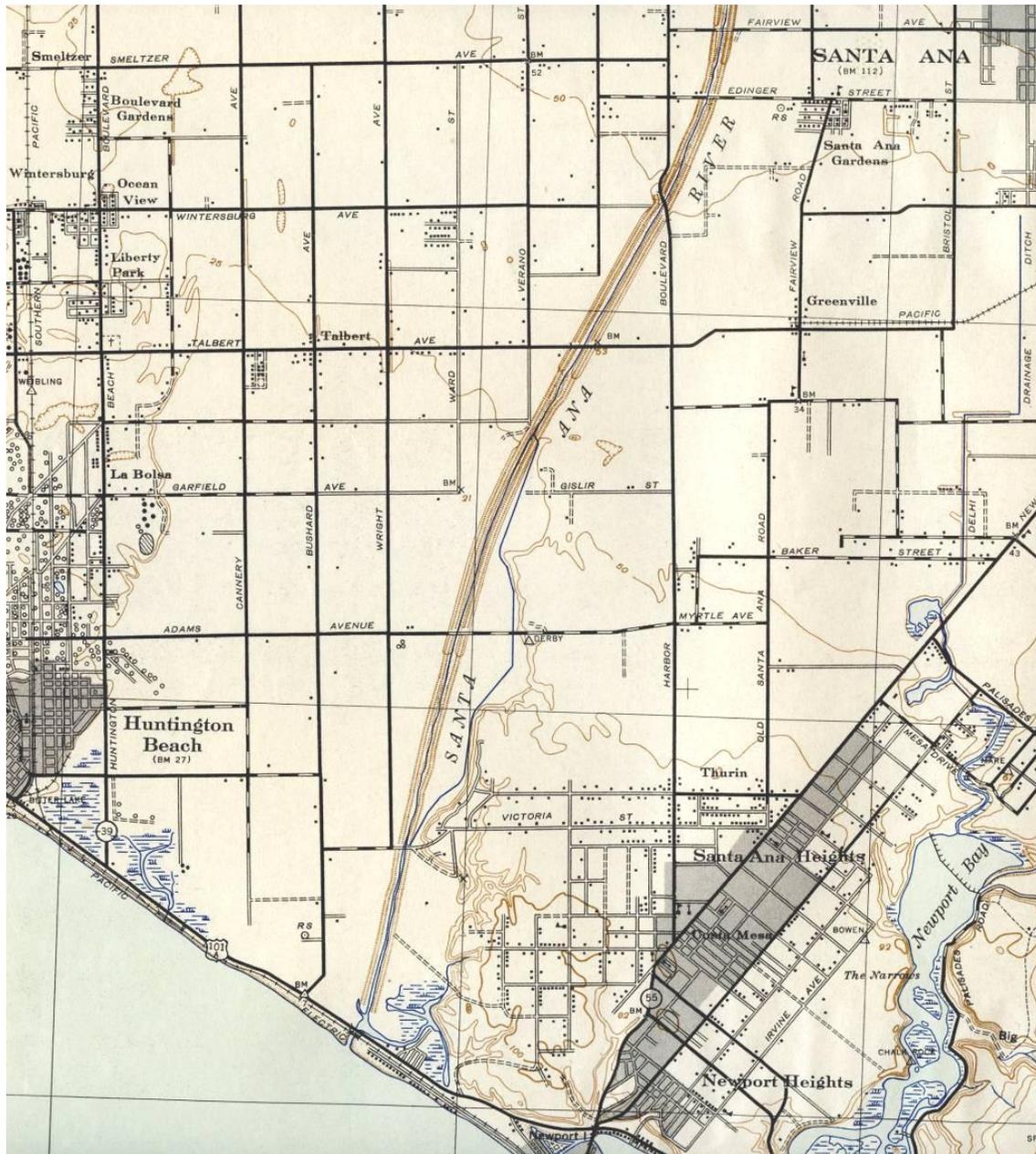
**Source:** Alicia Wentworth, comp. "The Ultimate Challenge," *City of Huntington Beach Miscellaneous Historical Data*, City Historian and Retired City Clerk, revised August 1997, pages 8-9.

The early history of the community is associated with the expansion of tourism and wealth in the greater Los Angeles Basin. Anglo-Americans were of course not the first humans to occupy the lands that later became Huntington Beach. Native Americans occupied the Huntington Beach area as far back as eight thousand years ago. Later, it was the coastal Gabrielino Indians who lived along the bluffs overlooking the ocean, bogs, and estuaries that surrounded the city. But it was the Mexicans or Californios that recognized the natural resources of the area, and ranchos were partitioned off of the original

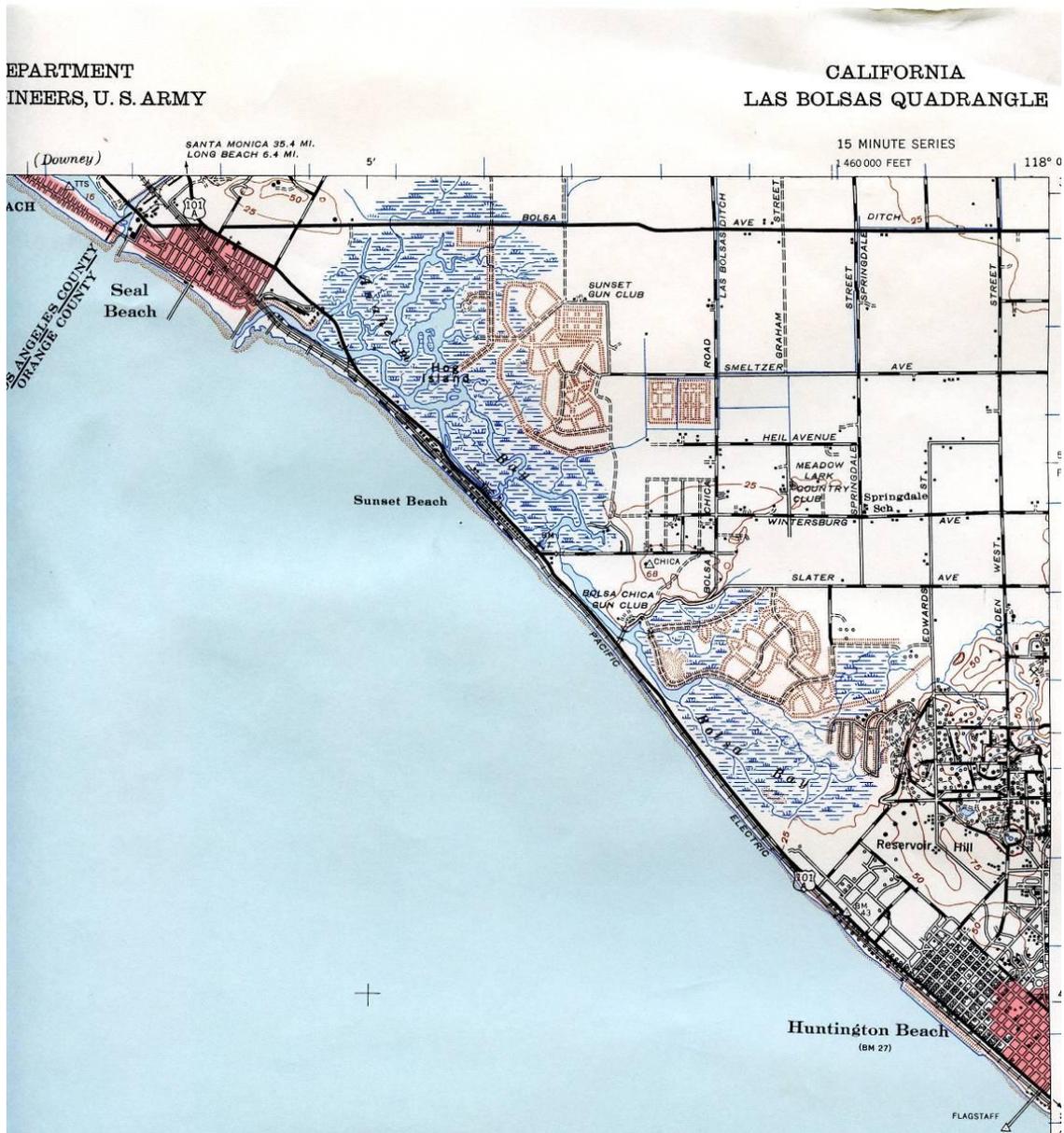
holdings, including *Rancho Las Bolsas* ("Pocket of Bays") and *Rancho La Bolsa Chica* ("Little Pocket").

Pioneer families like the Newlands, Talberts and Northams, to name just a few, formed the roots of the fledgling community that later became Huntington Beach. However, it was not until 1901 that the true foundation was formed, largely through the development of the Pacific City Consortium, and shortly after, the connection of the Pacific Electric Railway to Long Beach. Incorporated in 1909, by the 1970s Huntington Beach had become one of the fastest growing cities in the nation (refer to Table 1). The city's

mushrooming annexation and later suburban development absorbed nearby small communities such as Talbert, Ocean View, Wintersburg, Smeltzer, and La Bolsa.



**Figure 1:** USGS 1942 Topographic Map, Santa Ana, CA 1/62,500, depicting the southeast side of Huntington Beach.



**Figure 2:** USGS 1942 Topographic Map, Santa Ana, CA 1/62,500, depicting the northwest side of Huntington Beach.

The following historic context is organized in a manner that arranges information about related historical resources based on themes, geography, and chronology. It provides the framework within which the current built environment can be interpreted. Within each chronological period for Huntington Beach, as discussed in the context, property types are identified that are associated with these thematic areas. The intent of this study is to provide a general historic context reflective of Huntington Beach’s built environment, from its beginning through the 1960s when the city witnessed a massive expansion of its land base, rapid population increase, and the development of suburban tracts of residential homes and apartments (refer to Figures 1 and 2).



## ***Geological History***

The settlement and history of Huntington Beach was influenced as much by its geomorphology as it was by its culture and people. The geological history of Huntington Beach reflects dramatic changes in ocean levels and terrestrial life. It was during the inter-glacial periods that the ocean extended as far inland as Santa Fe Springs and Buena Park. The largest and closest river to Huntington Beach is the Santa Ana River, which over the millennia has changed course numerous times, particularly during flood events. The river flows westward from the San Bernardino Mountains through Santa Ana Canyon, emptying into the Pacific Ocean between Huntington Beach, Costa Mesa, and Newport Beach. The Bolsa Chica marsh is located to the north between the anticline and Seal Beach.

Major flood events in the early 1860s and again in 1938 reshaped the river channels and created sand spits into the ocean. The flood of 1938 destroyed thousands of acres of farmland in the Santa Ana River plain, depositing tens of thousands of cubic yards of mud and sand. For tens of thousands of years the Santa Ana River plain was a large swamp, as thick peat deposits underlie the entire region. Plant fossils, mammoths, sloths, horses, bison, and camels have been uncovered in the black carbonized peaty matter.

For a short time peat replaced coal as a fuel as it was cheaper than imported coal. Its use fell off when other sources became readily available, in part due to the odor it omitted when being burned. Later, successful measures were made at farming the peatlands during the late nineteenth century. By the late 1890s, Tom Talbert and William Newland, led an effort to dig a series of drainage channels, called the Willows/Newland Protection District. Once the channels were completed, the swamps and the peatlands were cultivated. Celery and beet farming was well underway by 1900. By 1910, a celery blight had devastated Huntington Beach and the outlying farming communities of Wintersburg and Talbert. In the 1920s, a beet blight nearly wiped out the local sugar industry. Due in large part to the efforts of local Japanese farmers, a transition to chili pepper cultivation was successful. By the 1930s, more than half the nation's chili pepper supply was produced in Orange County.

The Newport-Inglewood fault zone runs underneath Huntington Beach. The fault contributed to the Long Beach Earthquake of 1933. Though named after Long Beach, the quake's epicenter was actually in the outlying farmlands and oil fields of eastern Huntington Beach. Countless buildings were damaged or destroyed throughout the region. Fortunately, when the March 10, 1933 earthquake rolled through Huntington Beach around 6 in the evening, schools were empty and greater numbers of injuries avoided (refer to Figure 3). Despite the fault zone and peatlands, extensive residential and commercial buildings developed throughout the region in the early twentieth century, with little regard to seismic issues. The fault zone did provide some benefit to the region by creating oil traps and large oil reserves beneath the community.<sup>2</sup>

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<sup>2</sup> Carol Stadum. "The Geological History of the Huntington Beach Union High School District," in "The Ultimate Challenge," *City of Huntington Beach Miscellaneous Historical Data*, compiled by Alicia Wentworth, City Historian and Retired City Clerk, revised August 1997, pages 108-109.



**Figure 3:** View of damage along the Pacific Coast Highway caused by the Long Beach Earthquake of 1933. Despite its name, the epicenter of the earthquake was beneath the oilfields of eastern Huntington Beach. *Photo courtesy of Loyola Marymount University Library, Department of Archives and Special Collections.*

There are long bluffs that terminate on either end at the river channels and old marshes along the shoreline facing the Pacific Ocean. The bluffs are highly weathered and at one time extended far to the west into the current shoreline. Longshore currents move the sand parallel with the shoreline, depositing sand in various locations that alters the subterranean character for marine life, and, in modern times, create suitable waves for the sport of surfing.

The relatively mild climate of the coastline at Huntington Beach was a draw for health seekers during the late nineteenth and early twentieth century. Warm days and mild nights made outdoor activities attractive and fostered development of various activities along the shoreline.

While Southern California and Huntington Beach are known for their mild Mediterranean climate, powerful Pacific storms have slammed the coastline between Newport Beach and Huntington Beach for decades. At times, water spouts were observed between Huntington Beach and Catalina Island, although they were rarely known to come ashore. Some storms have left boats adrift along the shoreline. In the years 1912, 1939, 1983, and most recently in 1988, the storms were so severe that they damaged or destroyed city piers.



## ***Native American History***

Indigenous people inhabited Huntington Beach dating back to 8,000 BP. Prehistoric sites dating from between 7,000 and 1,200 BP, have been discovered in the area that have included large numbers of manos and milling stones, and a few projectile points such as arrowheads. Archaeologists have interpreted this assemblage to signify that the native groups had a greater dependence on seed collecting and shellfish gathering than hunting. Other tools discovered from this early period of occupation at millingsite sites along the coast and in the inland areas of present-day Southern California are "cogged stones" of undetermined function, made through pecking and grinding. Huntington Beach owns the rights to the "cogged stone" type site, commonly referred to as ORA-83, and informally referred to as the "Cogstone Site." The site is particularly important to interpreting the prehistory of Orange County and in particular Huntington Beach.<sup>3</sup>

Ethnographically, the Gabrielino Indians occupied the area that later became Huntington Beach. Their name is derived from their association with the San Gabriel Arcángel Mission during the Spanish period. These Native Americans were also known as the *Tongva*, which translates to "people of the earth." At the time of Spanish contact in the 18th century, they occupied a large swath of land along the California Coast, which included most of present-day Los Angeles and Orange counties, plus several offshore islands. The Gabrielino were one of the wealthiest, most populous, and reportedly most powerful ethnic nationality in aboriginal Southern California; their influence spread far to the north in the Central Valley and southern deserts.

The Gabrielinos lived in brush huts that were part of small villages with about 25 to 30 people. While no structures remain from this period of Huntington Beach's prehistory or ethno-history, there are several significant shell middens that have yielded important information regarding the lifestyles of these first inhabitants. It is also conceivable that in the future other village sites or satellite food procurement features may be uncovered during construction activities in certain areas of the city.<sup>4</sup>

## ***The Spanish and Mexican Eras (1770s-1848)***

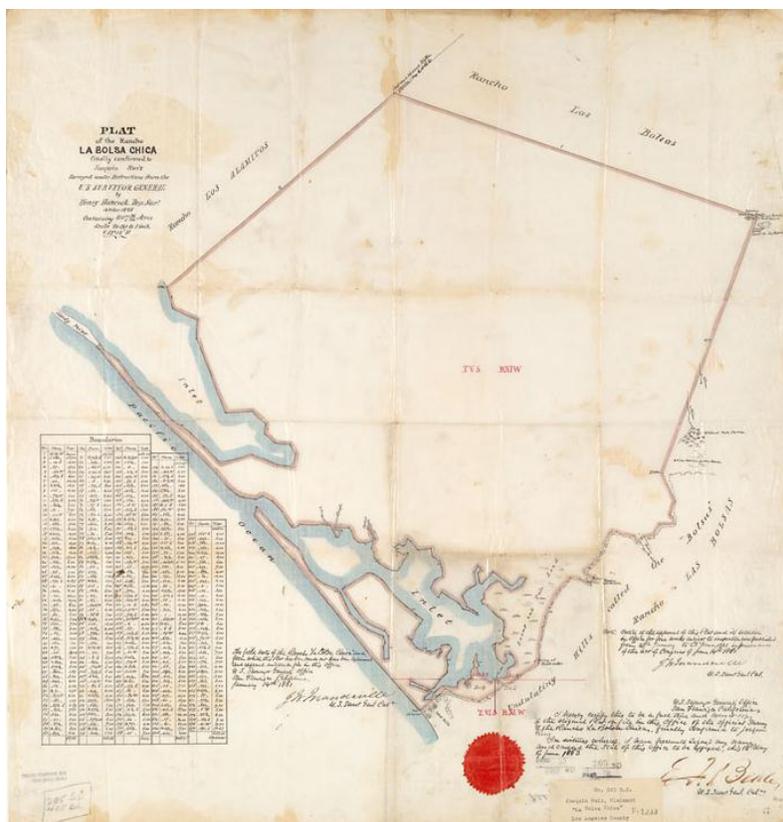
Jose Manuel Nieto owned the area referred to as Bolsa Bluff during the Spanish period in California's history, which dated from about 1770 to 1823. Later, *Rancho Santa Gertrudes*, which encompassed much of southern Los Angeles and northern Orange counties, was carved out of the original Nieto holdings. On May 22, 1834, *Rancho Las Bolsas*, which covered the twenty-one square miles in which the cities of Huntington Beach, Westminster, and Garden Grove would develop, was granted to Catarina Ruiz, widow of Jose Antonio, son of Jose Manuel Nieto. After Mexico gained independence from Spain, Nieto's heirs requested that Mexican Governor Jose Figueroa partition

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<sup>3</sup> Brian D. Dillon, Ph.D, *Archaeological Assessment of the SHEA Homes Project Tentative Tract 15377 and Tentative Tract 15419*, March 1997. ORA-83 was apparently first identified in the 1950s with work at the site occurring in the 1960s, and again in the 1970s. The site lies outside the study in the region of Huntington Beach referred to as Bolsa Chica.

<sup>4</sup> Refer to archaeological studies of sites on Edwards Hill.

*Rancho Santa Gertrudes* into six distinct ranchos.<sup>5</sup> In 1841, Figueroa partitioned the six square mile area to the northwest, *Rancho La Bolsa Chica*, and granted it to Joaquin Ruiz<sup>6</sup> (refer to Figure 4).



**Figure 4:** Plat of the Rancho La Bolsa Chica [Calif.]. Ultimately confirmed to Joaquin Ruiz and surveyed under instructions from the U.S. Surveyor General by Henry Hancock, Deputy Surveyor, October 1858. *Courtesy Bancroft Library, UC Berkeley.*

During the 1850s, Abel Stearns took over ownership of the *Las Bolsas* and *La Bolsa Chica* ranchos. He was a trader who emigrated from Massachusetts in 1820 and became the largest owner of land and cattle in Southern California. Stearns took control of the Nieto family’s land holdings after he lent them a sum of money and they defaulted on their payments.<sup>7</sup> Approximately ten years later, in 1868, the lands transferred to the Stearns Rancho Company because Stearns had suffered such great losses from drought.<sup>8</sup>

<sup>5</sup> Barbara Ann Milkovich, “The Impact of the Oil Industry on the Development of Huntington Beach California Prior to 1930,” M.A. thesis, California State University, Long Beach, May 1988, 12-15.

<sup>6</sup> Don Keller, “This is How Huntington Beach Began,” in “The Ultimate Challenge,” *City of Huntington Beach Miscellaneous Historical Data*, compiled by Alicia Wentworth, City Historian and Retired City Clerk, revised August 1997, 45.

<sup>7</sup> Bud Higgins, “Local History,” (1973 interview, Huntington Beach Public Library), 4.

<sup>8</sup> Carolyn F. Baily, “Huntington Beach History,” 1981, accessed November 4, 2013, <http://www.hbsurfcity.com/history/history2.htm>.



**Figure 5:** Map of a portion of Los Angeles County showing the "Abel Stearns Ranches," La Habra, Los Coyotes, San Juan Cajon, Las Bolsas, La Bolsa Chica; Baker, Geo. H. (George Holbrook), 1827-1906 Davidson, George, 1825-1911; Honeyman, Robert B; Northam, Edward F. United States. District Court, California : Southern District Land Case 88. *Courtesy Bancroft Library, UC Berkeley.*

### ***Associated Property Types***

No extant buildings or structures are known to exist within the study area representing either Spanish or Mexican land grant era properties in the city of Huntington Beach.

### ***Early Settlement and Agricultural Development (1848-1919)***

The early history of Huntington Beach is tied largely to the development of ranches along the bluffs overlooking swamp lands and river channels. Pioneers were drawn to the region because of its potential for agricultural development. The Stearns Rancho Company decided to sell the swamplands to new settlers for a reasonable price per acre but they chose to retain the mesa, which they perceived as being more valuable. The Stearns Company sold the last 17,000 acres of their holdings on the mesa in 1896, to Colonel Bob Northam. Northam, who raised grains and sold seed to neighboring farmers and ranchers.<sup>9</sup>

William T. and Mary Newland came to the area the same year and purchased acreage at the southeast edge of the mesa for farming.<sup>10</sup> Another pioneering family, the Newlands, immigrated initially to Half Moon Bay from Illinois in 1882, then migrated to Compton during the land speculation boom of the 1880s. In 1889, William Newland became the foreman for the Irvine Ranch, where he worked for many years prior to moving to the Huntington Beach area.<sup>11</sup> In 1974, the Huntington Beach Historical Society and the City of Huntington Beach negotiated an agreement for the restoration of the Newland House. Society volunteers worked to complete the major restoration tasks. The Historical Society also collected historical memorabilia, photographs, furniture and artifacts for use in the house. Opened to the public in June of 1978, the Newland House now serves as a museum.<sup>12</sup>

The Newlands farmed over 500 acres of rich peat land to which Mr. Newland referred to as “the bottom lands.”<sup>13</sup> With the help of neighbors Samuel and Thomas B. Talbert, the Newlands began to drain the peat and tule land by cutting canals and ditches. The Newlands raised celery, lima beans, chili peppers and sugar beets. They cultivated grain crops on the mesa away from the Santa Ana River floodplain. William T. Newland died in 1933 and Mary Newland continued to operate the ranch without William into the 1940s.

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<sup>9</sup> Higgins, “Local History,” 6.

<sup>10</sup> Higgins, 6.

<sup>11</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, *Ebb & Flow: 100 Years of Huntington Beach*, 2009, 28.

<sup>12</sup> Bill Billiter, “Charm of the Past Beckons: Stately Newland House, Circa 1898, Is Statement About a Simpler Time,” *Los Angeles Times*, February 22, 1993, accessed October 25, 2013, [http://articles.latimes.com/1993-02-22/local/me-335\\_1\\_newland-house](http://articles.latimes.com/1993-02-22/local/me-335_1_newland-house).

<sup>13</sup> Ibid.



**Figure 6:** Present-day view looking northwest at the Newland House and reconstructed barn.

The Newlands were not the only family to settle near the area’s peatlands. A man named D.E. Smeltzer bought forty acres from the Stearns holdings in the late nineteenth century and began to farm celery.<sup>14</sup> Smeltzer’s celery crop yields were substantial, “some of the finest grown on the west coast.”<sup>15</sup> He formed the Earl Fruit Company and hired several workers, many of them Chinese, who lived in a company town that had formed in the area that is now known as Smeltzer.<sup>16</sup> Other migrants came from the East and Midwest to homestead lands within the region that were later annexed into the city. Early settlers included Otho J. Buck and his two sons Sherman and Charles, who settled in the 1870s and raised celery, alfalfa, corn, beets, and potatoes; Daniel Boyde, a native of the Isle of Man, who settled in 1889 near Old Newport Beach; Samuel Talbert, a native of Illinois, who settled in the Fountain Valley area in 1897; George Stanton from Litchfield County, Connecticut, who was a farmer in the area that bears his name today; and George Gothard, who originated from Illinois and moved to Anaheim before settling on the tule lands near Wintersburg to cultivate celery.<sup>17</sup>

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<sup>14</sup> Higgins, “Local History,” 4.

<sup>15</sup> T. B. Talbert, *My Sixty Years in California* (Huntington Beach: Huntington Beach News Press, 1952), 65.

<sup>16</sup> Higgins, “Local History,” 4.

<sup>17</sup> Diann Marsh, *Huntington Beach: The Gem of the South Coast* (Carlsbad: Heritage Media Corporation, 2000), 35-38.



In the 1890s there were a number of Chinese immigrants to the Huntington Beach area who found work tending celery farms for farmers such as D.E. Smeltzer.<sup>18</sup> As early as 1900, Japanese immigrants were beginning to settle in the area. Charles Mitsuji Furuta, a key member of the Japanese community in Huntington Beach, came to the United States at the turn of the century. He was born April 7, 1882 in rural Hiroshima. In 1900, Charles left Japan for Hawaii to meet with his older brother, Soichi Furuta, who was working there. The boat Charles was on was redirected to Tacoma, Washington, because of an outbreak of disease in Hawaii that prevented the passengers from entering. In Tacoma, he found work at a lumber mill. In 1904, Furuta moved to Orange County, hearing that job prospects and the weather were good.

Furuta made his first foray into farming with four other men. They formed a cooperative they called *Goshinsha* and began to cultivate celery. The cooperative was a failure, and the four other men left, leaving Furuta alone with the debt. Furuta was able to pay the debt by leasing land for farming for several years from a man named M.C. Cole until he saved enough money to buy his own. He purchased five acres in 1908 with the help of Reverend Hisakichi Terasawa and planted gum trees. He returned to Japan in 1912 for an arranged marriage to Yukiko Furuta, a daughter of samurai—Japanese military nobility—lineage. After bringing her back to the United States, they built a house that still stands on his property, at the intersection of Warner Avenue and Nichols Lane. The Furutas later found success farming goldfish.<sup>19</sup>

As agriculture spread throughout the mesas and swamplands of present-day Huntington Beach in the late nineteenth and early twentieth centuries, other entrepreneurs saw different opportunities for the land. Sportsmen and hunters recognized the vast nesting areas for waterfowl along the swamps and river channels and developed hunting clubs or lodges for club members and guests. In the Bolsa Chica section of the coast, just north of Huntington Beach, the Bolsa Chica Gun Club was established on October 17, 1899 by Count Jasco Von Schmidt. Other clubs that ranged south to Newport Beach included the Creedmore, Green Wing, Los Patos, Lomita, Westminster, Golden West, Blue Wing, Chico, Samae, and McAleer.<sup>20</sup> None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain.

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<sup>18</sup> Higgins, “Local History,” 4.

<sup>19</sup> Yukiko Furuta, interview with Arthur Hansen and Yasko Gamo, June 17 and July 6, 1982, *Issei Experience in Orange County California*. Honorable Stephen K. Tamura Orange County Japanese Oral History Project, O.H. 1752.

<sup>20</sup> Marsh, 47.



**Figure 7:** Aerial View of the Bolsa Chica Gun Club and marsh, circa 1940s. Club founder, Count Jasco Von Schmidt, was a friend of the famed actress and philanthropist Madame Modjeska. Note the expansive lodge building in the center of the photograph. Behind in the rear were stables and a garage. *Courtesy Huntington Beach City Clerk's Office, Huntington Beach.*

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg.<sup>21</sup> These small communities were generally established near transportation hubs and away from the flood plains along the river channels and swamps.

In addition to Wintersburg and Oceanview, the two largest agricultural communities in the Huntington Beach area, there were also fledgling communities such as Smeltzer, and La Bolsa. All of these communities were linked by Huntington Beach Boulevard (Beach Boulevard). Similarly, Wintersburg Avenue (Warner Avenue) linked the communities of Long Beach, Sunset Beach, and Seal Beach with the agricultural lands in Huntington Beach.

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<sup>21</sup> While some of the early-day agricultural communities ultimately became incorporated cities, such as Westminster, others were absorbed into other communities.



### *Associated Property Types*

- Farms or ranches along bluffs overlooking swamp lands- including farmhouses and ancillary buildings
- Newland family home
- Slater family home- Wintersburg
- Simple balloon-framed buildings with gabled or hipped roofs
- Churches
- Schools

## *Wintersburg and Oceanview (1880s-1941)*

Wintersburg was developed in the late 1880s, followed by Oceanview, which was located immediately to the east. On November 7, 1906, the official subdivision map for Wintersburg was filed by S.H. Finley, Orange County Surveyor. The 1906 map depicts a rectangular four-block area running north to south that included Main Street (now Warner Avenue), Magnolia Street, Olive Street, and Cedar Street. The west boundary of Wintersburg was formed by Church Street (now Gothard Avenue). The subdivision was bounded on the east by the Southern Pacific Railroad right-of-way and fifty acres of property owned by George E. Peters.<sup>22</sup> The map suggests that Wintersburg was created as an official townsite, rather than a minor subdivision of single-family homes, as was the case with nearby Liberty Park.<sup>23</sup>



**Figure 8:** Aerial view of Wintersburg (outlined at left-center) and Oceanview (outlined at right) 1947.

*Courtesy Orange County Archives, Santa Ana, California.*

Henry Winters is credited as the key figure for the creation of the Wintersburg community. After the death of his first wife, Winters spent several years in the Midwest

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<sup>22</sup> Courtesy of Orange County Archives, Santa Ana, California. The area was referred to as “Wintersburg Village” until at least 1930. The 1930 US Census lists the area as “District 43- Wintersburg Village and southwest part of Huntington Beach township, excluding the city of Huntington Beach.”

<sup>23</sup> A subdivision map for Oceanview was not found in the Orange County Archives.



working as a contractor. In 1888,<sup>24</sup> Winters came to California and purchased twenty acres of land in the Oceanview area of Huntington Beach (near the intersection of present-day Warner Avenue and Beach Boulevard) and tried his hand at agriculture with much success. He purchased several more acres for farming, including twenty in what would become Wintersburg and twenty in Fountain Valley. Through the efforts of Winters, the Orange County area became known for its celery production—so much so that he was named the president of the California Celery Company in 1898. In addition to growing celery, Winters grew potatoes and corn and is credited as the first person in Orange County to promote the agricultural value of peatlands, previously believed to not be good for cultivating. Other farmers were attracted to the Orange County area upon seeing Winters' success.<sup>25</sup>

In 1897, a man named James McFadden built a railroad through what would become the community of Wintersburg. Winters cooperated with McFadden and donated land for the station and yard.<sup>26</sup> Winters also donated land for the Methodist Church (known today as the Warner Avenue Baptist Church) and installed a clay pipeline to drain the peat bogs to facilitate farming.<sup>27</sup> Fellow resident James Cain began a petition to name the town “Wintersburg” as recognition for Winter’s contributions to the community. In the 1920s, Winters built a bungalow style residence in Wintersburg, where he and his family resided.<sup>28</sup>

There were three principal crops that played important roles in the development of the area: celery, sugar beets and chili peppers. Orange County, and Wintersburg in particular, were known for their celery production, due in part to the efforts of Henry Winters. In 1902, there were over two thousand acres of celery being raised in the peatlands of Wintersburg.<sup>29</sup> Around the turn of the century, farmers began raising sugar beets. The sugar beet crops thrived and farmers were shipping full trains of beets to sugar refineries in Anaheim and Santa Ana daily.<sup>30</sup> At least 1,000 acres were planted in Wintersburg alone.<sup>31</sup> By 1909, the Colorado-based Holly Sugar Company began negotiations to build a sugar refinery in Huntington Beach, which was completed in 1911.<sup>32</sup> The refining plant was a huge draw for new residents seeking jobs and the population of Huntington Beach essentially doubled as a result.<sup>33</sup>

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<sup>24</sup> No Author, “Early Orange County Family Member Feted,” *Los Angeles Times*, January 9, 1956, B11.

<sup>25</sup> Samuel Armor, *History of Orange County with Biographical Sketches* (Los Angeles: Historic Record Company, 1921), 873.

<sup>26</sup> Armor, 874.

<sup>27</sup> “Early Orange county Family Member Feted.”

<sup>28</sup> Armor, 874.

<sup>29</sup> No Author, “Picnic of Peatland,” *Los Angeles Times*, December 28, 1902, C1.

<sup>30</sup> Huntington Beach Historical Society, “Holly Sugar Company,” June 17, 1975.

<sup>31</sup> No Author, “Numerous Wealthy Farmers in Orange County,” *Los Angeles Times*, January 1, 1912, IV111.

<sup>32</sup> “Holly Sugar Company.”

<sup>33</sup> “Numerous Wealthy Farmers in Orange County.”



**Figure 9:** Holly Sugar Factory, circa 1920s. *Courtesy Huntington Beach City Clerk's Office, Huntington Beach.*

Charles Mitsuji Furuta and other Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and beet crops to chili pepper crops. Sasaki was part of a large chili pepper growers' association that farmed thousands of acres and ran their own dehydrator and warehouses.<sup>34</sup> By the 1920s, *Nikkei*—a term that refers to the Japanese community—farms were producing more than half the nation's supply of chili peppers.<sup>35</sup>

An examination of United States Federal Census records from 1910 to 1930 reveal the diverse ethnic composition of Huntington Beach, particularly in the areas that were under cultivation outside the central city. During this period, most of the valuable agricultural lands in Huntington Beach were held by a few families or companies. The land was then leased to tenant farmers, many of whom were Mexican and Japanese. The census enumerates several locations that appear to have a high concentration of farmers or farm laborers, including the "Santa Ana River Bottom," "North Township Line," "Wintersburg," and "Talbert Townsite" areas.<sup>36</sup> This contract labor system was common to most of California's agricultural lands during the twentieth century. Housing for laborers was provided on-site in labor camps, however, long-term contractors or laborers often boarded in the small communities, such as Wintersburg, Oceanview, and Talbert.

Reports indicate that there were at least four labor camps in the Wintersburg area; two in Wintersburg, one in Smeltzer and one in Talbert. Henry Kiyomi Akiyama described the camps as consisting of around thirty-five men—sometimes as many as fifty—in one house. Beds were not provided; men would sleep on a dirt floor covered in straw under a blanket they had to bring themselves. The men worked Monday through Saturday, ten

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<sup>34</sup> Henry Kiyomi Akiyama, interview with Arthur Hansen and Yasko Gamo, June 10, June 29 and July 27 1982, *Issei Experience in Orange County California*, Honorable Stephen K. Tamura Orange County Japanese Oral History Project, O.H. 1751.

<sup>35</sup> The Japanese farmers grew such a large portion of the nation's chili peppers that between 1941 and 1942, when the Japanese were incarcerated during World War II, production dropped a steep seventy-five percent. Donna Graves, "Orange County," *Preserving American's Japantowns*, accessed November 4, 2013, <http://www.californiajapantowns.org/orange.html>.

<sup>36</sup> United States Census 1930, Huntington Beach Township, 1920.



hours a day, at a rate of fifteen cents an hour. One of the camps in Wintersburg was run by Tsuneji Chino, on a field owned by a man named Ray Moore; the other was run by a Mr. Goto. The camp in Smeltzer was located where the Huntington Center mall is today and was run by a man named Mr. Urano. The last camp, the largest, was run by a man named Egawa and was called “the Association.”<sup>37</sup>

Mexican immigrants formed another large pool of agricultural workers in Wintersburg. Mexicans were already established as an important agricultural labor force in California when the Immigration Act was signed in February of 1917. This Act diminished the number of immigrants from Mexico and barred “undesirable” immigrants from other countries, such as Asia, as well as immigrants over the age of sixteen who could not read.<sup>38</sup> Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

Although Wintersburg included residents of many different nationalities, its core agricultural workforce consisted primarily of Japanese immigrants and their families. There were two factors behind this influx. In 1882, the Chinese Exclusion Act was signed into law. This law, signed under president Chester A. Arthur, restricted Chinese immigration and prevented any Chinese residents from becoming United States citizens. The law was extended for another ten years under the Geary Act, and extended indefinitely beginning in 1902. The law was not fully repealed until the 1960s.<sup>39</sup> As a result, there was a labor shortage in the agricultural industry which created opportunities for newly emigrated Japanese, unaffected by this particular law. The second factor was the 1868 Meiji Restoration in Japan. This period of Japan’s development, resulted in rapid modernization and industrialization, which in turn left many farmers and workers jobless. Many would seek work in the United States, with the earliest—as yet illegal—immigration beginning in 1868, and increasing in the 1880s as laws became less restrictive.<sup>40</sup>

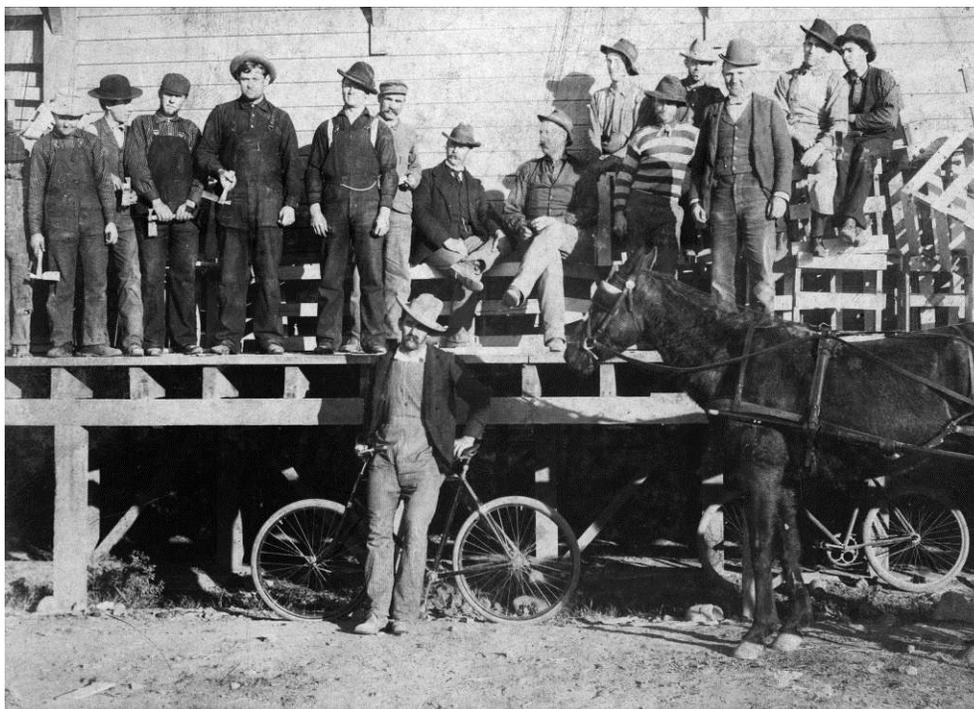
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<sup>37</sup> Henry Kiyomi Akiyama.

<sup>38</sup> “1917 Immigration Act,” *U.S. Immigration Legislation Online, University of Washington-Bothell*, accessed October 29, 2013, [http://library.uwb.edu/guides/usimmigration/1917\\_immigration\\_act.html](http://library.uwb.edu/guides/usimmigration/1917_immigration_act.html).

<sup>39</sup> “Chinese Exclusion Act (1882),” *Aspiration, Acculturation, and Impact: Immigration to the United States, 1789-1930, Harvard University Library Open Collections Program*, accessed October 28, 2013, <http://ocp.hul.harvard.edu/immigration/exclusion.html>.

<sup>40</sup> “Japanese: Introduction,” *Library of Congress’ Learning Page, Classroom Materials: Immigration*, accessed November 14, 2013, <http://www.loc.gov/teachers/classroommaterials/presentationsandactivities/presentations/immigration/japanese.html>.



**Figure 10.** Celery harvest workers, 1897. The photograph may have been taken along the celery packing shed built adjacent to the Southern Pacific Railroad siding in Wintersburg, where packing sheds provided storage for agricultural products ready for shipment to local and regional markets. *Courtesy Orange County Archives, Santa Ana, California.*

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese farmers settling in the area. The Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was less opposition from labor organizations.<sup>41</sup> By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach.<sup>42</sup> The predominant occupation of Japanese in and around Wintersburg was farming or "truck farming," which refers to tenants who generally leased and farmed lands owned by Americans, and trucked their produce to nearby markets. All the work was carried out by hand. Japanese laborers were hired to cut and trim the celery and place the produce in crates ready for shipment. Smeltzer, and Wintersburg just to the south, were the central locations for celery operations. In November 1906, it was reported that fifty-four carloads were shipped. Most of the celery crated was headed for eastern cities.<sup>43</sup> In addition to the Japanese that were hired seasonally, many of the hundreds of Japanese that resided around Smeltzer and Wintersburg were independent leasers and a few were property owners. After the passage of restrictive land laws, such as the California Alien Land Law of 1913, land ownership was nearly impossible for the *Issei*, or the first-generation Japanese immigrants, in the early twentieth century; the law prohibited immigrants

<sup>41</sup> Dr. E.A. Sturge, "Annual Report of the Board of Foreign Missions, Presbyterian Church USA," 1915.

<sup>42</sup> No Author, "Japanese Women's Club," *Los Angeles Times*, September 25, 1911, I11.

<sup>43</sup> No Author, "Huntington Beach Events," *Los Angeles Times*, November 23, 1906, I111.



ineligible for citizenship from owning land.<sup>44,45</sup> Later, the American-born children of the *Issei*, the *Nisei*, would be able to own land as American citizens.<sup>46</sup>

The Japanese workers were well-organized and dealt with their American employers through a system of independent labor contractors, known as *keiyaku-nin*. The *keiyaku-nin*, like Tsuneji Chiro, helped settle disputes and negotiated wages. The Smeltzer Japanese Association also provided assistance with disputes and provided other consular and community services. As Japanese moved from workers to producers, tensions among Anglo-Europeans and Japanese increased regarding unionization, accommodating existing growers associations, and fixing prices.<sup>47</sup>

As Wintersburg and its agriculture continued to prosper, demand for social institutions such as churches and schools grew. In 1904, there was a community meeting in Wintersburg Village regarding the need for churches. After this meeting, two churches were constructed, the Wintersburg Methodist Church (known today as the Warner Avenue Baptist Church) and the Japanese Presbyterian Church.<sup>48</sup>

The Wintersburg Methodist Church was designed by architects Marsh and Russell in 1906.<sup>49</sup> Marsh & Russell were active on the west coast and designed a number of churches.<sup>50</sup> The construction of institutions and dwellings led to an increase in skilled laborers beyond that of agricultural laborers within the area.

Additionally, Reverend Hisakichi Terasawa of San Francisco established a mission at Wintersburg in 1904. Many *Issei*, and *Nisei* were attracted to the area by the good works of Reverend Terasawa who often ministered in Orange County. In 1908, with the help of Reverend Terasawa, Charles Mitsuji Furuta purchased land in Wintersburg that would become his home, located near the present-day intersection of Warner Avenue and Nichols Lane between Gothard and Beach Boulevard.<sup>51</sup> Furuta donated his land in several stages for the construction of the Japanese Presbyterian Church complex located at

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<sup>44</sup> “Chronology of WWII Incarceration,” *Civil Liberties Archives and Study Center, Japanese American National Museum*, accessed October 28, 2013, <http://www.janm.org/projects/clasc/chronology.htm>.

<sup>45</sup> The California Alien Land Law was just one of many pieces of legislation restricting the rights of non-Caucasian immigrants to the United States, including but not limited to, the Naturalization Acts of 1790 and 1870 and the Immigration Act of 1924.

<sup>46</sup> There are two known properties owned by Japanese prior to the Alien Land Law of 1913: the Furuta family home and barn at the corner of Warner Avenue and Nichols Lane, and the Asari (later Tashimi) Market which is said to have been located at the north side of Warner Avenue in Smeltzer. The Furuta property is still extant.

<sup>47</sup> *Los Angeles Times*, January 2 1908; January 5, 1908

<sup>48</sup> Mary Urashima, *Historic Wintersburg in Huntington Beach* (Charleston: The History Press, 2014), 25.

<sup>49</sup> No Author, “Building Permits Issued,” *Los Angeles Times*, April 29, 1906, V24.

<sup>50</sup> “Marsh and Russell, Architects,” *Pacific Coast Architecture Database*, accessed October 31, 2013. <https://digital.lib.washington.edu/architect/partners/127>.

<sup>51</sup> Deed of Sale from John Dubois, Forest Dubois, his wife and Ida Caldwell to H. Terasawa, 2 March, 1908, Orange County California. County Recorder’s Office, Santa Ana, California. The land was transferred to Charles Futura’s name in a deed dated 28 February. 1912.



Warner Avenue and Nichols Lane.<sup>52, 53</sup> In 1932, Furuta donated additional land to the burgeoning church and help build another larger, Spanish Colonial Revival style building next to the first board and batten structures in 1934.<sup>54</sup> Furuta and his brother-in-law Henry Kiyomi Akiyama later developed a thriving goldfish business, one of the largest in the nation. Tsurumatsu Asari Akiyama also had a large goldfish farm, called the Pacific Goldfish Farm.

Apart from the Furuta family, other Japanese owned businesses in the community and worked together to establish the mission, schools, and social institutions. Tsumuratsu Asari owned a Japanese market on the north side of Warner Avenue, near present-day Lyndon Street. The store carried Japanese groceries and on occasion, clothing.<sup>55</sup> Around 1910, Asari agreed to construct a second-story on the grocery store for the Smeltzer Japanese Association to use as a meeting place.<sup>56</sup> Portions of the market were also used as a barber shop and pool hall, the latter of which was said to be more popular with Mexican workers than the Japanese community. The store was later owned by Gunjiro Tajima who had a job as a delivery boy for the market under Asari's ownership.<sup>57</sup>

In 1911, the Japanese women who resided in Wintersburg, Talbert, Smeltzer, and other nearby communities banded together to form the first Japanese ladies' society in the nation.<sup>58</sup> A year later in 1912, a Japanese-language school was organized in a small house in Talbert for the children of the first Japanese families to settle in Huntington Beach. The *Issei* felt it was important to teach Japanese reading and writing skills to their American-born children. This would be the first of several Japanese schools started in the area.<sup>59</sup>

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<sup>52</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach. *Ebb & Flow: 100 Years of Huntington Beach*, 2009, 28.

<sup>53</sup> ICF International, "Warner-Nichols Project: Draft Environmental Impact Report," October, 2012.

<sup>54</sup> Joseph D. Santiago and the Historic Resources Board, 28.

<sup>55</sup> Yukiko Furuta.

<sup>56</sup> The Smeltzer branch of the Japanese Association was organized by two men, Tsuneji Chino and Shujiro Ohta; Henry Kiyomi Akiyama.

<sup>57</sup> Yukiko Furuta.

<sup>58</sup> "Japanese Women's Club."

<sup>59</sup> Charles Iwao Nishizu, interview with Arthur Hansen, June 14 1982, *Nisei Experience in Orange County California*, Honorable Stephen K. Tamura Orange County Japanese Oral History Project, O.H. 5b.



**Figure 11:** Japanese family next to Wintersburg Church, December 25, 1950, *Courtesy Orange County Archives, Santa Ana, California.*



**Figure 12:** Japanese Presbyterian Church, Wintersburg, December 9, 1934. *Courtesy Orange County Archives, Santa Ana, California..*

Despite the passing of the Japanese California Alien Land Laws of 1913, the greater Huntington Beach community had favorable relations with the *Issei* and *Nisei* farmers as illustrated by the following Huntington Beach News story from June, 1914:

Pier Celebration Was Gigantic Success; Twenty Thousand Visitors Entertained; Fifteen Hundred Automobiles Here Sunday... festivities included a concert by the Municipal Band of Long Beach, swimming and diving events, a casting tournament by members of the Southern California Rod and Reel Club, and Japanese fencing and sword dances.

While Orange County and Wintersburg had generally less in the way of restrictive land use laws than other parts of Southern California, and business relationships and friendships existed between communities, the Japanese residents of Wintersburg were not



free from discrimination. They faced the same struggles with land ownership, citizenship and race tensions as others of Japanese descent in other Southern California communities.<sup>60</sup>

Following the Japanese bombing of Pearl Harbor in December 1941, many of the Japanese living and working in the Huntington Beach area were forcibly removed and incarcerated<sup>61</sup> by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps.<sup>62</sup> Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon.<sup>63</sup> By March 1942, the Federal Bureau of Investigation (F.B.I.) had seized 250 Japanese residents, including Japanese priests, ministers and language teachers, who were detained in Southern California. Furuta, who was elected President of the Japanese Association in 1940, was taken by the F.B.I. in early 1942 for questioning and later incarcerated with his family at Poston, Arizona.<sup>64</sup> The houses of Japanese families incarcerated during wartime were later occupied by oil workers.

From 1942 through 1943, chili pepper production in California withered due to the incarceration of Japanese American farmers, who had contributed to the growth of more than half the nation's crop before the war. While it is not known how many Japanese families returned to Huntington Beach after being forcibly removed and incarcerated, the Furuta family returned to Wintersburg shortly before the war's end to raise sweet peas and water lilies for another thirty years. Their house and the church complex are still extant at the corner of Warner Avenue and Nichols Street.

### ***Associated Property Types***

- Tenant Properties
- Warner Baptist Church
- Buildings associated with packing or shipping produce near the rail line
- 1904 Japanese Mission
- 1910 Japanese Presbyterian Church
- 1934 Japanese Presbyterian Church
- Furuta Home, Barn, ponds and gardens
- *Goshinsha* Mutual Confidence Company Bunkhouse
- Single family residential buildings from 1890-1910

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<sup>60</sup> Urashima, 123.

<sup>61</sup> While "internment" is a generally recognized term for the forced removal of Japanese Americans immediately following the bombing at Pearl Harbor, the preferred description among the Japanese American community as well as scholars on the subject is "forcible removal and incarceration." Internment refers more accurately to "legally permissible detention of enemy aliens in a time of war." However, a large portion of the Japanese incarcerated were American citizens. It is also important to note that no *Issei* or *Nisei* incarcerated during World War II was ever found guilty of any crime against the United States; "Terminology and Glossary," *Densho: The Japanese American Legacy Project*, accessed October 28, 2013, [www.densho.org](http://www.densho.org).

<sup>62</sup> Clarence Iwao Nishizu.

<sup>63</sup> Yukiko Furuta.

<sup>64</sup> Yukiko Furuta.



## *Beach Town Resort (1901-1920)*

Beginning in 1896, William T. Newland expressed interest in forming a city near his farm in the present-day Huntington Beach area. In 1901, a man named Phil Stanton contacted Newland, expressing interest in Newland's venture.<sup>65</sup> Together with Senator John Anderson, Colonel S.H. Finley, Simeon Kalisher, and Judson House, Newland and Stanton formed a syndicate to purchase land from Colonel Bob Northam and develop a town.<sup>66</sup> The syndicate was called the West Coast Land Company and they purchased forty acres from Northam's holdings in what is now downtown Huntington Beach.<sup>67</sup> The men had a vision of a west coast resort like Atlantic City in New Jersey.<sup>68</sup> However, their venture was short-lived. After constructing a pier and pavilion and creating a business district for their "Pacific City," the syndicate had run out of money and could not continue. They sold the company to a group of Los Angeles-based businessmen.<sup>69</sup> The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of \$95,000.<sup>70</sup> The company, under new ownership, was named The Huntington Beach Company. "Huntington" is said to have been used to entice railroad tycoon Henry Huntington to extend his Pacific Electric Railway to Huntington Beach.<sup>71</sup> Huntington was also offered one-twelfth of the subdivided lots and an interest in one-fifth of the oceanfront lots, as well as right of way along the shore to further encourage him to build the railway.<sup>72</sup>



**Figure 13:** Huntington Beach looking at the corner of Ocean Avenue and Main Street, circa 1907. Note the wood-frame, false-front style facades fronting what today is the Pacific Coast Highway. Jack's Surfboards ultimately occupied the location of the former Poinsetta Art Store. The building to the left was another art studio followed by a real estate office.

*Photograph courtesy City of Huntington Beach, Centennial Photo Gallery, 2009.*

<sup>65</sup> Higgins, "Local History," 6.

<sup>66</sup> Talbert, 69.

<sup>67</sup> Higgins, "Local History," 7.

<sup>68</sup> "Our 75<sup>th</sup> Anniversary: The Huntington Beach Company," *Seacliff Brzeeze* (May 1978): 1.

<sup>69</sup> Higgins, "Local History," 7.

<sup>70</sup> No Author, "Pacific City now Huntington Beach: Big Transfer of Seaside Land in Orange County," *Los Angeles Times*, May 30, 1903, A6.

<sup>71</sup> Higgins, "Local History," 7.

<sup>72</sup> Talbert, 70.

By December 1903, the Huntington Beach Company had laid the groundwork for the new city. The Los Angeles Times described the actions of the company in a December 15, 1903 article:

*The expansionists along the Coastline are the ones just now who are urgent in their desire that trolley car communications be opened up with Huntington Beach, before the spring months begin to attract travel to the beaches. There are 1800 acres at this beach, all controlled by a company of which Mr. Huntington is himself a director. Now it is reported that the engineers' plans are being considered for a spur from the Long Beach main line in the vicinity of Signal Hill, which will be carried to a point somewhere in the vicinity of Anaheim Landing and then will follow the coast line to the new beach.*

*But according to the ultimate idea, which has not yet matured, or has not been allowed to transpire, this new beach line will not be a spur at all. At future date it will be continued along the coast to Newport and from there be continued to Santa Ana and a junction made with the direct line from Los Angeles to Santa Ana. The Huntington Beach has a frontage much the same as Long Beach, and there is said to be no undertow and that the new breakwater works at San Pedro has had no perceptible influence in causing a swirl in the water. The fishing too, is said to be splendid, partly because the waters have not been over-fished. With the completion of this branch line, however, a great deal of attractive residential acreage will be put on the market, and with about three and a half miles of ocean frontage the new beach will make bid for favor.<sup>73</sup>*



**Figure 14** (Left): View of the Pacific City Wharf, ca. 1904. The wharf was completed in August 1902. Courtesy Bancroft Library, UC Berkeley.

**Figure 15:**(Right): Huntington Beach Advertisement. *Out West Magazine*, Vol. XXIII, No. 4, October 1905.

The spring of 1904 was a very busy time for the newly formed city of Huntington Beach. The pier was drawing tourists to the community and town lots were advertised for sale. In May 1904, the *Los*

**Huntington Beach**

POWERFUL, unswerving forces are pushing this town onward and upward toward the goal of success. Hundreds are laying "fortune foundations" by investing in HUNTINGTON BEACH PROPERTY. The word "progress" is imprinted indelibly across the face of this young but enterprising town. Men YOU know are investing here—men whose judgment you have always relied upon. Don't confuse Huntington Beach with the various sand lot propositions. It is a coming city—now in an embryonic state, it is true, but with a commercial future that assures continuous prosperity. If you are looking for an ideal living place—if you want an iron-clad investment—if you want to get in line with live, progressive people—

*Go to Huntington Beach*

Huntington Beach Realty Co., Hearn & Clinginger, Real Estate, Geo. E. Phelps, N. Gibbs & Co., Grocers, H. A. H. House Furnishing Co., Ed. Manning, Plumber, S. D. Southard, Livery.

<sup>73</sup> No Author, "Electric Line to Huntington Beach," *Los Angeles*



*Angeles Times* noted that materials were being shipped to Huntington Beach for construction of the electric railway from Los Angeles to Huntington Beach via Long Beach.<sup>74</sup> The line was expected to be completed by June 15th of that year. The Huntington Beach Company continued to expand its real estate holdings and was soon the principal land owner in the area, and constructed the city's early-day infrastructure.<sup>75</sup> The Huntington Company's principal offices were located in Los Angeles. In the same month the newspaper reported that Postmaster W. C. Smith had moved the original post office across Main Street into a new two-story building. Irving S. Watson arrived in the city from the Long Beach Tribune and acquired two lots on 3<sup>rd</sup> Street near Philo Avenue, and Mr. and Mrs. C. V. Brown, and their child of Corona, and Mr. and Mrs. Randolph Bush of Orange, had occupied the Skelley cottage on 5<sup>th</sup> Street. Alfred Shrosbree, formerly of Long Beach, had nearly completed a residence on 6<sup>th</sup> Street near Ocean Avenue and expected to build another house on his adjoining lots.

W. L. Salisbury, formerly a resident of Topeka, Kansas bought seven lots at the corner of Seventh and Water Streets and planned to build two rental houses. J. R. Wilson of Santa Ana was building a substantial residence on the west side of North Main Street.

The fledgling beach community was taking shape. The Huntington Beach Company laid out the city's early infrastructure in 1904. Electricity, water, telephone lines and roads were all installed, and the Company constructed a cemetery, a city dump and a hotel.<sup>76</sup> Roads were being oiled, and construction of a school was underway along Finley Avenue. Nearly all the lots in the original town site were reportedly sold by 1904 and the Company was in the process of platting three additional blocks.<sup>77</sup> It is said that boosterism was employed to encourage buyers and create demand. Henry Huntington extended his Pacific Electric "Red Car" electric railroad line from Long Beach to Huntington Beach and Newport Beach and the first cars on the new line began running hourly in July of 1904.<sup>78</sup> An 80 foot wide boulevard was graded and oiled running north to south along the bluff next to the Red Car line. The main thoroughfare would become known as Ocean Boulevard.<sup>79</sup> The first business in town was reportedly built at the corner of Walnut and Main Street. Soon other commercial lots were purchased and buildings erected.

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<sup>74</sup> No Author, "Huntington Beach: Making Way for Trolley," *Los Angeles Times*, May 14, 1904, A9.

<sup>75</sup> John Roulette, "Huntington Beach – History," in "The Ultimate Challenge," *City of Huntington Beach Miscellaneous Historical Data*, compiled by Alicia Wentworth, City Historian and Retired City Clerk, revised August 1997, 2-3.

<sup>76</sup> Higgins, "Local History," 7.

<sup>77</sup> No Author, "Huntington Beach: Post Office is Moved," *Los Angeles Times*, May 20, 1904, A9.

<sup>78</sup> No Author, "Among Owners and Dealers, Market Shows No Signs of a Break," *Los Angeles Times*, July 3, 1904, D1.

<sup>79</sup> Ocean Blvd. was renamed the Pacific Coast Highway in 1926.



**Figure 16:** Photograph of the Huntington Beach Realty Company office owned and operated by Seely and Gillespie. Note the upper lettering on the building's marquee that reads "Productive Peat and Sediment Lands with Artesian Water - Flowing Water." Huntington Beach had inadequate water supplies for the city during the early years of development. *Photograph courtesy California Beach News, 2009.*

Huntington Beach was also home to a large Methodist Camp. In the 1870s Methodist Minister John A. Vincent began a summer session to train Sunday School teachers at Lake Chautaugua, New York. His sessions, named "Chautaugua," became quite popular and evolved into lectures and publications mixing religion with science. By the 1880s, followers of the Chautaugua movement selected Long Beach as the location for camp meetings. Attendees of the Methodist camp provided tourism dollars for the fledgling Long Beach community. In the interest of extending the camp's reach into nearby beach communities, Methodist leaders sought a new location for their camp meetings.

In the spring of 1905, John DuBois, acting on behalf of the Huntington Beach Company, donated four city blocks in the middle of the planned residential section of Huntington Beach to the Methodist Resort Association and agreed to build a large tabernacle. For its part, the Board of Trade raised \$5,000 to help with the relocation of the Methodist Camp to Huntington Beach, and in return the Resort Association agreed to remain in Huntington Beach for a period of ten years or more. A committee was formed to raise the \$10,000 needed to construct an auditorium that could seat around 3,000 people. Thomas Talbert was a member of this committee.<sup>80</sup>

<sup>80</sup> Talbert, 78.



**Figure 17:** A circa 1909 postcard depicting the tents and newly-built auditorium of the Methodist Campgrounds, *Courtesy Marvin Carlberg and Chris Epting, Huntington Beach (Chicago: Arcadia Publishing, 2009), 78.*

Later that same year, the first Methodist “Chautaugua” meetings were held in Huntington Beach. A tent city was erected on the four acre site donated to the organization to house attendees of the various conventions. These campgrounds were also known as Arbamar. The campgrounds were one of the first business endeavors in Huntington Beach, drawing visitors to the area to see speakers such as Christian Temperance Crusaders like John Brown, Amy Semple MacPherson and Bob Burdett. With the encouragement of Judge Charles Willis Warner, the Grand Army of the Republic (GAR)—a fraternal Civil War Veteran group—used the Methodist Campgrounds in 1905.<sup>81</sup> The Methodist campgrounds were in use and provided revenue from the time the land was donated in 1905 until 1923, when the land was sold for oil development.

A grand hotel known as the Huntington Inn was built on the bluff to the north. In 1909, Huntington Beach was formally incorporated as a city and encompassed an area of 3.57 square miles. In 1911 a branch rail line was built from the main line along the waterfront inland for approximately three miles to service the three sugar beet factories, as well as the newly completed broom factory. However, it was not until 1916 that City Engineer George W. Spencer surveyed and filed the Official Plat Map of the City of Huntington Beach.

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<sup>81</sup> Joseph D. Santiago and the Historic Resources Board, 9.



**Figure 18:** View of the newly constructed Huntington Beach Municipal Pier, circa 1914. *Courtesy Library of Congress, Washington, DC, HABS/HAER Photograph 2115.*

While agriculture helped sustain the local economy, the beach and Huntington Beach pier were two of the most important tourist attractions in the city. The city's first wooden pier, completed in 1902 of untreated wood, had become dilapidated and covered in barnacles, and needed to be replaced. Voters approved a \$70,000 bond to reconstruct it in 1911, and by 1914, the city dedicated a new 1,350 foot long concrete pier located at the foot of Main Street (refer to Figure 18). The pier was lengthened by 500 feet in 1930, but the extension was destroyed in 1939 by a hurricane.<sup>82</sup> After reconstruction, the pier was reopened in 1940; however, following the 1941 attack on Pearl Harbor, the United States Navy commandeered the pier for submarine watch until the end of the war.<sup>83</sup>

Another of Huntington Beach's famous tourist attractions, the "Saltwater Plunge" was constructed in 1909 by the Huntington Beach Company. The enclosed, open-air structure was pumped full of sea water which was heated for a week's use before being drained and refilled.<sup>84</sup> The surf was considered by many to be too dangerous and cold, so the heated water was very popular.<sup>85</sup> A roof was added to the Saltwater Plunge in 1922 and filters were later installed to allow continual fresh water to be pumped into the pool. High school swimming teams and

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<sup>82</sup> Talbert, 84.

<sup>83</sup> Robert Eichblatt, City Engineer, "Rebirth of a Landmark: The Huntington Beach Pier-The Challenge," in "The Ultimate Challenge," *City of Huntington Beach Miscellaneous Historical Data*, compiled by Alicia Wentworth, City Historian and Retired City Clerk, revised August 1997, 77-78.

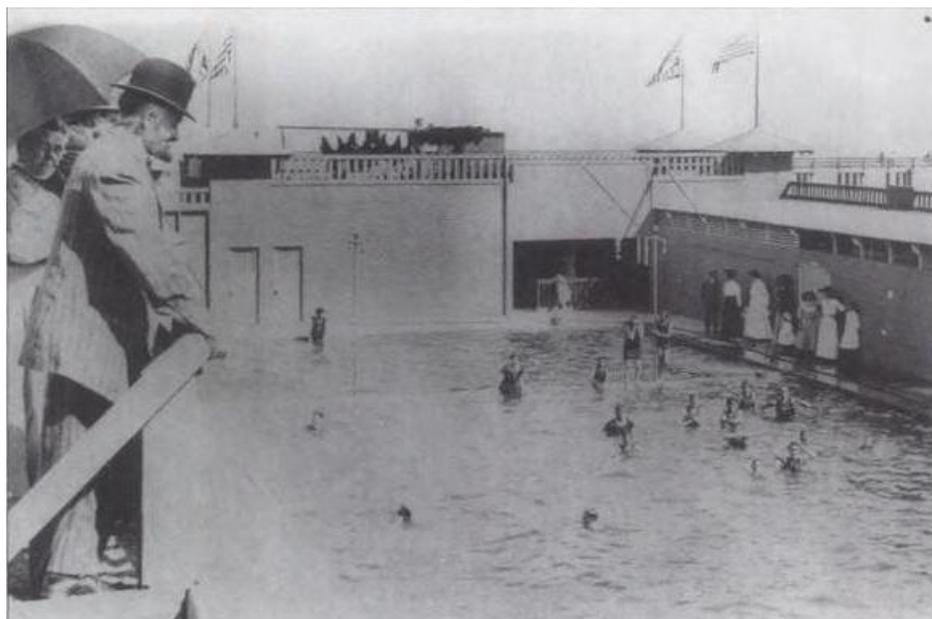
<sup>84</sup> No Author, "52-Year-Old Plunge to be Closed in Oil City," *Los Angeles Times*, September 10, 1961, OC3.

<sup>85</sup> Chris Epting, *Images of America: Huntington Beach, California* (Chicago: Arcadia Publishing, 2001), 60.

professional swimmers and divers made use of the plunge until 1961 when it was closed and demolished to make way for a hotel and office building.<sup>86</sup>



**Figure 19:** View of the Huntington Beach Municipal Plunge, located just north of the pier, circa 1920. *HABS/HAER Photograph 1785, courtesy Library of Congress.*



**Figure 20:** Photograph of the Huntington Beach Saltwater Plunge, circa 1912. *Photograph courtesy Chris Eptin, Huntington Beach, California (Chicago: Arcadia Publishing, 2001, 6.*

<sup>86</sup> “52-Year-Old Plunge to be Closed in Oil City.”



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### ***Associated Property Types***

- A new wharf and wood pier (1902)- 1,000 ft. long at the end of Main St.; (rebuilt in concrete in 1914; Lengthened 500 feet in 1930; destroyed 1939)
- “Red Car” Electric Railroad line
- 1904 depot along bluff overlooking ocean
- Two-story Post Office building
- Small hipped roofed Neoclassical box residential houses
- Simple, front-gabled residential houses
- New school building (located on block facing Finely Ave; two-stories with basement)
- Main Street commercial area
- City’s early-day infrastructure
- 1904 Huntington Inn on bluff
- 1904- an 80-foot wide boulevard; later named Pacific Coast Highway (1926)

## ***Oil Boom Years (1920-1950)***

The history of the oil industry in Southern California dates to the early 1890s when discoveries were made in Los Angeles County. While many knew of the region's potential for oil deposits, the technology to locate and extract the precious raw material was lacking. The discovery and exploration of oil in Huntington Beach that led workers to rush to Southern California and several companies, including Standard and Getty Oil, benefited from the available workforce.

Much of the following information was gleaned from Barbara A. Milkovich's Master of Arts Thesis on the development of the oil industry in Huntington Beach. According to Fred Viehe, the growth of the Los Angeles basin could be traced to the development of the oil industry. Suburbs developed near oil fields, and some communities that began as industrial centers of oil production were connected to one another by a network of oil pipelines. Newly discovered oil fields ultimately created suburban community clusters.<sup>87</sup>



**Figure 21:** Panoramic early view of the Huntington Beach oil fields abutting the agricultural fields likely planted in sugar beets, circa 1920. The sugar beet industry in Huntington Beach waned by the 1920s. *Courtesy Bancroft Library, U.C. Berkeley.*

The Huntington Beach Oil Field was the first of the Los Angeles basin oil fields discovered in Southern California in the 1920s. The Bolsa Bluff was the largest piece of stable land between Long Beach and Newport Beach. Huntington Beach was located on Bolsa Bluff overlooking swampland, and for much of the year was separated from nearby Newport Beach and Seal Beach by flood water in the marshes.

In October 1919 Standard Oil leased Huntington Beach Company land for oil exploration north of the high school. In 1920, oil was discovered on the bluff north of the city limits which soon transformed the region into an urban oil boom town. In May of that year, Standard Oil Company announced that the Huntington #1 well showed traces of oil. In September, drillers brought the initial well in at 2700 feet and it began producing about 100 barrels per day. At the same time, the second well, Huntington #2, became the first gusher in the field at 500 barrels per day. Bolsa Chica #1 was located a short distance from the first two wells. Following these discoveries, other

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<sup>87</sup> Fred Viehe, "Black Gold Suburbs: The Influence of the Extractive Industry on the Suburbanization of Los Angeles 1890 to 1930," in *Journal of Urban History* 8 (November 1981), 1.

major oil companies, including Union and General Petroleum, entered the field at Huntington Beach.<sup>88</sup> The population in Huntington Beach increased from 815 in 1910 to 1687 in 1920.<sup>89</sup>



**Figure 22:** View of Huntington Beach oil fields 1923. The masonry building on the right was owned by the California National Supply Company and the wood-frame building on the left appears to be storage or warehouse shed for the railroad siding. Note the rows of oil tank cars along the tracks and the wooden oil derricks. *Courtesy City of Huntington Beach, Centennial Photo Gallery, 2009.*

The new oil field in Huntington Beach attracted independent speculators, whose activities were limited by Standard Oil of California's lease of large blocks of undeveloped land. The average cost of drilling a well at Huntington Beach was \$65,000. At the price of \$1.75 per barrel, with an average of only 200-400 barrels per day for most wells, it could take a long time to recover the initial expense. Almost all of the oil drilling or production companies operating in the Huntington Beach field were based in Los Angeles. The mineral wealth of Huntington Beach was exploited by non-resident owners, and with the development of new oil fields at Signal Hill and Santa Fe Springs in Los Angeles, capital was generally not invested locally.<sup>90</sup>

The oil fields drilled within the Huntington Beach area proved profitable, as oil investment significantly increased the value of assets in local banks. Although Huntington Beach's original First National Bank was organized founded in 1904 by Stephen Townsend, William Newland and others, the bank tripled the value of its assets through oil investment between 1919 and 1921, before merging into the Security Trust Bank.

<sup>88</sup> Barbara Ann Milkovich, "Oil Industry," 1-9, 88-118.

<sup>89</sup> Ibid.

<sup>90</sup> Ibid.



**Figure 23:** View possibly looking west down Goldenwest Street at wells, steam plants, and workers housing.  
*Courtesy Bancroft Library, U.C. Berkeley.*

Within three years, the first Huntington Beach sub-field, called the Old Field, was explored and its boundaries defined by unproductive wells on the northern and eastern perimeters. As drilling continued in the Old Field, two more sub-fields were developed, the Barley Field, which paralleled 23<sup>rd</sup> Street, and the Town Lot Field, which stretched through the residential area from 23<sup>rd</sup> Street to about 7<sup>th</sup> Street. The Barley Field was owned by the Huntington Beach Company and leased to Standard Oil of California. The Town Lot Field was developed on town lots in the residential neighborhood that bordered on the Methodist camp ground.<sup>91</sup>

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<sup>91</sup> Ibid.



**Figure 24:** Aerial Photograph of Huntington Beach in 1947. The photo illustrates the non-uniform development of lots between Goldenwest Street, which runs northeast-southwest at the center of the photograph, south along the Pacific Coast Highway towards 7th Street, and east towards Palm Avenue, where residential homes were replaced by oil wells. *Courtesy of Orange County Archives, Santa Ana, California.*



**Figure 25:** View looking north along Palm at 13th Street ca. 1920s. *Photograph courtesy City of Huntington Beach, Centennial Photo Gallery, 2009.*

With the oil boom in the winter of 1919-1920, an acute housing shortage developed. Within a year and a half, the city's population had grown from just over 1,600 to 7,000 people, with another 4,000 job seekers drifting around town without a place to stay. Oil workers were often housed in tourist apartments over commercial buildings, with three men on different shifts sharing one room during the boom period of 1920-1922.<sup>92</sup> Standard Oil Company leased the largest hotels in town, the Huntington Inn and the Evangeline, as boarding houses for single men. Later the company gave up the leases and built bunk houses on the Barley Field oil lease for the workers. In some cases residential cottages were remodeled to accommodate male oil workers. These types of multi-unit residences often shared a common bathroom and washroom facility. In 1930, the U.S. Federal Census designated the numbered streets between Orange Avenue and the Pacific Coast Highway (the 100-300 blocks) and south towards 9<sup>th</sup> Street as "Standard Oil Company Camp." This area was part of Standard Oil Company's fields, and those who occupied property in this section rented or leased from the Standard Oil Company. Consequently, the nearby numbered streets were occupied by oil workers and their families, many from the Midwest, who lived in modest residential homes, intermixed with oil wells.



**Figure 26:** The wood-frame barracks style oil workers residence at 305 14th Street.

During the oil boom, new subdivisions were created around the perimeter of the oil field for oil workers and their families. These subdivisions included Midway City and Liberty Park, which were later annexed into Huntington Beach.<sup>93</sup> Unlike Wintersburg, whose early history was based principally on agriculture, Liberty Park, likely named in honor of the armistice with Germany which ended the First World War, was subdivided on April 7, 1923, as a speculative residential development in concert with the region's oil boom. The subdivision, which was located south of Oceanview and Warner Avenue bordering present-day Beach Boulevard, consisted of 20 narrow,

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<sup>92</sup> Delbert Higgins, "Oil Fields: A Brief History of the Oil Fields at Huntington Beach, California," December 1970, typescript, Huntington Beach Central Library, Huntington Beach, California.

<sup>93</sup> Higgins, "Oil Fields."

rectangular parcels arranged on a grid accessed by three streets, originally lettered and later changed to (from north to south) Speer Avenue, Liberty Avenue, and Cary Avenue (later changed to Newman Avenue). Ronald Drive on the south was added later. In subsequent years, the streets were extended to the west and additional lots were apparently added. In 1947, approximately 70 percent of all the parcels in the original subdivision were developed. Liberty Park's success was largely due to its location along Beach Boulevard, which became the major thoroughfare between the beach communities and inland cities of Westminster, Buena Park, Orange, and Santa Ana. By 1964, the Liberty Park subdivision appears to have been fully developed with modest single-family residential homes. A few dozen of the original circa 1920s-1930s single-story, wood-frame homes still exist within the Liberty Park neighborhood, surrounded by infill built since the 1940s. The subdivision was not a planned development, and lots were apparently sold individually (refer to Figure 24).

The oil boom of the 1920s and 1930s resulted in a decline in farm land, as oil wells subsumed previously cultivated lands. In communities such as Wintersburg, the size and number of farming families declined, and they were replaced by a population of oil workers. Residential multi-family homes were built during this boom period in Wintersburg, Oceanview, and other nearby communities. Many of these structures initially provided housing for farm workers, but were later occupied by oil workers and their families.

Marion A. Speer, an oil worker who built his home in Liberty Park, was the subdivision's most recognized figure, having established the "Western Trails Museum" at his home. In 1956, Speer made a deal with his friend Walter Knott to have everything moved for display to Knott's Berry Farm, provided Knott construct a facility to house the collection, which Knott did. Speer was the curator at the museum at Knott's Berry Farm until 1969, and he died in Fullerton in 1978. Speer's home/museum at 7862 Speer Avenue no longer exists. At least a portion of Speer's museum collection resides to this day at Knott's Berry Farm.



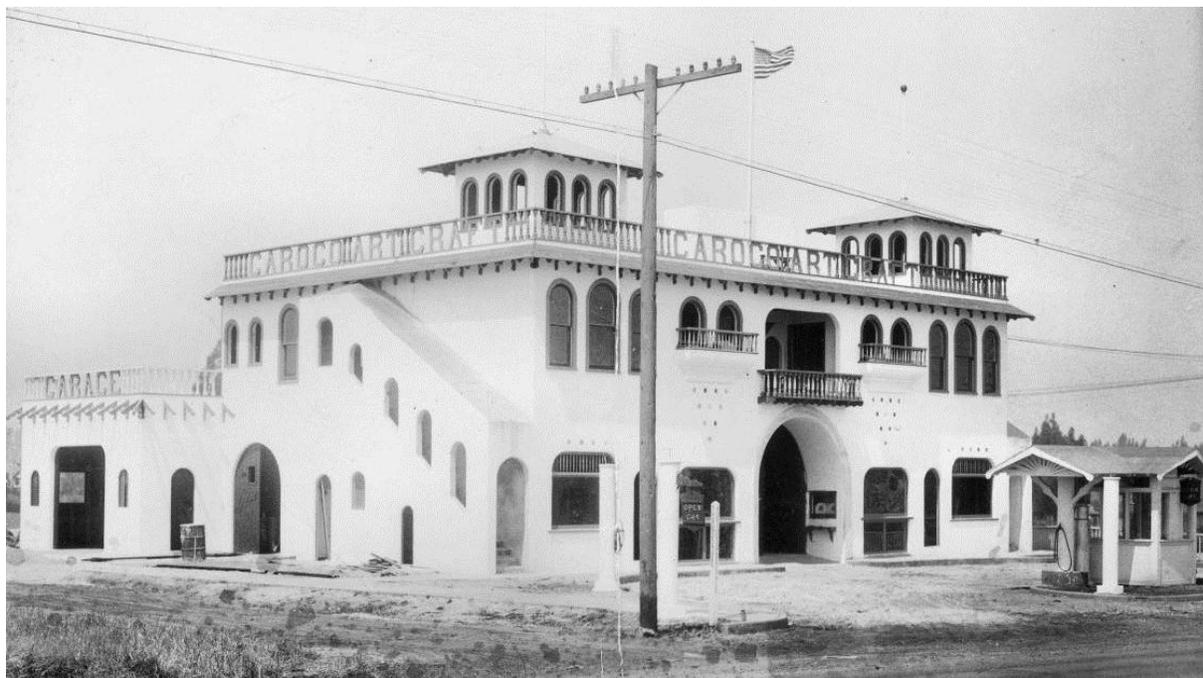
**Figure 27:** Marion Speer at work in his office/museum in 1951. *Courtesy of Orange County Archives, Santa Ana, California.*



**Figure 28:** Aerial photograph of Liberty Park Subdivision, 1947. Note that Marion Speer's former house was located three lots to the east from the corner of Speer Avenue and Morgan Lane on the south side of Speer Avenue below the spelling "SPEER" on the aerial photograph. The original house was demolished and replaced. *Courtesy Orange County Archives, Santa Ana, California.*



**Figure 29:** 1931 view looking north up Beach Boulevard to the north towards Liberty Park from approximately 300' south of Talbert Avenue. *Courtesy Orange County Archives, Santa Ana, California.*



**Figure 30:** 1932 photograph of Caro Art Craft Building looking north from Beach Boulevard just south of Liberty Park (later the name was changed to the Cary's and then the Cortz Party House, where dances were held). *Courtesy Orange County Archives, Santa Ana, California.*

The oil boom catalyzed the physical and economic development of the once relatively serene beach community, impacting other areas beyond Liberty Park. By the 1920s the main business district of Huntington Beach grew into a strip of businesses centered along Main Street about five blocks long and three blocks wide, composed typically of two story commercial buildings with retail stores on the ground level and apartments or rooming houses on the second floor.<sup>94</sup>

Compelled to take some form of action to stabilize the expansion of oil drilling in the city, in September 1920, the Board of Trustees of Huntington Beach proposed a restricted zone, encompassing the west side residential area, an east side section, and the business district, in which oil drilling would be prohibited. By 1922, local residents petitioned for a change in the boundaries to allow drilling between 17<sup>th</sup> Street and 23<sup>rd</sup> Street, next to the Barley Field, but the measure was defeated. Outside the restricted area, California Department of Oil and Gas statistics show that by April 1923, the field was producing 124,406 barrels of oil per day from 149 wells. The maximum production of the Huntington Beach Field was reached on July 13, 1923 at 127,163 barrels per day from 199 wells.<sup>95</sup>

<sup>94</sup> Milkovich, "Oil Industry," 1-9, 88-118.

<sup>95</sup> J.B. Case and V.H. Wilhelm, "Report of Huntington Beach Oil Field," *Summary of Operations* 9 (December 1923) 6: 5-16.



**Figure 31:** View looking south along the coastline from the “Plunge” just north of present-day Duke’s Restaurant. Note the stark contrast between the industrial oil fields and the bathers and life guards enjoying a sunny day on the beach, circa 1935. *Courtesy Bancroft Library, UC Berkeley.*

Between 1921 and 1926, Standard Oil continued to drill in the Barley Field. In April of 1926, permits were granted for drilling in the west side residential section. By November of 1926, city residents voted to lift drilling restrictions from the rest of the city except the Main Street commercial area. By 1928, Standard Oil leased the Pacific Electric right of way on the sand and placed drilling rigs near the shoreline. By early 1929, the major oil companies were suffering an oversupply of oil. Standard Oil shut down 30 producing wells in Huntington Beach, which marked the end of the era of the early oil booms. Nonetheless, the oil industry had virtually overtaken the early city of Huntington Beach (refer to figure 31).

By the 1930s, the composition of Huntington Beach had dramatically changed with the discovery of oil. The oil boom of the 1920s and 1930s resulted in a decline in farm land, as oil wells subsumed previously cultivated lands. Equally important was the decline of farm families and increase in petroleum workers, many from the southwestern United States. U.S. Federal Census records for 1920 and 1930 illustrate the marked change in communities such as Wintersburg, where oil workers displaced farm families.

Unfortunately, the great wealth generated by the discovery of oil at Huntington Beach was not reinvested into other industrial development. Industries such as the Holly Sugar Refinery, the Huntington Beach Broom Factory and the La Bolsa Tile Factory that had come to Huntington Beach before the discovery of oil once provided a number of jobs for residents; however, with the increase in oil activity, these industries were forced to relocate, or turn their focus to oil production.<sup>96</sup> The Holly Sugar Refinery was converted to a petroleum refinery.<sup>97</sup> The city remained a one-industry town and its geographical isolation prevented absorption into other

<sup>96</sup> Barbara Ann Milkovich, “A Brief History of Huntington Beach.”

<sup>97</sup> Joseph D. Santiago and the Historic Resources Board, 17.



thriving cities. Only in the late 1950s, after the freeways were located through Orange County, did the city incorporate the oil land and residential areas around the fields.<sup>98</sup>

Thereafter, residents began to physically move their houses to the east side of town, away from the drilling operations. All told, fifty blocks of houses were moved to keep them out of the path of oil exploration – some houses were moved multiple times – and 300 people left the city during the rush. Another “shuffle” of residential buildings occurred in 1953 following another oil strike.<sup>99</sup> Despite this activity, Huntington Beach experienced another housing shortage during this second oil boom as a result of the influx of new oil workers.<sup>100</sup>

Between 1910 and 1950 there were significant changes in both the economic and cultural history of Huntington Beach. The changes are evident when one compares the U.S. Federal Census data for the city between 1910 and 1930. Prior to 1930 the city was equally divided between agricultural or farm laborers and non-farm laborers, most of who lived in the core downtown area. Excluding farm laborers, who were comprised primarily of Mexicans and Japanese, the downtown was occupied principally by Anglo-European families, most of who were born in the United States. By 1930, census figures illustrate the in-migration of oil workers, primarily single men. This mass influx to Huntington Beach included drillers, machinists, chemists, engineers, plumbers, truck drivers, steam engine operators, cutters, and what were called "derrick men" and "rough necks." These oil workers came from across the United States, including Texas, Kansas, West Virginia, Mississippi, Pennsylvania, and Indiana.<sup>101</sup>

### ***Associated Property Types:***

- Office buildings associated with the oil companies
- Simple one to one-and-one-half story front gable or cottage residences
- Tourist apartments located over commercial buildings
- Huntington Inn and Evangeline Hotels converted into boarding houses for single men
- Company constructed bunk houses (for oil workers)
- Settlements developed around the perimeter of the oil field for oil workers; Liberty Park, Ocean View, and Boulevard Gardens absorbed into Huntington Beach; Midway City still exists)
- Commercial buildings with retail stores on ground floor and apartments or rooming houses on the second floor.
- Drilling derricks
- Craftsman style worker’s cottages
- Courtyard bungalows

<sup>98</sup> Milkovich, “Oil Industry,” 1-9, 88-118.

<sup>99</sup> Barbara Ann Milkovich, “A Brief History of Huntington Beach,” July 31, 1986, accessed October 30, 2013, <http://www.hbsurfcity.com/history/history1.htm>.

<sup>100</sup> Milkovich, “Oil Industry,” 1-9, 88-118.

<sup>101</sup> United States Federal Census, Huntington Beach, California 1910, 1920, 1930; Personal communication, Russell Paxton, December 2008.



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- Single occupancy rental housing, such as 124 7<sup>th</sup> Street
  - Small commercial stores located on corners (601 11<sup>th</sup> Street)

## *Surf Culture (1901-1950)*

Like other Southern California beach communities, Huntington Beach offered a variety of outdoor recreation pursuits associated with the Pacific Ocean. While the city retains the official moniker of “Surf City, USA” to this day, most early-day residents and visitors to the city pursued much tamer recreation, such as bathing and fishing.<sup>102</sup>



**Figure 32:** Sports fishing off the Huntington Beach Pier, 1938. This view is looking east along the north side of the pier. *Courtesy City of Huntington Beach, Centennial Photo Gallery, 2009.*

Today, it is hard to separate the sport of surfing from Huntington Beach, which for many has become a commercial business and way of life. Interest in ocean sports in Southern California received a major boost in the 1950s with the proliferation of magazines, such as *The Skin Diver*, published in Lynwood beginning in 1951, and later *Surfer Magazine* in 1960. Other influences popularized beach recreation as well such as bathing beauty contests and popular teen movies, such as the Gidget films in the 1960s.<sup>103</sup>

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<sup>102</sup> The term "Surf City" was applied to various southern California communities as early as the 1880s, as evidenced by a newspaper article that labels Santa Monica and later Venice as "Surf City." *Los Angeles Times*, July 3, 1889.

<sup>103</sup> Some of the more important films included *Beach Party*, 1963; *Bikini Beach*, 1964; and *Beach Blanket Bingo*, 1965.



**Figure 33:** Bathing Beauty Contest Huntington Beach, 1925. *Courtesy Library of Congress, Washington, D.C.*

The recorded history of surfing itself, or "surf riding" as it was called early on, begins in the late eighteenth century, as noted in Journal of Captain King, Cook's Voyages, on March 1779, three months after the death of Captain Cook:

*The surf, which breaks on the coast round the bay, extends to the distance of about one hundred fifty yards from the shore, within which space, the surges of the sea, accumulating from the shallowness of the water, are dashed against the beach with prodigious violence. Whenever, from stormy weather, or any extraordinary swell at sea, the impetuosity of the surf is increased to its utmost heights, they choose that time for this amusement: twenty or thirty of the natives, taking each a long narrow board, rounded at the ends, set out together from the shore. The first wave they meet, they plunge under, and suffering it to roll over them, rise again beyond it, and make the best of their way, by swimming, out into the sea. The second wave is encountered in the same manner with the first; the great difficulty consisting in seizing the proper moment of diving under it, which, if missed, the person is caught by the surf, and driven back again with great violence; and all his dexterity is then required to prevent himself from being dashed against the rocks. As soon as they have gained, by these repeated efforts, the smooth water beyond the surf, they lay themselves at length on their board, and prepare for their return...*<sup>104</sup>

Captain King's journal entry is the first description of *he'e nalu*, the Hawaiian word for surfing, ever recorded by Western man. Since there was no written language at this time in Hawaii, King's journal entry serves the earliest written account of this Hawaiian sport. Ancient Hawaiians, left evidence of their sport, including petroglyphs or rock art of purported surf riders carved into the lava-rocks and chants that tell the stories of great surfing feats.

Surfing continued in the Kapu system, or the ancient code of conduct in Hawaii, until missionaries from New England began arriving in 1820. The missionaries believed that surfing and other Hawaiian sports were hedonistic acts, and they adamantly preached against the sport. As a result, surfing in Hawaii was nearly non-existent by 1890. Other factors, such as the rapidly-growing agricultural empire and the immigration of foreigners also contributed to the decline of surfing and other sacred aspects of the Polynesian culture. If not for the dedication of a

<sup>104</sup> Les Drent, "History of Surfing," *Coffee Times*, May 1993.



few Hawaiian kings like David Kalakau, an advocate of all Hawaiian sports, surfing may not have survived.

Descriptions of surf riding began to emerge in Southern California just after the turn of the twentieth century. As early as 1895, however, there were reports of surf-riding demonstrations in the beach cities.<sup>105</sup> However, the advent of California surfing is generally attributable to the famed surf rider George Freeth, an Irish-Hawaiian, who relocated to Los Angeles County in 1907.<sup>106</sup> He conducted surf riding demonstrations in Southern California, including demonstrations at Redondo Beach at the request of Henry Huntington in the spring of 1907 and at the inauguration of the second Huntington Beach pier in June 1914.<sup>107</sup>

In 1908, George Freeth was entertaining young women surf riders in Venice Beach, but in just a few years, another surf rider emerged and took center stage as the world's most renowned surfer. In 1905, a young Hawaiian teenager named Duke Kahanamoku and his friends gathered under a hau (lowland) tree at Waikiki Beach. Duke and his friends, who spent their days surfing, created their own surfing club, Hui Nalu, or "The Club of the Waves." By this time, the missionaries' influence over the island had begun to decline, opening an avenue for the reintroduction of surfing in Hawaii. George Freeth reportedly mentored the famed Hawaiian surfer, Duke Kahanamoku at the turn of the twentieth century in Waikiki, Hawaii.<sup>108</sup> Duke and his friends later became known as the famous "Beach Boys of Waikiki" and are credited with the rebirth of surfing in Hawaii. Duke Kahanamoku later developed the nick name, "The Duke."

By 1911, surf boards were being used for rescues in Long Beach and Venice. Apparently Charles Albright, a Honolulu newspaper man, brought two Hawaiian surf boards to the mainland. Both surf boards were made of koa wood, six feet long, three inches thick, and eighteen inches wide. Albright and his companion A.J. Stout demonstrated the boards along the shore break.<sup>109</sup> During a 1927 interview with "The Duke" for the *Los Angeles Times*, he described a surf-board "as a flat plank, ten or twelve or fourteen feet long planed with a point at the end." Seasoned redwood was recommended as the best material, neither too light nor too heavy and slow to absorb water.<sup>110</sup>

Almost simultaneously, surf riding spread from Redondo Beach and surrounding beaches to the south into Orange County. By the early 1910s, burgeoning surfers experimented and gave surfing demonstrations around Newport Beach, Corona Del Mar, and Huntington Beach.

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<sup>105</sup> No Author, "Redondo," *Los Angeles Times*, July 1, 1895, 9.

<sup>106</sup> "George Freeth (November 8, 1883- April 7, 1919)," *Surfing A-Z*, accessed 2009, [www.surflife.com](http://www.surflife.com). Freeth was also the first person to create a shorter surfboard by cutting the large 16-foot design in half. His introduction of surfing to the spectators on the beaches of California ultimately ignited a revolution in both surfboard design and wave-riding techniques. California became the testing grounds for innovation and expansion in the sport of surfing.

<sup>107</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 11, 13.

<sup>108</sup> *Ibid.*

<sup>109</sup> No Author, "Surf Boards Life Savers," *Los Angeles Times*, September 5, 1911, 112.

<sup>110</sup> Duke Kahanamoku, "Duke Kahanamoku Explains Technique of Successfully Riding Skidding Surf Board," *Los Angeles Times*, June 19, 1927, A.



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In the 1960s, longtime Huntington Beach resident Delbert G. “Bud” Higgins authored a brief history of surfing in Huntington Beach based on his personal experiences with the sport.<sup>111</sup> Higgins was born on August 27, 1907 to family with roots dating to the time of the ranchos. His father William R. Higgins arrived with the railroads, cleared swamps, and later managed the Huntington Beach Company. His mother, Minnie, supported the Grand Army of the Republic (GAR) and the Woman's Christian Temperance Movement with her mother Mary Reed. Bud had three sisters and one brother, Gordie Higgins. After Bud graduated from Huntington Beach High School, he worked as a lifeguard under Harry Lee and eventually became the first full-time Chief Lifeguard from 1933 to 1950.

Bud Higgins and his friend Gene Belshe are credited with bringing modern surfing and surfboards to Huntington Beach. Although Bud admits the early residents of Huntington Beach were not strong swimmers, around 1912, swimmers at Huntington Beach were developing the skill required to “body surf” by swimming out into the water, turning around and riding the wave back to the shore. This evolved into the use of an early surf board, where swimmers would push off of waves with a board one inch thick, twelve inches wide and four feet long. Accidents were common using this type of board, as it would “nose-dive,” causing injuries to the stomach.

In 1927, Bud met Duke Kahanamoku in Corona del Mar. After seeing his surfboard, Bud invited the Duke and his friends to surf in Huntington Beach. Duke taught the locals to use the proper length for a surfboard, about ten feet long.

In August 1927, Higgins and Gene Belshe began to design new boards. They purchased a plank of dried redwood that was twenty feet long, 24 inches wide and three inches thick. They cut it in half to make two ten-foot long boards. They cut out the shape of the boards, sanded it applied two coats of varnish. Higgins and Belshe introduced the sport of surfing to other boys while the two were working as lifeguards. More surfboards arrived on Huntington Beach as surfers made their own to use. Surfboard design continued to develop throughout the 1930s and 1940s, as surfers used different materials and techniques, utilizing anything from old telephone poles to balsa wood. In the 1950s, surfboards were made of Styrofoam and resin and skegs were added to assist in maneuvering the board.<sup>112</sup>

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<sup>111</sup> Delbert G. Higgins, “An Early History of Surfing in Huntington Beach,” written mid-1960s, accessed October 30, 2013, <http://surflibrary.org/BudHiggins.html>.

<sup>112</sup> Higgins, “Surfing in Huntington Beach.”



**Figure 34:** Lee and Hayward Johnson with friends having fun at the beach just north of the Huntington Beach Pier, ca. 1935. *Courtesy Lola Johnson, Huntington Beach.*

Water sports contests became more common during the late 1920s and early 1930s, but it was not until after World War II that there was a widespread surfing resurgence. Many former GI's, fascinated by the lifestyle while stationed in the Pacific, stayed and took up the sport or resumed the sport that they had to abandon during the war. By the 1950s, surfing gained mainstream popularity in Huntington Beach, as was evidenced by the opening of surf clubs, surf shops, and the city's moniker "Surf City, USA." Gordie's was reportedly the first surf shop in Huntington Beach. It opened in 1956 and was quickly followed by Jack's Surfboards in 1957.

“Googie” style architecture reflecting Polynesian gardens, Tiki Rooms, and South Sea Islands emerged in Southern California. Places such as Clifton’s Pacific Seas Cafeteria in downtown Los Angeles (1956), The Traders in Beverly Hills (1955), and the Kona Kai Motel in Anaheim (1959) popularized the Polynesian influenced style.<sup>113</sup> For many, however, through the late 1950s, surfing was considered a “cult” sport, with surfers and surf clubs being seen as “beach bums” and “dropouts” from society.<sup>114</sup>

In September 1959, Huntington Beach hosted the first West Coast Surfboard Championship. Events included the men's open, women's open, boys 17 and younger, mixed tandem free style, and an open race around the pier. Norman Worthy, city recreation director and Vincent Moorhouse, chief lifeguard oversaw the competition with several professional surfers from Hawaii assisting the sponsoring committee.<sup>115</sup> On September 22, 1960, the second West Coast Surfing Championship was held in Huntington Beach, again at the pier. Two-hundred surfers

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<sup>113</sup> The term “Googie” is commonly used to reference unusual or off-the-wall “roadside” architecture that drew its influence from futurist architecture, the car culture and the Space Age. It evolved in Southern California during the 1950s and used geometric shapes such as boomerangs, flying saucers, parabolas, and parallelograms. Common materials included glass, steel, and neon. It was popular in coffee shops and gas stations in the mid-1950s and early 1960’s architectural design.

<sup>114</sup> Charles Phoenix, *Sun, Fun, Fantasy: Southern California in the ‘50s* (Santa Monica: Angel City Press, 2001).

<sup>115</sup> No Author, “Surf Contests Expected to Attract Thousands,” *Los Angeles Times*, September 17, 1959, D8.



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were anticipated to compete in the day-long event, and more than 7,000 spectators reportedly attended the competition. Judges at this event included John Lawrence, editor of *Surfing Magazine*, Claire Smith of Newport Beach, John Kerwin of Anaheim, and Monte Nitzkowski resident of Huntington Beach and swimming and water polo coach at Long Beach College.<sup>116</sup>

By the early 1960s, surfing had become a mainstream accepted part of life in Huntington Beach. The West Coast Surfing Championships each year brought tourists and much-needed income to the city to support its growing infrastructure. By 1962, because surfing had become so popular, surfers were confined to the southern quarter-mile of the beach from June 1st to October 1st. Huntington Beach Park (now City Beach) also began to impose restrictions on surfing, in order to prevent potential collisions among swimmers and surfers when the beaches were crowded. In 1963, Jan and Dean's "Surf City" hit number one on the Billboard Magazine top 100. By the mid-1960s surf music was all the rage, and bands like the Beach Boys, Dick Dale and the Deltones gave surf music a new beat playing in local clubs from Newport to Long Beach. Bruce Brown's narrative documentary film about surfing, *Endless Summer*, was released in 1966 to critical acclaim.<sup>117</sup>

Surfing had evolved into a world-wide sport and Huntington Beach was ground-zero for recreational and professional surfers. Surfing contests had become an annual event with local meets held at various times during the year. By the early 1970s, Huntington Beach High School had formed the first "varsity" surf team in the United States, and local surfer and graduate of Huntington Beach High School, Jeff Smith had become one of the city's top surfers.

### ***Associated Property Types***

- Huntington Beach Pier
- Higgins House, 505 Lake Street
- El Don Apartments, PCH
- Beach Court Apartments, 323 6<sup>th</sup> Street
- Driftwood Apartments, 10<sup>th</sup> Street
- Royal Hawaiian Apartments, 220 12<sup>th</sup> Street
- Tiki style multi-family Garden Apartment Building, 202 11<sup>th</sup> Street
- Sun and Sands Motel, 1102 Pacific Coast Highway
- Mid-century four-plexes, 105 Frankfort Avenue
- TK Burgers, 110 E. Pacific Coast Highway
- Dwight's Beach Concession, 210 E. Pacific Coast Highway
- The "hole in the wall" at 13<sup>th</sup> Street (drain pipe where surfers gathered)

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<sup>116</sup> No Author, "Oil City to Host Surf Competition," *Los Angeles Times*, September 22, 1960, D4.

<sup>117</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 40.



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## ***Government, Infrastructure and Parks***

For a city to function it must provide basic services to its citizens, such as water, sewer, electricity, and garbage collection. For the founders of Huntington Beach, providing reliable services, particularly water, was a challenge. Earlier efforts to drain the wetlands with canals were largely successful, but the fallout was a near elimination of the shallow freshwater springs that went with them. Natural gas emissions from deeper level wells were also problematic. Reports from the State Railroad Commission in the 1910s and 1920s suggest that what the city promised is not necessarily what the city ultimately delivered. Officials of the Huntington Company provided testimony, as did early residents of the city, including Tom Talbert, before the Railroad Commission regarding water rates and land values.

By the late 1920s, the construction of large thoroughfares such as Beach Boulevard and Goldenwest Street improved access to and from Huntington Beach. Streets were paved, sewers were in place (although sewage spills were frequent), and telephone and electrical service was available throughout most of the city.

Thomas Talbert, a highly influential Huntington Beach resident, was born in Illinois in 1878. After the early death of his mother, Talbert and the rest of his family migrated to California in 1891 and settled in Long Beach.<sup>118</sup> They would remain there, running a dairy farm until 1897 when they set their sights on Orange County.<sup>119</sup> Together with two of his brothers, Henry and Samuel, Thomas bought several hundred acres of swampland in Orange County to begin ranching.<sup>120</sup> Later that same year, Thomas Talbert purchased a general store, in the area that would later become Talbert, from a man named John Corbett and ran a successful business.<sup>121</sup>

The budding community had a store and a blacksmith, and the next logical step was to develop a post office. Thomas Talbert's father, James Talbert collected the necessary petition signatures and submitted them to the federal Post Office Department. Their application to designate "Fountain Valley" as a place was rejected, so the residents voted to name the area "Talbert." With the establishment of the post office in 1899, Thomas was named postmaster at the young age of 21.<sup>122</sup> In 1903, Talbert sold the general store for a large profit and made his way to Huntington Beach, where he started a real estate partnership with C.O. Leatherman in 1904.<sup>123</sup> Talbert himself would say, "... I think I am safe in declaring that I have bought and sold more property than any other real estate agent southwest of Santa Ana."<sup>124</sup>

Several years later in 1909, Talbert was elected to the Board of County Supervisors, beating even his own brother Samuel for the position. Talbert served as chairman of the Board from 1911 to

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<sup>118</sup> Talbert, 1-5.

<sup>119</sup> Talbert, 13.

<sup>120</sup> Talbert, 31.

<sup>121</sup> Talbert, 44-47.

<sup>122</sup> Talbert, 48.

<sup>123</sup> Talbert, 71.

<sup>124</sup> Talbert, 72.

1927, when he decided not to run for the position again. During his time on the Board, Talbert contributed to improving the water supply for Orange County, creating public parks, establishing a hospital and a juvenile home, as well as paving roads, planting street trees and helping to write California's first Motor Vehicle Laws. Talbert was elected President of the State Supervisors Association of California in 1922.<sup>125</sup>

For nearly a decade, Talbert worked with the Highway Commission—formed by the County Board of Supervisors—to create an improved system of highways and roads along the coast. By 1926, the Pacific Coast Highway was officially dedicated with a lavish ceremony attended by Mary Pickford and Douglas Fairbanks.<sup>126</sup> Talbert was also instrumental in developing Orange County's harbors, and served as mayor of Huntington Beach from 1934 to 1936.<sup>127</sup>



**Figure 35:** Mary Pickford (center) cut the ribbon at the 1926 dedication of the Pacific Coast Highway. She is accompanied by (left to right) George Jeffrey, Tom Talbert, Leon Whitesell and Nelson Edwards. *Photograph courtesy: Thomas Talbert (Huntington Beach: Huntington Beach News Press, 1952), 124.*

Other issues facing Huntington Beach during the first three decades of the twentieth century included surfacing city streets, developing a modern sewer system, and providing electricity and telephone service. The Huntington Beach Fire Department, originally an all-volunteer force, was formed in 1909, the same year that the city incorporated. John Philip was selected as the first Fire Chief and he helped acquire a large fire bell, hose cart with 600 feet of two-inch hose, and a and hydrant wrench. Not long after the City purchased this equipment, the department also

<sup>125</sup> Talbert, 85-89.

<sup>126</sup> Talbert, 95-101.

<sup>127</sup> Talbert, 103, 113-116.

obtained helmets, coats, boots and leather buckets.<sup>128</sup> The burgeoning fire department fashioned a livery stable located at the northeast corner of 3rd and Orange Streets to be used as a fire station and meeting place. The City paid \$8 per month to use the front portion of the stable. Later this location burned down and the Fire Department was relocated to the southwest corner of Main and Walnut Streets.

During the 1920s, with the rapid population growth resulting from the booming local oil production, voters approved a bond issue to purchase new equipment for the city's Fire Department. The Department added a second fire engine, a Seagrave truck with a six-cylinder engine and four stage, 400 gallon-per-minute pump in 1927. Also during that year a large oil fire occurred on the Alberg Gasoline Plant property at 12th and Olive Streets. It destroyed an entire city block and greatly taxed the resources of the Fire Department. By 1933 the Department had grown to include a Chief Sergeant and five engineers, assisted by 15 volunteers. During that same year a large earthquake occurred, which destroyed City Hall and the fire station. In 1937 a new fire engine was purchased, a 1,000 gallon-per-minute Seagrave truck with a 12-cylinder engine. By 1939 a new fire station was completed, located in the 500 block of 5<sup>th</sup> Street. This station, valued at \$20,000, only cost \$7,500 to build due to assistance provided by the federal government's Works Progress Administration (WPA).



**Figure 36:** Huntington Beach 1939 Art Moderne Fire Station at 5<sup>th</sup> and Main Street, ca. 1940s. To the right is the old City Hall. Both buildings have since been demolished. *Courtesy City of Huntington Beach, Centennial Photo Gallery, 2009.*

Fire Chief Sergeant retired in 1950 and Delbert G. ("Bud") Higgins was appointed as his successor. Chief Higgins applied himself to building the department to the capabilities required

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<sup>128</sup> City of Huntington Beach, "Huntington Beach Fire Department History, The Early Years - 1909 to 1949," accessed 2008, [www.surfcity-hb.org/government/departments/fire/fire\\_history.cfm](http://www.surfcity-hb.org/government/departments/fire/fire_history.cfm).

to match the needs of the growing city. When he was appointed Fire Chief there were seven paid firefighters in the city and only nine volunteers. He made many significant changes, including increasing staffing, implementing a three platoon and 24-hour shift work week, obtaining a radio license for the assignment of radio frequencies, and adding additional equipment, tools, and apparatus. The city's water system was also upgraded during this period and a large pumper/tanker was purchased in 1955. It included a 1,000 gallon-per-minute pump and a 2,500-gallon tank. Chief Higgins was also involved in the preparation of the county's mutual aid plan, development of closed cab fire engines, and the development of a comprehensive fire protection plan for the City.<sup>129</sup>



**Figure 37:** Huntington Beach city officials at a sewer outfall site likely on or near the beach ca. 1918-1922, Left to right include Frank N. Gibbs, Howard E. Gates, Charles H. Mann, and William F. Stark. *Courtesy Anaheim Public Library.*

Infrastructure also included facilities used for recreation and libraries. Soon after the City was incorporated in 1909, the growing city demonstrated a need for a library. In February of that year, a number of local communities formed a Public Library Association. Shortly after, the Association organized the purchase of an old office building in Huntington Beach to be used as a library and to house the growing number of materials donated by the community. After the City of Huntington Beach was incorporated in June of 1909, the library was turned over to the City and a Library Board was formed. By 1913, a larger and more permanent library was needed. The Library Board orchestrated the purchase of four lots on Walnut Avenue and 8<sup>th</sup> Street, and constructed a two-story brick library, named the Carnegie Library.

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<sup>129</sup> City of Huntington Beach, "Huntington Beach Fire Department History, The Early Years - 1909 to 1949."

Between 1911 and 1917, the Huntington Beach Company gave the city three parcels of land for use as parks.<sup>130</sup> These three parcels became Lake Park, Circle Park (now Farquhar Park) and Triangle Park, and served as the city's original recreation and park system.<sup>131</sup>

A Boy Scout Cabin was built in Lake Park in 1923 and provided a recreational facility for scout troops. In 1938, an angling clubhouse was constructed on Lake Park using WPA funding to abate the cost to the City.<sup>132</sup> On April 9<sup>th</sup> of that year, townspeople attended the dedication of the clubhouse, celebrating with demonstrations by champion fly fishers and boat racing.<sup>133</sup>



**Figure 38:** An image of the 1923 Boy Scout Cabin as it appeared circa 1980.  
*Courtesy <http://ochistorical.blogspot.com>.*

The Carnegie Library suffered damage as a result of the 1933 Long Beach Earthquake but it was repaired and served the community until 1951 when it was replaced by a new Main Street Branch of the Huntington Beach Library on Triangle Park. Although the Carnegie Library had outgrown its facilities a decade earlier and the City contracted Los Angeles-based architects McClellan, MacDonald and Markwith, to draw up plans for a new library, its construction was delayed until after World War II.<sup>134</sup>

<sup>130</sup> "Huntington Beach: Historical Notes," compiled by Connie Bauer, William G. Reed, ed. 1975, 2.

<sup>131</sup> *Ibid*, 10.

<sup>132</sup> *Ibid*.

<sup>133</sup> No Author, "New Boy Scout Home Dedicated: Hundreds Attend Colorful Ceremony at Huntington Beach," *Los Angeles Times*, April 10, 1938, A20.

<sup>134</sup> "Huntington Beach: Historical Notes," 17-18.



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Circle Park, so-named for its original circular shape, was one of the city's three original parks. In 1968 the park was expanded, combining adjacent land and vacating a portion of street. Two years later, City Council motioned to name the park after James Farquhar, an influential Huntington Beach resident who served as the publisher for the *Huntington Beach News* for over 40 years.<sup>135</sup>

Another important change to local infrastructure was the construction of Interstate 405 or San Diego Freeway, which began in 1957. In order to construct the freeway through the relatively flat farmland of western Orange County, several sections west of Long Beach and north of Huntington Beach required massive fills. With former marshy lowlands for miles around, the closest source of suitable material was the mesa that had come to be known as Huff Hill, now only a depression in Huntington Beach's Central Park. Unfortunately, the Wilton family, who had only recently purchased the home from members of the pioneer Huff family, still lived and worked on the hill. In 1955, the Huff family homestead was taken under eminent domain and the entire mesa with its historic farmhouse and out buildings was removed. The fill was used for freeway expansion. The Huntington Beach section of I-405 was completed in 1964 and the final section was completed in 1969.<sup>136</sup>

### ***Associated Property Types***

- Lake Park Clubhouse
- Triangle Park
- Main Street Library (525 Main)
- Circle Park (Farquhar Park)
- Post Office (Main Street)
- Boy Scout Cabin (the log cabin was built in the late teens/early twenties)
- Power generating Plant on Goldenwest
- City Gym ( pre 1933 HB Elementary Gymnasium and Natatorium)
- Huntington Beach Union High School
- Dwyer Middle School (post 1933 HB Elementary)

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<sup>135</sup> City of Huntington Beach, "Farquhar Park," accessed October 31, 2013, [http://www.huntingtonbeachca.gov/residents/parks\\_facilities/parks/farquhar-park.cfm](http://www.huntingtonbeachca.gov/residents/parks_facilities/parks/farquhar-park.cfm).

<sup>136</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 41.

## *Religion and Cultural History*

Like other Southern California communities, religion and religious institutions, particularly churches, were some of the first buildings to be developed in Huntington Beach. Early churches in Huntington Beach include the First Baptist Church built in the Arts and Crafts/ Neo-Gothic style built in 1906 at 6<sup>th</sup> Street and Orange Avenue and the First Christian Church built in 1908 at the corner of 8<sup>th</sup> and Orange Avenue. Other churches sprang up during the 1910s and 1920s, including St. Mary's Catholic Church; built in 1918 at 10<sup>th</sup> Street and Orange Avenue.

In 1904, Reverend Terasawa of San Francisco founded a Presbyterian mission for the Japanese community in Wintersburg. Around 1909, construction began for a church and manse, or house for the minister. Several years later the congregation required a larger space. A larger Spanish Colonial Revival style church was completed in 1934. The two Japanese church buildings, the manse, and the adjacent Furuta family house and barn<sup>137</sup> still stand near the intersection of Warner Avenue and Nichols Lane.



**Figure 39:** A circa 1911 photo of the Wintersburg Presbyterian congregation outside the 1910 mission church.  
*Courtesy Wintersburg Presbyterian Church via [historicwintersburg.blogspot.com](http://historicwintersburg.blogspot.com).*

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<sup>137</sup> The Furuta family donated the land for the Japanese church buildings.



**Figure 40:** Present day view of St. Mary's Catholic Church facing 10<sup>th</sup> Street.

Huntington Beach's affinity for religion and a desire by its founders led to a ban on saloons in the city, although residents were able to obtain liquor even during Prohibition. Bootlegging liquor was a big business along the California coast during the 1920s and Catalina Island just to the west of Huntington Beach was a bootlegger's paradise. Most common were offshore boats with a speakeasy that were able to avoid prosecution because of jurisdictional issues with local law enforcement officers.

### ***Associated Property Types***

- St. Mary's Catholic Church on 10<sup>th</sup> Street (Reflects the city's adaptation of the Arts and Crafts designs of the 1910s-1920s (refer to Figure 35).
- Baptist Church, 6<sup>th</sup> and Orange
- Wintersburg Baptist Church (Warner Avenue Baptist Church)
- Wintersburg Presbyterian Mission and Manse, 1910
- Wintersburg Presbyterian Church, 1934
- Contemporary Church, 1213 Main Street
- Saints Simon & Jude Church, 20444 Magnolia
- St. Bonaventure Church, 16400 Springdale

## *Commerce and Trade*

Besides infrastructure, cities require both commerce and trade in order to establish a sustainable economy. For Huntington Beach, commerce developed around the beach development and core downtown area, and within the outlying homes and ranches that formed the backbone of the area's agricultural industry. During the 1920s, the economy radically shifted towards the industries associated with the "oil boom." Commercial construction in the core downtown began in the early 1900s with a dozen or so one to two-story wood-frame, false-front style buildings.



**Figure 41:** View looking north along Ocean Boulevard (Pacific Coast Highway) at Main Street in 1935. Note the steel arches and light standards over the boulevard. The building on the far right later became "Jack's Surfboards."  
*Courtesy of Pomona Public Library.*

By the 1930s, Huntington Beach's core downtown had been fully developed. Unreinforced brick commercial buildings were constructed along Main Street. Many of the early buildings in the city were constructed of unreinforced masonry, including the city's grammar school, which received considerable damage during the Long Beach Earthquake on the afternoon of March 10, 1933. Several other commercial buildings and residential homes in Huntington Beach suffered damage from the earthquake; some were knocked off their foundations and others experienced cracks in exterior and interior walls. After 1933, Southern California city governments required the use of reinforced concrete and steel for construction materials in earthquake prone areas.<sup>138</sup>

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<sup>138</sup> Bruce Henstell, *Sunshine and Wealth: Los Angeles in the Twenties and Thirties* (San Francisco: Chronicle Books, 1984).



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## ***World War II***

After the bombing of Pearl Harbor in December 1941, the military viewed the land bordering Huntington Beach as a prime location for potential enemy attack. On May 15, 1942, the War Department acquired 771.956 acres of land on the Bolsa Chica Mesa through fee, leaseholds and permits from 14 separate parties. A total of 634.77 acres were acquired in fee in a condemnation action by two separate leases (630.65 acres from Katherine Torrence et. al., and 4.12 acres from the Pacific Electric Railway Company). The Department acquired an additional 137.186 acres from fees, easements, licenses, and lesser interests from 12 separate parties. The site was used by the Army for Harbor Defenses of Los Angeles by Fort MacArthur during World War II as a shore artillery battery. Department of Defense (DOD) structures were built in the northern half of the site, consisting of fortification structures, two gun emplacements, a water tank and tower, transformer vault, two underground tanks, and electrical and water utility systems. No information exists to suggest the site ever saw any military action during the course of the war.

In 1948 the site was declared excess, except a 6.20 acre parcel and necessary easements. In 1949, a total of 634.77 acres were reverted to the former owners. The War Assets Administration (WAA) assumed accountability for 123.006 acres on February 1, 1949. An additional 14.18 acres were reassigned to WAA on February 11, 1954 for LA Battery Bolsa Chica, making a total of 137.186 acres. Late in 1949, an additional 116.24 acres were declared surplus and reverted to their former owners. The Government conveyed to the Ocean View School District (OVSD) the remaining 20.946 acre tract on September 12, 1949. The OVSD breached the conditions of their contract and subsequently and the United States General Services Administration (GSA) transferred the tract to the Department of the Army on June 3, 1954. Although both the 20.946 acre tract and the 6.20 acre tract were acquired for a Nike Battery (Bolsa Chica) the land ultimately could not be used due to a change in criteria for Nike sites.

On August 15, 1959, the WAA relinquished the 6.20 acre tract to a private individual by quit claim deed. At present, the northern part of the site is vacant, and the Bolsa Chica Ecological Reserve encompasses the southwestern quadrants of the site. The OVSD owns 15.33 acres of the 20.946 acre tract. The remaining 5.616 acres is privately owned. The property to the north of Los Patos Avenue has been subdivided and developed into single family homes. Several utility lines traverse the property, and there is a network of oil pipelines on the site. The Panama mounts, however, are still visible and located on Marine Reserve land on a bluff above the lagoon.<sup>139</sup>

In January of 1944, the United States Navy unveiled plans to build an ammunition depot on 5,000 acres of land that included Anaheim Landing, which later became part of City of Seal Beach. Nearly 2,000 people were reportedly relocated, and the Pacific Electric Railway and Pacific Coast Highway were redirected around the new project. In November of 1944, the new

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<sup>139</sup> Coast Defense Study Group, "Historic California Posts: Bolsa Chica Military Reservation," in Mark A. Berhow, *The Harbor Defenses of Los Angeles, a Reference Manual* (San Pedro: Fort MacArthur Military Press, 1992).



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facility was commissioned as the United States Naval Ammunition and Net Depot at Seal Beach. Hundreds of civilian jobs were created in addition to the large number of naval personnel. Nearly the same time, Douglas Aircraft completed a new plant in Long Beach, and the combination of the two facilities resulted in increased demand for housing in Huntington Beach and nearby communities.

Because Huntington Beach occupied a sizeable portion of the California coast, civil defense drills such as blackouts and air wardens affected citizens during the war years. The most significant wartime impact was closing the pier for military use. This affected tourism, although the general public was still able to use the beach.

The number of automobiles had increased since the 1920s and was, by the early 1940s, the principle mode of transportation in Huntington Beach. World War II, however, brought a brief resurgence in the popularity of rail travel and the refurbishing of some of the Red Car Lines. In fact, rail ridership hit an all-time high in 1944. This was likely due to gas rationing and the large number of military personnel and civilian defense workers stationed locally. Unfortunately, during the 1950s with the development of an interstate highway system and an increase in car, the usefulness and efficiency of rail lines, particularly along the coast, began to wane.

### ***Associated Property Types***

- ORA-83 site WWII underground bunkers
- Bolsa Chica WWII underground bunkers
- Panama mounts (Bolsa Chica)



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### ***Post World War II Boom Years (1946-Present)***

Shortly after World War II Major R. E. "Dick" Willsie opened the new 65-acre Meadowlark Airport in the northeast section of Huntington Beach. The airport offered pilots a place to tie down their planes for \$55 a month and charged a landing fee of \$3 for each flight. Located at Warner Avenue and Bolsa Chica Road, the airport operated out of corrugated metal hangars and World War II Quonset huts that had been moved to the site. A 320-foot-long x 20-foot-wide landing strip ran along the west side of the airport. The privately owned airport was eventually run by Japanese American "Dick" Nerio, and later by Art Nerio. The narrow landing strip was allowed to languish until the late 1970s, when potholes were filled and the runway repaved. When Meadowlark closed for good in 1989, the area was redeveloped into the Summerlane community, a mixed-use commercial and residential development.<sup>140</sup>

The following section was largely taken from a centennial tribute to the City of Huntington Beach, "*Ebb & Flow: 100 Years of Huntington Beach*" prepared by Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 2009:

Following World War II, factories and businesses previously outfitted for wartime production began to retool in order to address the quickly evolving post-war economy. Servicemen and women returning home from the war, a rapid rise in the birth rate in the country, and the creation of maritime ports such as Long Beach, created a marked need for new housing throughout Southern California.

Unlike other communities in Southern California, much of the land base within the city of Huntington Beach was in active oil production, most of it owned by Standard Oil Corporation. Oil derricks still dotted the landscape, intermixed in the downtown with cottages and businesses. Agricultural production still assumed an important role in the local economy, with much of the lands originally in agriculture remaining until the 1960s and 1970s. During the 1950s the Huntington Beach Fire Department initiated a clean-up effort of 300 mostly inactive, wooden oil derricks between 11th and Goldenwest Streets. Over a three year period, nearly all of the derelict derricks were deconstructed and burned. The last two major oil wells were discovered at "Brower" located at Huntington and Chicago Streets on August 1, 1953, and at "Huntington #5" at 1<sup>st</sup> and Olive Streets On January 1, 1955, resulting in the removal of yet another residential area.

As oil field activity spread into the industrial area north of the city limits, many of the original industries that had been attracted by relatively cheap land and ample resources at the beginning of the 20<sup>th</sup> Century, such as the Holly Sugar Refinery, the Huntington Beach Broom Factory, and La Bolsa Tile Factory, moved away or converted their operations to oil. By the 1950s the economy of Huntington Beach had become dependent on its petroleum industry and to a lesser degree on its beach and recreation activities.

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<sup>140</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 2009, 30.



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In 1956, with the demand for electricity quickly rising due to the housing boom, the Southern California Edison Company greatly expanded their electrical generating plant located on the Pacific Coast Highway, one mile south of Main Street near Newland Avenue. Lights on the huge plant were visible for miles and became a locational point of reference for airplanes and ships. Soon Southern California Edison's Steam Plant had the second largest payroll in Huntington Beach with 350 employees.

City annexations that had started in the mid-1940s continued throughout the 1950s, with several large annexations occurring between 1957 and 1960 (refer to attached annexation maps). By 1960, Huntington Beach had grown from 3.57 square miles to over 25 square miles and many farmers requested annexation to the city, primarily because of its sound tax base. By the 1970s Huntington Beach had reportedly become the fastest growing city in the continental United States, as housing tract after housing tract blanketed great swaths of former farmland.

The 1960s witnessed the development of industries associated with aerospace and engineering, such as the establishment of McDonnell Douglas. Douglas Space Center, as it was originally called, opened in 1963 on 312 acres in the northern section of the City. By 1965, with approximately 6,800 employees, McDonnell Douglas provided the largest payroll in Huntington Beach. Construction of housing tracts continued to respond to the demand for more residences. With the new San Diego Freeway in progress, the City now needed to accommodate the social and economic needs of a maturing community by creating more industrial, commercial, and recreational spaces.

In 1961, the State of California purchased a privately owned 3-mile stretch of beach northwest of the downtown area. After years of uncontrolled use by campers, fishermen and squatters who left the area littered with bottles, cans and trash, this beach ultimately became the family recreation facility known today as Bolsa Chica State Beach. The 900 acres directly east of Sunset Colony and north of the former Tin Can Beach, were once wrought with ambiguous land titles, the remnants of oil wells and abandoned derricks, lack of fresh water, and the absence of civic support. Plans for an upscale harbor-based residential community had been in the works in the early 1960s but lacked the authorization from various local, county, and state agencies. When permits were finally acquired, 620 acres of land and 258 acres of waterway were subdivided and developed at a cost of \$200 million into what is known as "Huntington Harbor." The community is at the far north end of Huntington Beach, immediately south of Seal Beach and running east towards Bolsa Chica Avenue. When the massive undertaking was finished, the new land and seascape offered 18 miles of waterfront property, shopping, sailing races, boating, fishing, swimming and a variety of other recreation and activities.

Shopping malls were quickly gaining popularity with landowners, developers and city planners in Orange County in the 1960s. The ability to attract shoppers from several nearby communities provided economic advantages. The Huntington Center was a \$20 million development that opened in November 1966. The center was not only Orange County's only enclosed mall, but also one of the earliest of its type in the United States. The new regional mall, built on what was originally bean and sugar beet fields, was miles away from the quaint small town shopping experience of Main Street. Located at the intersection of the brand new 405 Freeway and



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Highway 39 (Beach Boulevard), it provided easy access to shoppers located in expanding neighborhoods nearby.

In 1965 the City established Golden West College, a community college designed for residents to further their education. The original campus of 15 buildings was located on 122-acres between Goldenwest, Edinger, McFadden and Gothard Avenues. It included a 370-seat lecture hall, and classrooms for science, math, technology, the fine arts and humanities. By 1967, the City had selected 10-acres on Talbert Avenue including a portion of Talbert Lake to construct a new library. The City placed a bond issue on the ballot in 1968, but it failed so the City Council formed a Public Facilities Corporation to obtain the funding. The architectural firm of Richard and Dion Neutra was chosen for the design. The library was an elegant modern 2-story building intended to inspire a cultural movement within the community and carried an indoor design theme of peaceful and serene outdoor greenery combined with soothing water fountains and ponds. The facility, located on a 10-acre site in Huntington Beach's Central Park, was originally 70,000 square feet. In 1986, an \$8.5 million expansion increased the size of the library to 120,000 square feet. The current library houses a gift shop, a children's theater, a media, computer and technology center, meeting rooms, and a 320-seat auditorium.

One of the most iconic buildings in Huntington Beach that did not survive the onslaught of redevelopment was the "Golden Bear." The Spanish Revival/California Eclectic style building faced Pacific Coast Highway just south of Main Street. According to Robert J. Carvounas, who completed a detailed book in 2009 entitled *The History of the Golden Bear - Huntington Beach*, the inspiration for the property began with Harry Bakre who opened up the Golden Lion Cafe at 226 Main Street in April of 1923. In the fall of 1926, Bakre changed the name of his establishment to the Golden Bear Cafe. In first half of 1929, the building at 306 Ocean Avenue (later Pacific Coast Highway) was constructed and the Golden Bear Cafe opened at that location in June.<sup>141</sup>

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<sup>141</sup> Personal communication: Robert J. Carvounas, March 3, 2009.



**Figure 42:** View of the Golden Bear from Pacific Coast Highway. Note the marquee that reads "HOYT AXTON," one of the many acts that came to the "Bear."

By the early 1960s the Golden Bear restaurant had reemerged as a cabaret. Janis Joplin and many others played there while the venue was in operation. Junior Wells cut a live album at the Bear and Peter Tork washed dishes there just prior to becoming one of the Monkees. In the 1970s, under new ownership by Rick and Charles Babiraki, the Golden Bear continued to grow as a seminal performance space. Linda Ronstadt, Patti Smith, Peter Gabriel, The Ramones, Neil Young, and dozens of major label acts visited Huntington Beach to play at the Golden Bear. It was famous for booking an eclectic variety of poets, comedians and musicians, including Huey Lewis, Muddy Waters, Bob Dylan, Robin Williams, and Charles Bukowski. The venue finally closed in 1986 and was subsequently razed.<sup>142</sup>

<sup>142</sup> Joseph D. Santiago and the Historic Resources Board of Huntington Beach, 2009, 40; Robert J. Carvounas, *A History of the Golden Bear, Huntington Beach*, 2009.



**Figure 43:** Advertisement for Bing Surf Boards, 205 Pacific Coast Highway, Huntington Beach, circa 1963. *Courtesy Supernowicz surfing memorabilia collection.*

During the decade of the 1970s, Huntington Beach experienced an aggressive development boom. The city was considered one of the fastest growing cities in the nation. As more and more land was annexed during the late 1950s and early 1960s, large tracts of residential houses were constructed. Many of these tracts are located north and east of Edward's Hill and south of Beach Boulevard. In June 1974, the City dedicated one of its largest parcels of land and developed it into Huntington Beach Central Park. Central Park is located quite literally in the middle of the city, encompassing roughly 300 acres, which includes two lakes, a natural area, an equestrian facility and trails, and a regional sports complex.

### ***Associated Property Types***

- Huntington Beach Public Library, 525 Main Street
- Huntington Beach Central Library, 7111 Talbert Street.
- Ranch Style and Proto-suburban houses- area north of Wesley Park
- Tract houses- Pacific Sands
- Huntington Center
- McDonnell Douglas Aeronautics Campus, 5301 Bolsa
- Mid-century modern commercial buildings in downtown
- High-style mid-century modern residences



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## ARCHITECTURAL LEGACY OF HUNTINGTON BEACH

The transcendent architecture of the City of Huntington Beach reveals, perhaps better than anything else, the fabric that characterizes the community's cultural and economic history. While the architecture of Huntington Beach at first glance may appear to be representative of what is found in many other Southern California beach towns that developed at the turn of the century, at closer examination it is apparent that Huntington Beach developed in its own rather unique pattern. This development pattern was, in part, a consequence of its humble beginnings and the rise of the oil industry in the 1920s that lasted through the 1950s. Lots were sold and houses were built individually and some lots remain vacant to this day. The houses were built in a variety of types, styles and sizes. A unique feature of the fabric and housing stock of Huntington Beach is the fact that several of the modest worker's cottages were relocated from area to area as the oil companies moved their operations. Therefore, many of the houses from the early neighborhoods were scattered throughout the city. As a result, it is not uncommon to see a modest 1920s residence intermixed with newer development from the following periods, creating an eclectic mix of architectural types and styles. Due in part to this relocation of houses coupled with later infill development, with the exception of the Main Street and Crest Avenue areas, there are very few examples of entire streets or neighborhoods with a concentration of properties constructed prior to 1959. Rather, the buildings are scattered throughout the city.

It is also apparent that prior to the 1970s, the city's architectural heritage retained a relatively high level of continuity. It was not until after 1970 that the city witnessed radical changes to its residential and business neighborhoods that often-times included routine demolitions and new infill. Even through the mid-1980s, the Art Deco style of the 1930's was the "signature" style of the downtown core. Even so, the city still retains a modest stock of properties that date from before 1900 through the 1950s.

### ***ARCHITECTURAL PERIODS & STYLES***

A variety of historic house styles contribute to Huntington Beach's architectural diversity. Admirers of old houses will observe that although some houses are stylistically pure and easy to characterize, many are vernacular and exhibit features of several styles and time periods. Like food and fashion, residences were a cultural index of wealth and sophistication. Hence, alterations and additions to housing stock over the years reflect the changing social fabric, wealth, and prestige of the community.

New house forms were introduced in urban areas, yet were often slow to be incorporated in rural areas. Architectural styles that were the height of fashion in Los Angeles or Santa Ana may not be well represented in Huntington Beach, given the context in which the city developed. Regardless of trends, there are 14 predominant styles of architecture identified in Huntington Beach as follows:

### ***Brick or Wood Front Commercial (1850-1940)***



**Figure 44:** *View looking southwest at the circa 1903 Helme family residence and the circa 1904 Helme Furniture Store. The house was moved to its present location at 6<sup>th</sup> and Walnut Streets from a site near 5<sup>th</sup> and Verano (now Euclid Street). Note the new commercial construction surrounding the two buildings.*

Brick or Wood Front Commercial buildings were constructed throughout Southern California beginning in the 1850s. Variations include brick-front façades; Italianate façades; classically-inspired brick, stone, or stucco-faced façades; arcaded blocks; and false-front designs. All these variations applied to commercial architecture in Huntington Beach have their antecedents in the Northeast and the Midwest. Each design could be adapted individually or in groupings, often-times sharing a common wall. Character defining features include 1-3 stories in height; 3-5 bays; classical detailing; brick and iron cladding and decoration; a flat roof with a parapet; columns; decorative pilasters; dentils; cornices; double-entrance doors; deeply-set windows; store-front windows; continuous sills; corbelling; oriels; belt courses; round or arched windows; and, in the case of false-front designs, a flat roof or gable roof behind the front parapet. Parapets often varied from a stepped gable, semi-circular gable, pedimented stepped gable, to a triangular pediment.



**Figure 45:** *Howard's Market, extensively remodeled and located at the corner of Orange and 11<sup>th</sup> Streets.*

### ***Queen Anne (1880–1910)***



**Figure 46:** *View looking south at the Newland House (Huntington Beach Historical Museum).*

Queen Anne architecture” is a misnomer because the style drew no inspiration from the formal Renaissance architecture that dominated Queen Anne of England’s reign (1792–1714). It was named and popularized by a group of English architects who borrowed the visual vocabulary of late medieval styles, including half timbering and patterned surfaces. The William Watts Sherman house in Newport, Rhode Island, built by Boston architect Henry Hobson Richardson and featuring a half-timbered second story, is recognized as the first Queen Anne style house built in America. The British government introduced the Queen Anne style to America with several buildings it constructed for the 1876 Centennial Exposition in Philadelphia, and helped to launch a style that soon replaced Second Empire as the country’s most popular and fashionable domestic architecture style.

High-style Queen Anne houses, which are virtually non-existent in Huntington Beach, are the most exuberantly decorated and ornate manifestations of Victorian-era architecture. The style’s defining characteristics include an asymmetrical façade; a partial or full-width one-story porch that frequently wraps around one or both sides; a steeply pitched, irregularly-shaped gable roof; elaborate chimneys; towers, turrets and other wall projections (bays and overhangs); and multiple surface materials creating textured walls. Windows generally have simple surrounds and single-paned sash. Entrance doors are single and often feature carved detailing and a pane of glass in the upper half. Stained glass accents are trademark features in doors and windows. Polychromatic paint schemes that emphasize complex trim details are particularly well suited to Queen Anne houses. Four main subcategories of the Queen Anne style have been defined based on detailing - Spindework (with delicate spindle ornamentation), Free Classic (with classical columns), Half-timbered (with half-timbering on gables or upper story walls), and Patterned Masonry (with patterned brick, stone and terra cotta).

### *Late Victorian Era Vernacular (1900-1915)*



**Figure 47:** *This examples of a Late Victorian residence lies at the corner of Palm and 11<sup>th</sup> Streets.*

At the turn of the century America's love of Victorian ideals began to wane, and builders transitioned from ornamented Queen Anne designs to more simple, and less ornamented styles. Late Victorian architecture in Huntington Beach is characterized by buildings that retain certain elements of Victorian architecture, including fenestration, porches, but reveal indications of the development of Craftsman and Bungalow Architecture. One sub-type of the Late Victorian Vernacular was the Cross-Gable Cottage house style, developed from late nineteenth century designs found in many Southern California communities. The cross gable provided an additional projection that was relatively simple to design and build, and offered additional space for bedrooms and a kitchen.

Another important subtype of the Late Victorian Vernacular homes is the Hipped Roof Cottage house. The residence is characterized by its square massing, single-story height, and hipped roof. Homes were designed with a half or full front porch as is seen in the house on the left. The ornamentation of these homes generally includes brackets under the roof eaves, gingerbread and fretwork above the porch columns, and a symmetrical or asymmetrical façade. In other cases the homes lacked any significant ornamentation and followed the transitional styles associated later with Arts and Crafts and Craftsman Bungalow houses.

## *Craftsman/Bungalow (1905–1930)*



**Figure 48:** *One of the better examples of a true Craftsman or Craftsman Bungalow design, this house is located at the corner of 9<sup>th</sup> and Walnut Streets. Note the exaggerated roof, exposed rafter tails, truncated porch columns, half stone and concrete pillar base stone fireplace, and Craftsman windows.*

The Craftsman style was born in California and drew inspiration from the Arts and Crafts movement and its focus on natural materials. Widely disseminated through pattern books and magazines, it became the most prevalent style for small houses in the nation until the Great Depression. One and 1½ story Craftsman style houses are popularly known as bungalows.

In common with the Prairie style, the hallmark of a Craftsman house is its roof. In this case, it is generally a shallow gable (versus hipped) roof with overhanging eaves and visible roof beams and rafters. Full or partial-width porches with tapered square supports, often of stone or concrete block, are typical. Characteristic bungalow windows are double-hung with rectangular divided lights in the top sash and a single light in the bottom sash.

The Craftsman style experienced a peak in popularity in Southern California during the early 1920s, and Huntington Beach was no different. The city has a wealth of architectural resources in this style. Most are single-family residences, although there are also Craftsman apartment buildings. There were modest bungalows, as well as more substantial Craftsman examples, including those that are two-stories in height. Craftsman homes began to be constructed from about 1905, although the boom period for this style within Huntington Beach did not appear to occur until the 1910s.

The character defining features include horizontal wood board cladding and multi-front gabled (often low-pitched) roofs. There is often a primary gabled roof at the façade, and a secondary roof at the porch below. The wide overhanging eaves had exposed rafters, and extended and/or elaborated rafter ends. There are frequently decorative vented openings, false beams and/or stickwork within the gable. Tapered (often heavy) squared pilasters are used as porch supports. There are wood windows with multiple panes above a single pane (sometimes flanked by double hung sash windows) at the façade. The other windows are also often double hung sash, sometimes with lamb's tongues; the main window at the first floor façade often consisted of a fixed window with multiple panes at the top, flanked by double hung sash windows. The Craftsman windows are typically surrounded by wide casings.



**Figure 49:** *Another example of Bungalow architecture with an “airplane” style second-story atop the building’s complex roof. This example, once owned by the Slater family, is located on the corner of Gothard Street and Cedar Street, the location of Wintersburg.*

### *Neoclassical Box Beach Residences (1900-1912)*



**Figure 50:** *View of 1905 Neoclassical Cottage located at 312 12<sup>th</sup> Street.*

Neoclassical homes were popular around the first decade of the twentieth century in Huntington Beach. These homes emphasize a rectangular volume with classical ornamental detailing. The residences are covered by a moderately-pitched hipped or pyramid roof and often have small dormers. The entry is recessed under the principal roof and is either a partial width porch on the corner or a full width front porch supported by columns. The windows are tall and narrow double or single hung wood windows and sometimes have decorative multi-light windows on the upper pane. These residences were small and boxy in form with slightly boxed eaves and wide cornice bands under the eaves. The siding is typically horizontal dropped siding.

### *Cottage Bungalows (1920-1940)*



**Figure 51:** *Row of modest cottages from the oil boom years of the 1920s through the late 1930s along Lake Street.*

The quintessential single-family residential unit developed on much of California's coast, was the "cottage" or "cottage bungalow." The cottage was adopted by many builders as an economical solution to more expensive custom homes. While cottages were designed in a variety of styles, including Craftsman, Bungalow, Mediterranean, the fundamental architectural characteristics were its relatively simple design and modest size. Three distinguishable wood-frame varieties can be found throughout portions of Huntington Beach, including the front-gable, the side-gable, and the hipped roof design. Variations of these examples are also found with stucco exterior cladding (although most of the stucco was likely added later). Cottages in the Huntington Beach area were commonplace during the 1920s and 1930s. They were constructed by individuals as second homes or as worker's housing for those working in the nearby oil fields. Indicative to Huntington Beach was the relocation of these modest homes as the oil companies moved their operations from area to area.



**Figure 52:** *This example of a front-gable oil-boom era cottage is located along 13<sup>th</sup> Street between Olive and Walnut. Note the low sloping roof, modest front porch, horizontal wood siding, and pair of windows flanking the door. The overall massing of this form of cottage was long and narrow.*



**Figure 53:** *This example of a front gable oil-boom cottage is situated at 510 8<sup>th</sup> Street. Note the stucco exterior cladding, likely over the original wood siding.*

### *Eclectic and Revivalist (1920-1940)*



**Figure 54:** *View looking east at the City Gym and Pool built in the Neo-Classical style of architecture with a hint of Art Deco.*

The Eclectic movement began near the end of the 19th century and embraced a variety of Old World architectural traditions. Emphasizing careful copies of historic patterns, it spawned a number of period revival styles that coexisted in friendly competition, including Colonial Revival, Tudor/English Cottage Revival, Neoclassical, and Italian Renaissance Revival.

The Tudor Revival style in America was based loosely on medieval English architecture. Enormously popular in the 1920s and 1930s, it benefited from advances in masonry veneering technique that allowed for the re-creation of English brick and stucco façades. Steeply pitched roofs, prominent cross gables, half-timbering, large chimneys with chimney pots, and tall narrow windows with multi-pane glazing are the hallmarks of the Tudor Revival style. Entrance doorways, typically arched, are often elaborated with brick surrounds mimicking quoins. Multi-pane casement windows in groups of three or more are common.

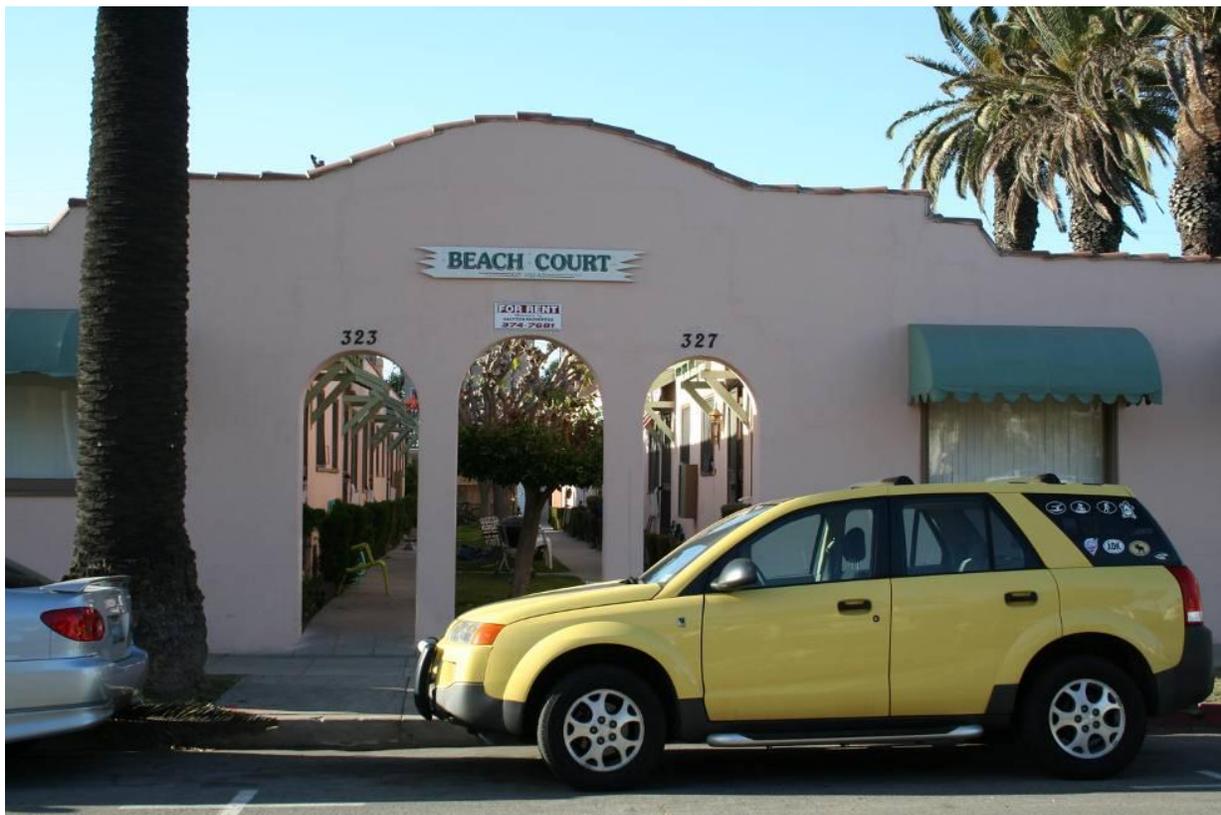
### *Mediterranean, Spanish, and Mission Revival (1920-1940)*



**Figure 55:** *View looking north at Huntington Beach High School from Main Street. The school is listed on the National Register and is designed in the Spanish Colonial Revival style of architecture.*

For the first three decades of its existence, the architecture of Huntington Beach was largely defined by Late-Victorian or Arts and Crafts (Craftsman) styles. Not until the late 1920s and 1930s did the developers and builders begin to expand the architectural horizons of the community to include Mediterranean styles of civic buildings, businesses, and residences. The use of architectural elements and designs indigenous to the countries surrounding the Mediterranean Sea began to take hold in the late-19th century and reached its apogee at the San Diego exhibition in 1915. There were several styles that quickly gained popularity - most notably Spanish-Colonial derived from Spain, Mexico, and South America, and Mission, derived from Spanish Missions in California and the American Southwest. In later years other sub-forms developed, referred today as Spanish Revival, Italian-Villa, and Tuscan. Spanish eclectic architecture is another term applied to the various forms of Mediterranean design, characterized by asymmetrical shapes with cross-gables and side wings; low pitched roofs; red roof tiles; little or no overhanging eaves; stucco siding; courtyards; carved doors; spiral columns and pilasters; carved stonework or cast ornaments; patterned tile floors and wall surfaces; and arches, especially over doors, porch entries and main windows.

## *Bungalow Courts (1920-1940)*



**Figure 56:** *A fine example of a Mediterranean style Bungalow Court, known as “Beach Court,” located at 323-327 6<sup>th</sup> Street.*

The development of Bungalow Courts provided affordable housing during a period of growth in the oil boom industry in Huntington Beach. The numerous courts in Huntington Beach developed from three typological and stylistic sources: the bungalow courts of the early 20th century whose antecedents began in Southern California; auto courts or motor courts; and popular architecture styled after Traditional and Mediterranean designs. The typical character defining features of bungalow courts include multiple small single-family residences that open into a central courtyard area. The units may be attached or detached, but all have separate entrances and porches facing the inner court. Architectural styles may include Craftsman bungalow or Spanish Colonial Revival detailing.

## *Art Deco (1925-1940)*



**Figure 57:** View looking east from Palm at Dwyer Middle School, a good example of Art Deco architecture.

The term Art Deco was coined from the *Exposition des Arts Decoratifs* held in Paris in 1925. Robert Mallet-Stevens (1886-1945) helped promote Art Deco architecture as it developed in Europe. In the United States Art Deco was embraced by Raymond Hood, who designed three of the most distinctive buildings in New York City: the Radio City Music Hall auditorium and foyer, the RCA building at Rockefeller Center, and the New York Daily News building. Rectilinear designs, vivid color, strong lines and undulating, repeating patterns are a trademark of Art Deco design, especially in the Deco buildings of the 1930s. Some buildings are embellished with flowing waterfall effects, while others present colors in bold, geometric blocks. But, Art Deco design is about more than color and ornamental patterns. The very shape of these buildings expresses a fascination for orderly forms and primitive architecture. The typical character defining features of Art Deco buildings include an emphasis on blocked massing, horizontal ornamentation, symmetry, rounded corners or cornices, stepped parapets, flat rooflines, stylized vertical motifs such as pilasters or integrated stepped Classical ornamentation.

## *Zigzag Moderne (1925-1940)*



**Figure 58:** *View of 311 5th Street- Zig Zag Moderne commercial building in downtown.*

The Zigzag Moderne style of architecture is an off shoot of Art Deco design, which originated in France in the 1910s and became popular in the United States in the 1920s and 30s. Zigzag Moderne is highly decorative with the façade of buildings utilizing geometric ornamentation. It was popular on commercial storefronts in urban areas and large public buildings, especially high rise buildings such as hotels and movie theaters, skyscrapers, and restaurants. It utilized expensive and exotic materials and veneers as well as steel and glass. In contrast to the Streamline Moderne and Art Deco styles, the ornamentation emphasized verticality and geometric motifs such as zigzags, swags, and corbels. It often exhibits a smooth exterior surface material and often included tile work, wood veneers, marble, painted terra-cotta and metals on the lower facades.

### *Minimalist/ Minimal Traditional (1940-1960)*



**Figure 59:** View looking north at a sprawling minimalist style residence at the corner of Olive and 11<sup>th</sup>. Note the apartment units in the rear.

Minimalist Architectural designs were a product of the modern era of architecture beginning during World War II and continuing into the 1950s. Designed for working class families, minimalist buildings are generally modest in size and ornamentation, often-times built as tracts, but almost always exhibiting design elements that veered away from the earlier Craftsman and Bungalow styles. In Huntington Beach minimalist homes appear during the early 1940s perhaps in response to the very modest cottage homes of the oil boom years. The typical character defining features of minimal traditional buildings include compact massing, low pitched multi-gable or hipped roofs with shallow eaves, modest ornamentation, inset porches under the principal roofline, simple wood post porch supports, single car garages (attached or detached), oriel windows, simple surrounds, smooth stucco exteriors or simple wood board exterior siding (or a combination thereof).

### *California Ranch (1930-1970)*



**Figure 60:** *View looking east at California Ranch style residences fronting Main Street at Adams Avenue.*

Sometimes called the California ranch style, this home in the Modern architectural family, originated in the 1930s by architects such as Cliff May. It emerged as one of the most popular American styles in the 1950s and 60s, when the automobile had replaced early 20th-century forms of transportation, such as streetcars. Now mobile homebuyers could move to the suburbs into bigger homes on bigger lots. The style originated as a reflection of the Rancho type of architecture with an emphasis toward an inner courtyard and privacy toward the street. It implemented interior “corridors” and often had a splayed plan or sprawling plan. Smaller versions or “ranchettes” implemented the same design concepts in a compact manner. The decorative details to the exterior take their cues from the spare and hardy practicality of western styles like Monterrey Spanish Colonial, Prairie and Craftsman homes as well as the Western False Front shops and board & batten mining shacks popularized by Wild West epics of the era like High Noon and How the West Was Won. It is characterized by its one-story, pitched-roof construction, attached garage, wood or brick exterior walls, and picture windows.

### *Courtyard Apartments (1950-1975)*

Evolving from the Bungalow Courts of the 1920s and 1930s, a revival of sorts began in the 1960s that resulted in the development of multi-unit apartments with interior courtyards. The designs in Huntington Beach were more whimsical, often including Polynesian motifs.



**Figure 61:** View looking southwest at the Royal Hawaiian Courtyard Apartments, located on 12<sup>th</sup> Street between Walnut and Olive. Note the use of volcanic rock exterior wall dressing, and bamboo and tiki carving around the entrance. Most of the pre-1970s Courtyard Apartments had carports rather than garages.



**Figure 62:** View looking southeast at the Riptide Courtyard Apartment complex. This multi-residential building is located at the corner of Walnut and 11<sup>th</sup> Streets.



**Figure 63:** *View of mid-century modern commercial strip from 324-328 Main Street.*

### ***Modern and Neo-Eclectic (1935–Present)***

The International and Modernistic styles, emphasizing horizontals, flat roofs, smooth wall surfaces, and large window expanses, renounced historic precedent in a radical departure from the revival styles. Most suburban houses built since 1935 fall into the Modern style category. These include the familiar forms we call Cape (officially termed minimal traditional), ranch, split-level and contemporary. The one-story ranch house form, designed by a pair of California architects, was the prevailing style during the 1950s and 1960s. Contemporary was the favored style for architect-built houses between 1950 and 1970. Neo-Eclecticism, which emerged in the mid-1960s and supplanted the Modern style, represented a return to traditional architectural styles and forms. It includes Mansard, Neo-Colonial, Neo-French, Neo-Tudor, Neo-Mediterranean, Neo-Classical, and Neo-Victorian. These styles borrow prominent details from historic models in bold, free interpretations.

## ***STREETSCAPES AND LANDSCAPES***

The original sidewalks of Huntington Beach were composed of beach sand and the shells of the former Shell Beach, which provide them with a unique salt and pepper texture. In fact, the curbs and gutters of the original town were crafted from the same beach sand, imparting a distinctive form and function to the streetscape.



**Figure 64:** View east along 9<sup>th</sup> Street from Pacific Coast Highway at the rows of ubiquitous palm trees lining the street.



**Figure 65:** Close-up of typical old concrete sidewalk detail listing the street name "NINTH ST - WALNUT AVE" and the contractor "JEB."



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## Cut Sheets for Associated Property Types

The following pages provide quick reference guides for properties associated with each of the identified historic contexts found within the city of Huntington Beach. Each cut sheet has information on the property type's significance within the history of Huntington Beach and outlines the necessary aspects of integrity and character-defining features that each represents.

## Early Settlement and Agricultural Development (1848-1901)

### Residential (Farmhouse, Single-Family):

From 1848 to 1901, Huntington Beach was primarily known for its agriculture. Settlers from across the United States and all over the world, including Japan, China, Mexico and Europe, were drawn to the region for agricultural purposes. Lone farmsteads were scattered through the region, separated by acres of farmland. Small farming communities grew outside of what is now the city core of Huntington Beach and remained farmland amidst the growth of the city core. These communities were known as Stanton, Westminster, Talbert, Smeltzer, Bolsa, Oceanview and Wintersburg. Built near transportation hubs away from flood plains along river channels, these communities consisted of a small church, a one-room schoolhouse, and perhaps a town hall or mission where the community could congregate. The lone homesteads consisted of a main residence built in a vernacular style with Queen Anne or other early Victorian features. Along with the main residence, farm ancillary buildings and barns were constructed. Beginning in the mid-1940s to the 1970s, the City of Huntington Beach annexed hundreds of acres of outlying farmland. Some of the early farmsteads in this area were part of this annexation. Although these buildings officially became part of Huntington Beach later in the twentieth century, they are part of this early settlement and agricultural development era, and may have built dates later than 1901.



#### Character Defining Features Include:

- Two-story
- Wood framed
- Queen Anne vernacular, rustic style
- Originally constructed on open land (typically within the 160-acre plot allotment)  
Ancillary buildings such as blacksmith shop, horse barn, granaries, etc. surrounding the main house
- Originally setback from main road

#### Essential Aspects of Integrity

- *Location:* Far from original town core; in outlying farmstead areas
- *Setting:* Located on a large 160-acre plot of land and included vegetable, flower and other self-sustaining landscaping features; associated farm buildings on property
- *Materials:* Wood framed building; wood windows and doors; horizontal or shingle wood siding
- *Design:* Two-story; asymmetrical plan; cross-gabled roof; patterned shingles, horizontal wood siding; bay windows; sleeping porch; tall narrow windows; partial width porch; ornamented details
- *Workmanship:* Wood framed construction; turned wood spindle work; decorative elements based on style
- *Feeling:* Turn-of-the-century self-sustaining residential farmhouse on large plot of farmland
- *Association:* The late 1880s land boom in southern California after the division of the rancho property that was later annexed into the city limits

#### Applicable Criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- Associated with the lives of persons important to local, California, or national history;*
- Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been built during the period of significance and retain integrity of location (outlying areas), materials, design, workmanship and association.

## Early Settlement and Agricultural Development (1848-1901)

### Religious Building (Church):

From 1848 to 1901, Huntington Beach was primarily known for its agriculture. Settlers from across the United States and all over the world, including Japan, China, Mexico and Europe, were drawn to the region for agricultural purposes. Lone farmsteads were scattered through the region, separated by acres of farmland. Small farming communities grew outside of what is now the city core of Huntington Beach and remained farmland amidst the growth of the city core. These communities were known as Stanton, Westminster, Talbert, Smeltzer, Bolsa, Oceanview and Wintersburg. Built near transportation hubs away from flood plains along river channels, these communities consisted of a small church, a one-room schoolhouse, and perhaps a town hall or mission where the community could congregate. The lone homesteads consisted of a main residence built in a vernacular style with Queen Anne or other early Victorian features. Along with the main residence, farm ancillary buildings and barns were constructed. Beginning in the mid-1940s to the 1970s, the City of Huntington Beach annexed hundreds of acres of outlying farmland. Some of the early farmsteads in this area were part of this annexation. Although these buildings officially became part of Huntington Beach later in the twentieth century, they are part of this early settlement and agricultural development era, and may have built dates later than 1901.



### Character Defining Features Include:

- One-story
- Wood framed
- Oftentimes cross floor plan
- Carpenter Gothic or vernacular style
- Constructed on corner of major crossroads of farmstead lands as part of community center
- Gabled-roof with large square steeple or bell tower on corner of building with pointed peak
- Small setback from street corner

### Essential Aspects of Integrity

- *Location:* In small farm community centers; usually on the corner of a main crossroads
- *Setting:* Located on the corner of a main crossroads amongst a small cluster of other community center buildings such as a school house or town/meeting hall
- *Materials:* Wood framed structure; wood windows and doors; horizontal wood siding
- *Design:* One-story; tall arched windows; gabled-roof with tall square steeple/bell tower
- *Workmanship:* Wood framed construction; minimal vernacular elements such as knee braces, arched windows
- *Feeling:* Pre-incorporation (1911) agricultural area cluster of buildings for small farming communities outside original town core
- *Association:* The small outlying farm communities of early unincorporated Huntington Beach

### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been constructed during the period of significance and must retain integrity of location, materials, design, workmanship, feeling and association

## Japanese Influences (1880s-1941)

### Religious Building (Mission):

United States Census Records from 1910 to 1930 indicate a diverse ethnic composition of Huntington Beach, particularly in the agricultural land outside of the central core of the city. Chinese, Mexican and Japanese tenant farmers worked the land located in the outlying area of the core commercial area of the city. Census records revealed that areas such as the Santa Ana River Bottom, the North Township Line, Wintersburg and the Talbert town sites documented a high number of farmers and farm laborers. It is assumed that the farm laborers lived on or near the farm and not in the commercial core of Huntington Beach. The Japanese were particularly successful in becoming independent leasers and property owners despite numerous restrictive land laws and their community grew. Buildings during this time period included tenant housing properties, the 1910 Japanese Presbyterian Church, , businesses, bunkhouses and community centers for these ethnic groups to gather.



### Character Defining Features Include:

- One-story
- Wood framed
- Long narrow floor plan
- No particular architectural style; has Mission-style influences
- Constructed on a major crossroads on the outlying area of the original town core
- No setback from street side
- Modest building served as religious community center for ethnic group

### Essential Aspects of Integrity

- *Location:* Near the community of Talbert; a community that was later incorporated into Huntington Beach
- *Setting:* Located on a major intersection of Warner and Nichols in what used to be the outlying farmland area
- *Materials:* Wood framed structure; tall narrow wooden windows; stucco exterior
- *Design:* One-story symmetrical rectangular plan; meeting hall design with some Spanish Colonial revival influences
- *Workmanship:* Wood framed construction; little to no ornamentation
- *Feeling:* Early 20<sup>th</sup> Century gathering hall for the Japanese population pre-WWII
- *Association:* The Japanese ethnic community influence in the early history of Huntington Beach

### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been constructed during the period of significance and must retain integrity of location, design, feeling and association. Properties must have demonstrated association with Japanese families in Huntington Beach. Because there are relatively few properties associated with this context, properties may still be eligible with some alterations if the association and feeling to the significance is evident

## Beach Town Resort (1901-1920)

### Residential (Single-Family):

Prior to 1901, the area now known as Huntington Beach was principally known for its agriculture. However, after the incorporation of the railroad and a new development company in the early 1900s, Huntington Beach became a beach resort town. Tourists from all over the United States as well as local inlanders from Southern California would take the Pacific Electric to Huntington Beach on the weekends and for vacation. The growing tourism drew other seaside commodities such as a pleasure pier, hotels, restaurants, and eventually real estate. By 1904, nearly all the lots in the original town site were sold. The result was small gabled and hipped one-story cottages built in areas close to the beach from 1905 to 1920. These early cottages were modest in scale and size and most were typically used as seasonal cottages. A post office and school accompanied the residential growth of the central core of Huntington Beach and the cottages, still small in scale and size, became permanent residences during this era.



### Character Defining Features Include:

- One-story or two-story residence
- Wood framed construction, wood siding
- Square or rectangular plan
- Hipped, or gabled roof with dormers
- Small boxy, or bungalow shape
- Partial- or full-width porches
- Little setback from sidewalk
- Victorian or Craftsman-style influences
- Located in close proximity to the beach

### Essential Aspects of Integrity

- *Location:* Close proximity to the beach within residential neighborhoods on moderately sized lots
- *Setting:* Located on subdivided lots in original town core of the City with other residential buildings of similar size and form
- *Materials:* Wood framing; wood windows and doors, Craftsman or Victorian-style features such as bay windows and knee braces
- *Design:* One-story with a square or rectangular plan; partial or full-width porches, hipped roof, dormers
- *Workmanship:* Wood framed construction with wood siding and some craftsmanship detailing in decorative knee braces or spindle work
- *Feeling:* An early 20<sup>th</sup> century beach community with seasonal and some permanent residences
- *Association:* The beach resort boom of the early 20<sup>th</sup> century in Huntington Beach

### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been built prior to 1920 and must retain integrity of design, materials, workmanship and association. Buildings significant for contributing to districts must retain integrity of setting and feeling.

## Beach Town Resort (1901-1920)

### Residential (Multi-Family)

Prior to 1901, the area now known as Huntington Beach was principally known for its agriculture. However, after the incorporation of the railroad and a new development company in the early 1900s, Huntington Beach became a beach resort town. Tourists from all over the United States as well as local inlanders from Southern California would take the Pacific Electric to Huntington Beach on the weekends and for vacation. The growing tourism drew other seaside commodities such as a pleasure pier, hotels, restaurants, and eventually real estate. By 1904, nearly all the lots in the original town site were sold. The result was small gabled and hipped one-story cottages built in areas close to the beach from 1905 to 1920. These early cottages were modest in scale and size and most were typically used as seasonal cottages. A post office, school accompanied the residential growth of the central core of Huntington Beach and the cottages, still small in scale and size, became substantial permanent residences during this era. Bungalow courts were another building type constructed within this era. These multi-family residences were typically constructed similar to single-family housing in scale and modest ornamentation.



#### Character Defining Features Include:

- One-story buildings
- Wood framed construction, wood siding
- Multiple residential units
- Square or rectangular plan
- Gabled roof
- Bungalow shape
- Middle courtyard
- Little setback from sidewalk
- Craftsman-style influences

#### Essential Aspects of Integrity

- *Location:* Located in and outside of the original town core
- *Setting:* Located on subdivided lots both in and outside of the town core
- *Materials:* Wood framing; wood windows, doors, Craftsman-style features such as bay windows and knee braces
- *Design:* One-story with rectangular or U-shaped plan
- *Workmanship:* Wood framed construction with wood siding and some craftsmanship detailing in decorative knee braces or spindle work
- *Feeling:* An early 20<sup>th</sup> century beach community with seasonal and some permanent residences
- *Association:* The beach resort boom of the early 20<sup>th</sup> century in Huntington Beach

#### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been built prior to 1920 and must retain most of its original materials, design and workmanship.

## Beach Town Resort (1901-1920)

### Commercial Building:

Prior to 1901, the area now known as Huntington Beach was principally known for its agriculture. However, after the incorporation of the railroad and a new development company in the early 1900s, Huntington Beach became a beach resort town. Tourists from all over the United States as well as local inlanders from Southern California would take the Pacific Electric to Huntington Beach on the weekends and for vacation. The growing tourism drew other seaside commodities such as a pleasure pier, hotels, restaurants, and eventually real estate. By 1904, nearly all the lots in the original town site were sold. The result was small gabled and hipped one-story cottages built in areas close to the beach from 1905 to 1920. These early cottages were modest in scale and size and most were typically used as seasonal cottages. The commercial fronts had typically of brick or wood siding and had large display windows and ground floor entrances. Commercial buildings constructed downtown had more ornamentation than those convenience stores located on corners within residential neighborhoods. A post office, school accompanied the residential growth of the central core of Huntington Beach and the cottages, still small in scale and size, became substantial permanent residences during this era.



### Character Defining Features Include:

- One-story
- Wood framed or brick construction
- Flat roof or gabled roof with a straight edge parapet
- Minimal design elements
- No setback from sidewalks
- One storefront with display windows and recessed entrance
- Western False-Front style

### Essential Aspects of Integrity

- *Location:* Located within downtown historic core
- *Setting:* Located on subdivided lots with sidewalks; graded streets; no setbacks
- *Materials:* Wood framing; wood windows, doors and storefronts
- *Design:* One-story with storefronts and minimal design elements
- *Workmanship:* Wood framed or brick construction
- *Feeling:* Small early 20<sup>th</sup> century commercial storefronts located in residential neighborhoods as convenience or general stores for the surrounding neighborhood
- *Association:* The early beach resort town of Huntington Beach

### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been constructed prior to 1920 and must retain its original location and most of its original materials, design, workmanship, feeling and association.

## Oil Boom Years (1920-1950)

### Residential (Single-Family)

Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. Oil in the Los Angeles basin had been speculated since the 1890s, but the lack of technology prevented any oil exploration until 1919 when oil drill exploration began. In 1920, oil was discovered on the bluff north of the city limits and transformed the town into an urban oil boom town overnight. This resulted in an acute housing shortage from 1919 to 1920. Settlements, such as Midway City, Liberty Park, Ocean View and Boulevard Gardens were developed around the perimeter of the oil field for workers and their families. Today, only Midway City remains an unincorporated community; the rest of these were absorbed into Huntington Beach. Small one-story front gable oil boom residences were constructed to support the influx of residents and oil drillers. The larger residences were constructed on bigger lots and typically had more stylistic ornamentation. A second oil boom in Huntington Beach resulted in 50 blocks of houses moved east for drilling operations. Any records of these moved buildings could not be found.



#### Character Defining Features Include:

- One or two-story
- Wood framed construction
- Craftsman or Craftsman Airplane style, or Neo-Classical Cottage styles
- Setback from the street
- Larger houses have a large lot size; smaller oil cottages and workers' houses are on small lot sizes

#### Essential Aspects of Integrity

- *Location:* Located in areas inside and outside of downtown core
- *Setting:* Located on subdivided lots with sidewalks; graded streets; small setbacks, landscaping
- *Materials:* Wood framing; wood windows and doors, brick chimneys, stone or brick foundations
- *Design:* One or two-story houses ranging from large oil boom houses to small cottages; character defining features associated with individual architectural styles
- *Workmanship:* Wood framed construction; can have elements of stylistic features such as knee braces or bantered piers, columns, or lintels
- *Feeling:* Smaller cottages represent the oil boom workers' cottages and the larger houses are for the more wealthy oil businesspersons
- *Association:* The oil boom in Huntington Beach from 1920-1950

#### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These buildings must have been constructed during the period of significance and must retain their original location and most of their original materials, design, workmanship, feeling and association. Some of these buildings have been relocated as part of the oil boom context; therefore, a property may still be eligible if it retains all aspects of integrity with the exception of its original location.

## Oil Boom Years (1920-1950)

### Residential (Working Class, Single-Family)

Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. Oil in the Los Angeles basin had been speculated since the 1890s, but the lack of technology prevented any oil exploration until 1919 when oil drill exploration began. In 1920, oil was discovered on the bluff north of the city limits and transformed the town into an urban oil boom town overnight. This resulted in an acute housing shortage from 1919 to 1920. Settlements, such as Midway City, Liberty Park, Ocean View and Boulevard Gardens were developed around the perimeter of the oil field for workers and their families. Today, only Midway City remains an unincorporated community; the rest of these were absorbed into Huntington Beach. Small one-story front gable oil boom residences were constructed to support the influx of residents and oil drillers. A second oil boom in Huntington Beach resulted in 50 blocks of houses moved east for drilling operations. Any records of these moved buildings could not be found.



#### Character Defining Features Include:

- Modest, one-story buildings
- Wood framed construction, wood siding
- Square or rectangular plan
- Front or Side-Gabled roof
- Little setback from sidewalk
- Craftsman-style influences
- Built on small lots

#### Essential Aspects of Integrity

- *Location:* Located in and outside of the original town core
- *Setting:* Located on subdivided lots both in and outside of the town core with other small residential buildings, landscaping, fencing
- *Materials:* Wood framing; wood windows, doors, Craftsman-style features such as bay windows and knee braces
- *Design:* One-story with rectangular plan, little ornamentation, symmetrical design (typically), small front porch, gabled roof
- *Workmanship:* Wood framed construction with wood siding and some craftsmanship detailing in decorative knee braces or attic vents
- *Feeling:* An early 20<sup>th</sup> century worker's cottage neighborhood built to accommodate the oil boom workers
- *Association:* The oil boom of the early 20<sup>th</sup> century in Huntington Beach

#### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must have been constructed during the period of significance and must retain their original materials, design and workmanship, feeling and association. These properties are not likely significant individually, but may contribute to a historic district. Some of these buildings have been relocated as part of the oil boom context; therefore, a property may still be eligible despite being relocated as a contributor to a thematic grouping or historic district if it retains all aspects of integrity.

## Post-World War II

### Civic/Institutional Building (Public Library)

During World War II, Southern California beach cities bulked up their military defenses and prepared their coastlines for war. The creation of The United States Naval Ammunition and Net Depot at Seal Beach along with Douglas Aircraft in Long Beach resulted in more jobs and a high housing demand in Huntington Beach and neighboring communities. After World War II, the last oil boom discoveries were made, the City of Huntington Beach began to annex outer-laying communities to the east, Interstate 405 is built through Huntington Beach, making it more accessible to L.A. County and Orange County cities and communities. Other industries such as the Southern California Edison’s Steam Plant and McDonnell Douglas created jobs in the city. The rise in these various industries as well as the sustaining oil industry resulted in several post-war residences and civic buildings within the City of Huntington Beach. Residences were built in the Minimal Traditional style, with lingering influences of early hipped-roof cottages. Other residences and civic buildings embraced the Mid-Century Modern architectural style. The annexations of the communities north and east of the city core resulted in the inclusion of several early twentieth century farmstead buildings and churches that were once part of the smaller farming communities.

#### Character Defining Features Include:



- Large building with public spaces
- Two-story, heavy massing
- Mid-century Modern, Beaux Arts , Stripped Classic, or PWA Modern styles
- Constructed on large lot near downtown core
- Set back from street side
- Main entrance faces street side

#### Essential Aspects of Integrity

- *Location:* Within downtown core
- *Setting:* Located on large lot with public space surrounding building
- *Materials:* Tilt-up concrete structure; large plated glass windows, marble inlay at main entrance
- *Design:* Two-story near rectangular plan; Mid-Century modern style, large plated glass window on north elevation
- *Workmanship:* Decorative elements based on style
- *Feeling:* Mid-century construction of civic buildings and growth in Huntington Beach
- *Association:* Post-World War II civic building construction and the growth of Huntington Beach

#### Applicable Criteria:

- (a) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must retain their original location, setting, materials, design, workmanship, feeling, and association.

## Post-World War II

### Residential (Single-Family); Non- Tract Development Housing

During World War II, Southern California beach cities bulked up their military defenses and prepared their coastlines for war. The creation of The United States Naval Ammunition and Net Depot at Seal Beach along with Douglas Aircraft in Long Beach resulted in more jobs and a high housing demand in Huntington Beach and neighboring communities. After World War II, the last oil boom discoveries were made, the City of Huntington Beach began to annex outer-laying communities to the east, Interstate 405 is built through Huntington Beach, making it more accessible to L.A. County and Orange County cities and communities. Other industries such as the Southern California Edison’s Steam Plant and McDonnell Douglas created jobs in the city. The rise in these various industries as well as the sustaining oil industry resulted in several post-war residences and civic buildings within the City of Huntington Beach. Residences were built in the Minimal Traditional style, with lingering influences of early hipped-roof cottages. Other residences and civic buildings embraced the Mid-Century Modern architectural style. The annexations of the communities north and east of the city core resulted in the inclusion of several early twentieth century farmstead buildings and churches that were once part of the smaller farming communities.



#### Character Defining Features Include:

- One –story, horizontal plan
- Wood framed
- Located on subdivided lots
- Mid-Century Modern, Ranch and Minimal Traditional styles
- Some architect- or builder-designed
- Detached one or two car garage with porte-cochere over driveway
- Centered concrete or brick steps leading to the front porch
- Set back from street side

#### Essential Aspects of Integrity

- *Location:* Near the downtown core or outside of downtown core in later annexed sections of the City; not located within planned developments or tract developments
- *Setting:* Located on raised subdivided lots with residential landscaping features; associated fencing; one or two-car garage at rear of lot with porte-cochere; concrete driveway; sidewalks; wide graded streets lined with trees
- *Materials:* Wood framed building; stucco, wood shingle or horizontal wood siding; wood windows and doors, aluminum or metal cased windows
- *Design:* one-story with an asymmetrical or square floor plan; low pitched or flat roof; additional design features specific to architectural style.
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* Mid-20<sup>th</sup> century residential single-family neighborhood
- *Association:* Post-World War II growth and annexations of later sections of Huntington Beach, architect designed homes

#### Applicable Criteria:

- (b) *Associated with the lives of persons important to local, California, or national history;*
- (c) *Embodies the distinctive characteristics of a type, period, or region or method of construction or represents the work of a master or possesses high artistic values;*

#### Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties must be of high style or architect designed to be considered significant examples of their type or style as compared to other similar examples within the city. They must retain their original setting, materials, design, workmanship, feeling, and association.



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## Summary of Previously Evaluated Historic Properties

A number of buildings in the City of Huntington Beach have been previously documented or evaluated for historic significance. Some of the previously identified properties are listed on the National Register of Historic Places, or have been listed as local landmarks in the City of Huntington Beach's General Plan. Others have been formally determined to be eligible for listing on these registers. The following is a summary of the previously evaluated properties that are located within the City of Huntington Beach.

### *Properties Listed on the National Register of Historic Places*

The City of Huntington Beach currently has seven properties that are listed on the National Register of Historic Places. These properties are automatically listed on the California Register and are considered historical resources for the purposes of the California Environmental Quality Act (CEQA). These properties have a historical status code of 1S (listed on the National Register). They are also located on the City of Huntington Beach's Landmark list. The seven National Register listed properties are listed on the following page.

	Photograph	Address	Description	Year Built	Status Code
1.		126 6 <sup>th</sup> St.  (added 1987) #86003668	Helm-Worthy House  Style: Modified Queen Anne  The Helm-Worthy House was moved to its present location (c. 1904) and is associated with important persons to the history of Huntington Beach .	c. 1880	1S
2.		19820 Beach Blvd.  (added 1985) #85003374	Newland House  Style: Queen Anne  Constructed by William and Mary Newland, this residence is one of the few remaining examples of the early settlement and agricultural development within Huntington Beach. Dawes & Kuechel were the architect and builder.	1898	1S
3.		Main St. and Ocean Ave.  (Added 1989) #89001203*  *The pier has since been demolished and, while still listed on the National Register, should be removed, 7N1.	Huntington Beach Municipal Pier  Style: Art Deco  Designed and constructed by the Rothenbert, Ernest, Mercereau Bridge Co.  Significant from 1925-1949 under recreation and culture.	1914, re- built 1938	1S
4.		1600 Palm Ave.  (added 1994) #94001499	City Gym and Plunge  Style: Neo-Classical  Still in use as a gymnasium pool facility.	1931	1S
5.		513-519 Walnut Ave.  (added 1987) #86003668	Helm House Furnishing Co.  Style: Early 20 <sup>th</sup> century Western False Front wood commercial building (Furniture Store).	1904	1S

6.		<p>525 Main Street (added 2013) #13000157</p>	<p>Main Street Library  Style: Mid-Century Modern</p>	1951	1S
7.		<p>525 Main Street (added 2013) #13000157</p>	<p>Triangle Park  Style: N/A</p>	1912	1S



### ***Properties Previously Identified as Eligible for the National Register***

A total of forty-three (43) properties have been identified through previous studies as eligible for the National Register of Historic Places within the City of Huntington Beach. These properties had previously received a status code of either 3S (Appears eligible for NR individually through survey evaluation) or 3B (Appears eligible for NR both individually and as a contributor to a historic district through survey evaluation). These prior status codes were compiled from the State of California Office of Historic Preservation's Historic Inventory Database located at the South Central Coastal Information Center housed at the California State University, Fullerton and some of the designations were compiled from the City's records. Some of the properties were determined eligible through an independent review process (Section 106 of the National Historic Preservation Act, federal tax program); however, most of them were identified in the 1986 survey. The properties that were identified in the 1986 survey were only evaluated for the National Register. Many of these properties were listed on the City's Landmark list in the General Plan (please refer to the table later in this section for a list of properties on the General Plan Landmark List).

Nonetheless, sufficient time has passed since these prior evaluations, therefore the properties have been updated as part of the current survey. (Note: Several of the 3B properties were identified as contributing to the Main Street Commercial district in the 1986 survey; however, this district no longer exists. Therefore, these status codes have been changed and the properties were evaluated for individual significance in 2009 and 2014. These forty-three (43) properties are listed below with their previous and updated status codes.

<b>#</b>	<b>APN</b>	<b>Address</b>	<b>Year Built</b>	<b>Previous Status Code</b>	<b>Updated Status Code</b>
1	024-082-08	729 Lake St	1905	3S	3CD/3S
2	024-154-13	101 Main St		3B	6Z (demolished)
3	024-153-19	111 Main St	c 1924	3B	6Z (demolished)
4	024-153-08	115 Main St	1916	3B	6Z (demolished)
5	024-153-18	119 Main St	1920	3B	3S
6	024-154-02	122 Main St	1902	3B	3S/7N1
7	024-154-02	124 Main St	1912	3B	3S/5S2
8	024-154-01	126 Main St	1931	3B	6Z (demolished)
9	024-147-28	205 Main St	1920	3B	5S2



#	APN	Address	Year Built	Previous Status Code	Updated Status Code
10	024-147-37	207 Main St	1910	3B	5S2/6Z (altered)
11	024-147-38	209 Main St	1920	3B	5S2/6Z (altered)
12	024-147-25	210 Main St	1924	3B	6Z (demolished)
13	024-148-08	212 Main St	c 1920	3B	6Z (demolished)
14	024-147-15	215 Main St	1916	3B	5S2/6L (altered)
15	024-147-14	217 Main St	1910	3B	3S/5S1
16	024-148-08	220 Main St	c 1932	3B	6Z (demolished)
17	024-147-32	221 Main St	c 1920	3B	6Z (demolished)
18	024-148-04	222 Main St	c 1920	3B	6Z (demolished)
19	024-147-11	223 Main St	c 1932	3B	6Z (demolished)
20	024-148-03	224 Main St	c 1932	3B	6Z (demolished)
21	024-148-02	226 Main St	c 1920	3B	6Z (demolished)
22	024-148-01	228 Main St	c 1925	3B	6Z (demolished)
23	024-072-15	717 Main St	1913	3S	3CB/5S2
24	023-020-22	1905 Main St	1926	3S	3S
25	024-147-25	211 Main St	1921	3B	5S2/6Z (altered)
26	024-144-04	316 Olive Ave	1936	5S1/3B	3S/5S1
27	024-147-01	411 Olive Ave	1935	5S1/3B	5S1
28	024-163-09	114 Pacific Coast Hwy	1906	2S	2S/2S2/3S/5S1
29	024-154-06	311 Walnut Ave	c 1925	3B	6Z (demolished)
30	024-147-09	414 Walnut Ave	1926	5S1/3B	5S1/7N1
31	025-062-21	300 Yorktown Ave	c 1870	3S	6Z (demolished)



#	APN	Address	Year Built	Previous Status Code	Updated Status Code
32	024-144-12	303 3rd St	1923	3B	6Z (demolished)
33		310 3rd St	1885	3S	6Z (demolished/vacant)
34	024-152-06	121 5th St		3B	6Z (demolished)
35	024-153-16	122 5th St	c 1940	3B	6Z (demolished)
36	024-147-08	204 5th St	1912	5S1/3B	3S/5S1
37	024-147-29	206 5th St	c 1900	3B	6Z (demolished/vacant)
38	024-147-34	214 5th St	c 1920	3B	6Z (demolished)
39	024-147-03	218 5th St	1908	5S1/3B	3S/5S1
40	024-107-10	421 8th St	1906	5S1/3S	3S/5S1
41	024-111-25	321 10th St	1923	5S1/3S	3CS/5S1
42	024-106-03	420 10th St	1910	3S	6Z (demolished)
43	024-054-01	1035 11th Street (Boy Scout Cabin)	1935	3S	3S

***Properties Currently Listed on the California Register***

Properties are formally listed on the California Register when a property owner fills out a nomination and it is passed by the State Historic Resources Commission. However, properties that are listed on the National Register are automatically listed on the California Register as well as State Historical Landmarks numbered 770 and higher, State Points of Historical Interest, and resources formally determined eligible for the National Register through federal preservation programs administered by the Office of Historic Preservation (including tax credit projects and Section 106 projects for federal undertakings). Therefore, the seven properties listed on the National Register (above) are automatically included on the California Register. However, there are no properties that have been formally determined eligible for listing on the California Register within the City of Huntington Beach. The previous survey of the city was conducted in 1986; whereas the California Register was not enacted until 1998.

***Properties Identified as Historically Significant to the Local Government***

Two hundred and thirty-eight (238) properties have previously been given a status code of 5S2

or 5D2 (locally significant through survey evaluation). As previously noted, the City's 1986 downtown historic survey identified 103 buildings that were considered to be potentially eligible for listing on the National Register. These properties were given a status code of 5S2 or 5D2. It is unclear how the other buildings were identified as significant, but they have been recorded on the California Historical Resources Information System (CHRIS) Database that is maintained by the South Central Coastal Information Center located at California State University, Fullerton. It is the assumption of the survey team that these buildings represent the buildings identified in the 1986 historic survey as well as some of the properties listed on the city's landmark list. However, since the 1986 survey, many of the buildings have since been altered or demolished and therefore the previous status codes may no longer apply. Therefore, this current survey has updated the previous findings; the survey team prepared continuation sheets on those properties that were previously recorded that have since been altered. For a complete list of all of the properties evaluated or updated as part of this survey please see Appendix B.

### ***Properties Listed in the City's General Plan as Recommended Local Landmarks in 1991***

The City of Huntington Beach's General Plan currently lists a total of 79 properties as local landmarks within the city, one of which is a neighborhood, Wesley Park, which includes 134 parcels. The list of landmarks was compiled in 1991 and adopted into the General Plan in 1996. However, the City does not currently have formal eligibility criteria or designation procedures for properties to be added to this list. Additionally, several of the properties listed have since been demolished, are archaeological in nature, and/or are not historic properties (are less than 50 years old). According to the City's Historic and Cultural Resources Element of the General Plan, a property can be identified as significant in one of following four ways;

- 1) by recommendation of the Historic Resources Board, an advisory board to the City Council;
- 2) by being listed on the National Register of Historic Places;
- 3) being located within a potential historic district as identified in the 1986 downtown survey; or
- 4) by designation as a local landmark by the Huntington Beach City Council.

As part of the current survey, the project team reviewed the existing 79 landmark listings and noted their current disposition. After review of the properties on the landmark list and the survey results of additional properties not previously evaluated, the project team has prepared an updated recommended landmark list that is based on established state and national eligibility criteria. The updated list is located in the Recommendations Section of this report. The 1991 list of 79 local landmarks is provided on the following page with notations on each property's current disposition (if changed).



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
9151 Atlanta	Post Office	--	--	H/P	Less than 45yrs of Age	6Z
17011 Beach	Charter Center	--	--	S	Less than 45yrs of Age	6Z
17211 Beach	Early Fire Station	1953	--	S	Heavily Altered	6Z
19820 Beach	Newland House	1898	1	S-H/P	Intact	1S/5S1
Beach Boulevard	Bartlett Park	--	--	A/S	Archaeology	N/A
5301 Bolsa	McDonnell-Douglas	--	--	S	Less than 45yrs of Age	7N
20491 Bushard	House and Barn	--	--	S	Demolished	6Z
305 California	Craftsman House	1910	--	S	Intact	3S/5S1
801 California	Brown House / Tower	1927	--	S	Intact	3S/5S1
7561 Center	Old World Village	1978	--	H/S	Less than 45yrs of Age	6Z
Clay/Goldenwest	Huntington A-1 Well	1920	--	H/S	Demolished	6Z
Clay/Yorktown	Reservoir Hill	--	--	A/S	Archeology	N/A
216 Crest	Mayor McCallen House	1928	5*/3D	H/P	Intact	3CB/5S2
701 Delaware	Mayor Manning House	--	--	H/P	Relocated to 10th & Orange	3CS/5S1/7N1
Edwards Hill	Archaeological Area	--	--	A/S	Archeology	N/A
17292 Goldenwest	Stricklin House	1937	--	H/P	Heavily Altered or Demolished	6Z
17162 Gothard	Slater House	c. 1920	--	H/P	Intact	3S/5S1
713 Hill	House	1906	--	S	Intact	3S/5S1
505 Lake	Higgins House	1915	5	H/P	Intact	5S1/5S2
1035 11th	Lake Park Cabin	1923	--	H/P	Intact	5S1/3S
Los Patos/Orian	Water Tower	--	--	S	Demolished	N/A



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
20444 Magnolia	Sts. Simon & Jude Church	--	--	S	Less than 45yrs of Age	7N
115 Main	Olson Building	1916	3D	S	Demolished	6Z
122 Main	Pacific City Hall	1903	3D	S	Altered	5S1/3S/7N1
124 Main	Obarr Drugs	1910	3D	S	Intact	3S/5S1/5S2
123 Main	Huntington Café	1906	3D	S	Demolished	6Z
126 Main	Standard Market	1928	3D	S	Demolished	6Z
1905 Main	Huntington Beach High	1926	3	S	Intact	3S/5S1
2000 Main	H.B. City Hall	1974	--	S	Less than 45yrs of Age	6Z
205 Main	H.B. News	1904	3D	S	Intact	5S1/5S2
207 Main	Princess Theater	1910	3D	S	Altered	5S1/6Z
2111 Main	Seacliff Village	--	--	S	Less than 45 Yrs of Age	6Z
213 Main	H.B. Sheet Metal	1919	3D	S	Intact/Altered	3S/7N1/5S1
217 Main	Pioneer Feed & Fuel	1904	3D	S	Intact	3S/5S1
525 Main	Main Street Library	1951	--	S	Intact	1S
525 Main	Triangle Park	1912	--	S	Intact	1S
610 Main	Terry's Garage	1933	3D	S	Demolished	6Z
Main Street	Wesley Park Section (Includes 134 parcels)		3D	S	Partially Intact/New District Boundary	New Boundaries-See Districts Below
Main/11th	Farquhar Park	1905	--	H/S	Intact	5S1/3CS
21730 Newland	Edison Plant	1956	--	S	Not Historic	6Z
5452 Old Pirate Drive	Graham House	--	--	H/P	Intact	3S/5S1



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
316 Olive	U.S. Post Office	1936	3/3D	S	Intact	3S/5S1
411 Olive	Dr. Hawes Medical Building	1936	3D	H/P	Intact	5S1
114 PCH	Garner House	1905	3	S	Intact	2S/2S2/3S/5S1
16400 PCH	Peter's Landing (Shopping Center)	--	--	S	Less than 45yrs of Age	6Z
21100 PCH	Waterfront Hilton	1990	--	S	Less than 45yrs of Age	6Z
PCH	H.B. Pier	--	--	S	Demolished and Rebuilt	7N1
414-416 PCH	H.B. Company/Telephone Exchange	--	--	S	Demolished	6Z
Pacific Coast Hwy.	Bolsa Chica Wetlands	--	--	S	Non-Architectural	N/A
1502 Palm	Dwyer School	1933	3	S	Intact	3S/5S1
1600 Palm	H.B. Gym & Plunge	1931	3	S	Intact	1S/5S1
16400 Springdale	St. Bonaventure Church	--	--	S	Less than 45yrs of Age	7N
7111 Talbert	Central Park Library	--	--	S	Less than 45yrs of Age	6Z
412-414 Walnut	Dr. Shank Commercial	1920s	--	S	Altered	5S1/7N1
513-519 Walnut	Helms House Furnishing Co.	1904	3D	S	Intact	1S/5S1
5203 Warner	Meadowlark Site	--	1/3D	S-H/P	Demolished	6Z
7360-7386 Warner	Warner Baptist Church	1906	--	A/S	Intact	3S/5S1
7622 Warner	Japanese Presbyterian Church	1910	--	S	Intact	3S/5S1
7642 Warner	Furuta House	1912	--	S	Intact	3S
8081 Warner	Edison Substation	c. 1900	--	H/P	Intact	3CS/5S1

Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
333 Yorktown	Northam House	--	5	S	Burned/ Demolished	6Z
303 3 <sup>rd</sup> St.	Young Building	1923	5*/3D	S	Demolished	6Z
310 3 <sup>rd</sup>	1880s House	--	5	S	Demolished	6Z
204 5 <sup>th</sup>	Shank House	1912	3/3D	S	Intact	3S/5S1
218-220 5 <sup>th</sup>	City Hall/Jail	1918	4/3D	S	Intact	3S/5S1
311 5 <sup>th</sup>	Zigzag Modern	1930s	5	S	Intact	3CS/5S1
317 5 <sup>th</sup>	Craftsman Bungalow	1910	5*	S	Intact	3CS/5S2/ 5S1
321 5 <sup>th</sup>	Colonial Revival	1905	5*	S	Altered	5S2/5S1/ 6L
126 6 <sup>th</sup>	Helm/Worthy House	1880s	1	S-H/P	Intact	1S/5S1
410 6 <sup>th</sup>	Baptist Church	1906	4	S	Intact	3S/5S1
111-115 7 <sup>th</sup>	Spanish Colonial	1910s	5	S	Demolished	6Z
127 7 <sup>th</sup>	Bungalow Court	1925	5	S	Demolished	6Z
401-403 7 <sup>th</sup>	Craftsman Apartments	1920	5*	S	Intact	3S/5S1/5 S2
428 7 <sup>th</sup>	Neo-Classical House	1910	5*	S	Intact	3S/5S1
301 8 <sup>th</sup>	Period Revival Church	1928	5*	S	Intact	3CS/5S1
421 8 <sup>th</sup>	Hotel Evangeline	1906	3	S	Intact	3S/5S1
211 9 <sup>th</sup>	Victoria Eastlake	1906	5	S	Intact	3CB/5S1
321 10 <sup>th</sup>	St. Mary's Church	1910	5*	S	Intact	3CS/5S1
403 10 <sup>th</sup>	Judge Warner House	1907	5	S-H/P	Now incl. Manning House at 1010 Orange Street, undergoing restoration	3S/5S2/5 S1
420 10 <sup>th</sup>	Woman's Clubhouse	1916	4	S	Burned	6Z



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## Results of Current Survey: Significance and Findings

The City of Huntington Beach Updated Historic Resources Survey included a reconnaissance level survey of all the buildings constructed prior to 1959, focusing on the historic core areas of the city as well as select buildings located outside the isolated core areas identified on GIS maps from the Huntington Beach Planning and Building Department. This survey included the review and update of the previously recorded 1986 survey area and extended to include the entire city of Huntington Beach. Buildings that were previously identified or evaluated were not re-recorded or evaluated unless the building had undergone significant changes since the 1986 Historic Resources Survey. Continuation Sheets were completed for buildings that were recorded in 1986 and have since undergone significant alterations.

There were a total of 2,403 buildings in the city that were constructed prior to 1959 according to GIS data received from the City. All 2,403 buildings were inventoried and notes were recorded on a spreadsheet. However due to the large number of properties in the city that were constructed prior to 1959, emphasis on recording buildings on individual inventory forms was limited to only those buildings with the highest potential for historical significance. Therefore, the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those buildings located within potential historic districts, potentially significant properties within the city's historic core areas, and any individual building located outside the city core that had the potential for individual significance (i.e. properties that are more than 80 years old, properties previously determined historically significant, properties known to be associated with significant individuals, etc.).

Additionally, the project team prepared DPR 523B (Building Structure Object Record) for each building that has individual significance (for the NR or CR) and a Continuation sheet for buildings that have had a substantial change in their historical status since prior evaluation. The complete set of inventory forms is located in Appendix F attached to this report.

### *Results of 1986 Survey Update*

The 1986 survey included a reconnaissance level survey of 556 properties constructed prior to 1946 within the area bounded by Clay Avenue on the north, Pacific Coast Highway on the south, Goldenwest Street on the west and Lake Street on the east. The 1986 surveyors prepared 341 inventory forms, which GPA reviewed. Between 1986 and 2014, many of the previously evaluated properties have been demolished. Those that were not demolished have been reviewed by GPA for integrity and historical significance. A complete list of properties and their updated status codes is located in Appendix C by APN and in Appendix D by address.



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## ***Re-evaluation and Identification of Historic Districts***

GPA studied all of the properties located within the City of Huntington Beach to determine whether or not there were any new or previously recorded areas that would constitute a historic district. The 1986 survey identified three districts that appeared eligible for the National Register including: the residential neighborhood of Wesley Park, the residences along 9<sup>th</sup> Street between Olive and Acacia Avenues and the Main Street commercial area. Following is a map showing the previously determined district areas.



Map F: 1986 Proposed District Boundaries for Wesley Park, Ninth Street and Main Street (Commercial) areas.

However, since nearly 30 years have passed since the 1986 survey and many changes have occurred in these previously identified areas, the project team closely reviewed the previously identified districts to confirm the validity of the previous determinations and to note any modifications to the buildings or changes to the proposed district's significance or boundaries (due to demolitions, alterations, changes in district boundaries, changes in overall integrity levels or significance levels). The project team then identified new district boundaries for any intact districts previously identified or identified as part of this survey. The project team considered the concentrations of older buildings located within the commercial core of the city as well as the outlying areas, as identified by the Historic Resource Board. During this process, contributing and non-contributing buildings located within the defined district boundaries were identified as determined by the current condition and integrity level of the buildings.

After reviewing the previously proposed districts from the 1986 survey, the project team determined that the three districts identified in the 1986 survey no longer maintain enough integrity to be considered historic districts according to National, State, and local register criteria. However, after studying the Wesley Park neighborhood, the project team did find a smaller concentration of buildings that would constitute a local historic district along Main Street and Crest Avenue. Additionally, the project team also identified a second potential district eligible for local listing on 9<sup>th</sup> Street between Olive and Walnut Avenues. This newly proposed district is located just outside the previously proposed 9<sup>th</sup> Street District and is representative of cottages constructed during Huntington Beach's early history. The following is a summary of the two proposed districts. (Also see Appendix E for district records for the proposed Wesley Park and 9<sup>th</sup> Street Historic Districts).

The two identified districts include:

- Main Street-Crest Avenue Historic District – 78 Properties on 55 Parcels
  - 53 Properties contribute to the CR eligible district
  - 25 Properties do not contribute to the CR eligible district
  
- 9<sup>th</sup> Street Historic District
  - 6 Properties contribute to the CR eligible district
  - 1 Property does not contribute to the CR eligible district

### ***Main Street-Crest Avenue Historic District***

After review of the historic context and the survey areas, the survey team has proposed new boundaries for the previously proposed Wesley Park Historic District. As proposed in 1986, the Wesley Park district was bounded by 10<sup>th</sup> Street and Crest Avenue to the north, Acacia to the south and west, and Lake Street to the east. Since 1986, considerable changes have occurred within the neighborhood, including demolitions and alterations to the existing buildings, particularly along Palm Avenue and 8<sup>th</sup> and 9<sup>th</sup> Streets. As a result, GPA has proposed new



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district boundaries for the district that better reflect the concentration of buildings that represent a shared historic context. Additionally, since the remaining resources within the originally proposed Wesley Park district are primarily concentrated along Main Street and Crest Avenue, GPA has renamed this district the Main Street-Crest Avenue Historic District.

The proposed Main Street-Crest Avenue Historic District is located on Main Street and Crest Avenue between 10<sup>th</sup> Street and Palm Avenue in the City of Huntington Beach. It appears eligible for the California Register of Historical Resources and the City of Huntington Beach local Landmark list.

The proposed Main Street-Crest Avenue District is a neighborhood of mostly intact, early twentieth century residences that convey significant themes of early development in Huntington Beach. The district contains a total of 78 buildings located on 55 residential parcels (properties). Of these 78 buildings, 53 contribute to the district. This neighborhood developed between 1905 and 1939 with most of the development occurring from 1910 to 1920. The majority of residences were constructed in the Craftsman and Spanish Colonial Revival styles. Two of the earlier constructed residences were built in the Neo-Classical Box style. Of the later constructed residences, one was designed in a Cross-Gable Roof style and another in the Tudor Revival style. Most of the properties have a detached garage or guest house.

The district boundary has an irregular shape that reflects the skewed angles of streets and lots in the neighborhood in comparison to surrounding neighborhoods that have standard grid patterns. The district is located primarily along Main Street, a linear roadway, and Crest Avenue, a curvilinear S-shaped roadway that crosses Main Street. The intersection of Main Street and Crest Avenue is located at the approximate center of the district. Most residential properties in the district front onto Main Street or Crest Avenue, while a few front onto 10th Street and 11th Street. The district also includes midblock alleys that run parallel to and on either side of Main Street.

The district boundary encompasses a cohesive neighborhood of mostly intact, early twentieth century residences with physical integrity that convey significant themes of early development in Huntington Beach. The contributors within the district generally retain their overall historic shape, scale, materials, association, craftsmanship, location and feeling. The district is distinct from the surrounding areas due to the architectural styles and construction dates. The areas outside the district boundaries are less cohesive and comprised mostly of properties that do not retain physical integrity due to alterations that occurred, or that do not relate to the significant themes of the district because they were developed after the period of significance and its associated events.

The Main Street-Crest Avenue Historic District is the best example of a cohesive, intact early twentieth-century residential neighborhood in Huntington Beach. It contains the largest extant concentration of intact historic houses constructed during the beach resort era and the oil boom era, which produced the first permanent residential neighborhoods in the city. Its location within the original downtown core is significant, as is its street layout as evidence of an early planned neighborhood. The neighborhood features one-story and two-story houses with common



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characteristics such as boxy forms, full-width or partial-width porches, consistent setbacks from neighboring houses, and ornamentation associated with the period. While the neighborhood was part of the original downtown core, it was distinguished by its planned design of irregular streets and lots that strayed from the early grid pattern of the city. The district is representative of the appearance and character of a middle-class neighborhood in Huntington Beach during the early twentieth century.

This neighborhood is unique in that it was laid out in an irregular pattern that diverged from the original grid pattern that was implemented west of the neighborhood. Before its development, Huntington Beach was mainly agricultural land with scattered homesteads and farms. By the turn of the twentieth century, the real estate syndicate West Coast Land and Water Company had organized and laid out streets and lots in the downtown core. The beach resort concept drew in tourists and eventually permanent residences who constructed single-family residences inland that were more substantial in size and scale and on larger lots. The oil boom in the 1920s drew more people and more permanent residences. These homes are mostly intact and represent both of these time periods and their historical patterns of development.

The contributing residences are one-story and two-story Craftsman, Spanish Colonial Revival, and Neo-Classical Box styles. The residences are constructed on large lots; while some residences were constructed on two lots, the majority of the larger parcels were originally platted that size, larger than those in the original Huntington Beach subdivision. Most of the buildings are set back from the street. Concrete and stone pathways lead to the full- or partial-width porches. Landscaping along the Main Street and Crest Avenue consists of a tree-lined streetscape with a sidewalk and lampposts but there is no overall landscaping pattern although heavy tree canopy makes the district distinct from the surrounding neighborhood. Front lawns are manicured with small plantings and flower gardens. A few yards have small fencing buffering the property lines from the public-right of way. There is street parking and very few unpaved driveways. Most of the parking is accessed through the alley between Main Street and Palm Avenue. According to Sanborn Maps, most of the houses were developed by 1939. Three lots are contemporary infill and two residences have been replaced with new construction.

Overall the residences are constructed in two styles that were popularly used during the beach resort era and the oil boom era: Craftsman and Spanish Colonial Revival styles. The Craftsman style is exemplified by several distinctive characteristics that include: front or side-gabled roof, widely-overhanging eaves with exposed rafter tails, decorative knee braces or exposed purlins, full or partial-width porches supported by tapered wooden columns with stone piers, wide wooden windows (both double-hung sash and fixed picture), wide casings and door surrounds, and horizontal wood and shingle siding. Spanish Colonial Revival style is exemplified by the following character-defining features: 1-story residence, flat roof, parapeted walls, red clay tile coping along the roofline, stucco on exterior walls, arched windows and doorways, some ornamentation including Moorish-influenced tiles and quatrefoils. Two houses within the district are Neo-Classical Boxes which character defining features include: 1-story, a hipped roof, a boxy overall shape, narrow wood sash windows, full- or partial-width porches, horizontal wood board siding and little to no ornamentation. The Cross-Gabled Roof Cottage is a style of house



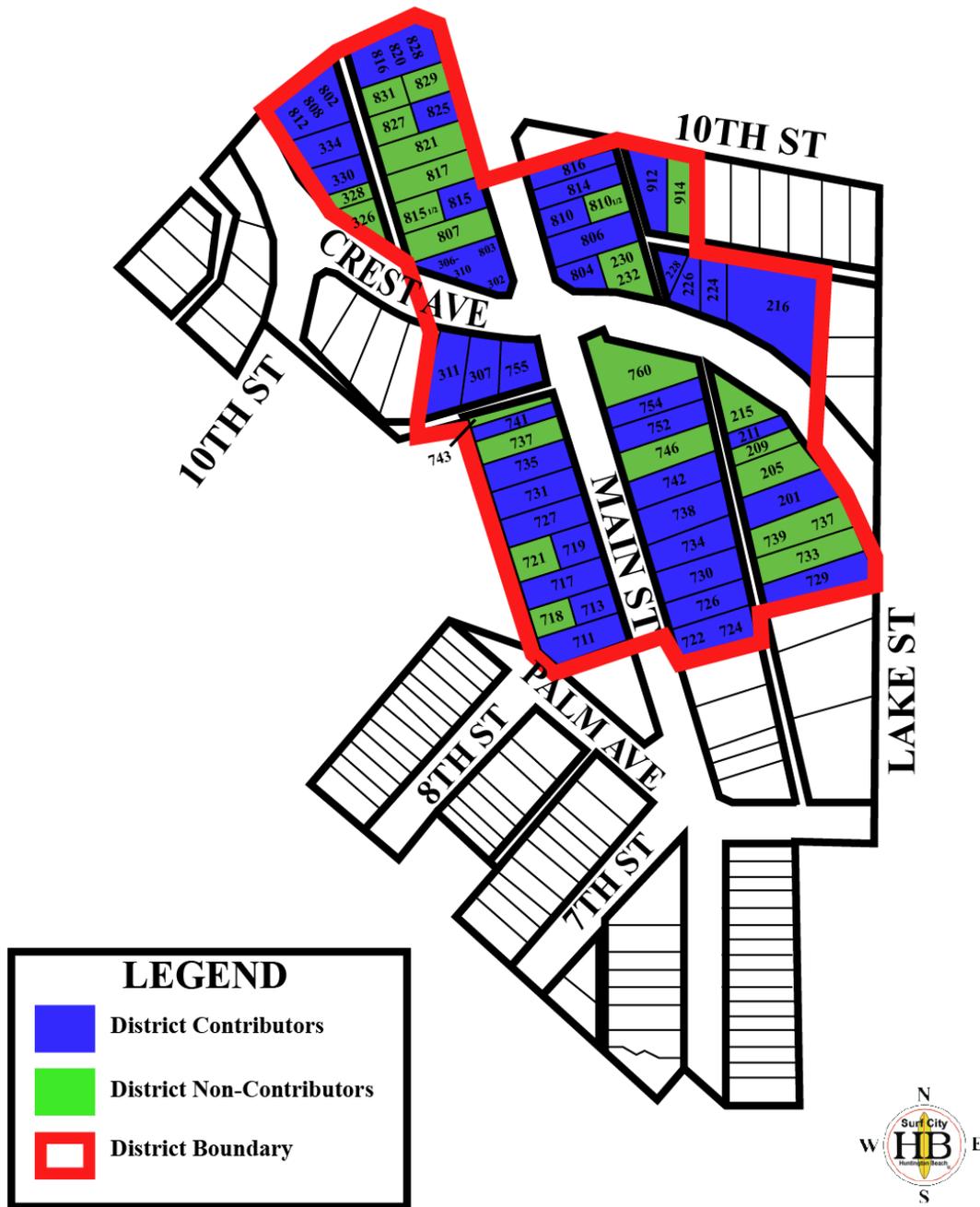
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popular in Huntington Beach that displays some influence of Craftsman features but has little to no ornamentation.

The contributing buildings received a status code of 3CD (Appears eligible for the California Register as a contributor to a California Register eligible district through survey evaluation); and the non-contributing buildings received a status code of 6L (Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). The contributing buildings are presumed to be historically significant and are historical resources for the purposes of CEQA. Modifications made to non-contributing buildings have the potential to affect the historic character of the neighborhood; because of this, the City may consider special review or guidelines for non-contributing buildings within these historic districts.

Following is a map of the proposed boundaries for the Main Street-Crest Avenue Historic District:

# MAIN STREET-CREST AVENUE HISTORIC DISTRICT



Map G: 2012 Proposed District Boundaries for Main Street-Crest Avenue Historic District.



Following is a list of the contributors in the Main Street-Crest Avenue Historic District:

#	Address / Location*	APN	Description	Year Built	Status Code
1	211 Crest Avenue	024-082-02	1-Story Spanish Colonial Revival single-family residence	1931	3CD/5S2
2	216 Crest Avenue	024-081-29	1-½-Story Tudor Revival single-family residence	Circa 1930	3CB/5S2
3	224 Crest Avenue	024-081-11	1-Story Spanish Colonial Revival single-family residence	1925	3CD/5S2
4	226 Crest Avenue	024-081-19	1-Story Craftsman single-family residence	1916	3CD
5,6	237 Crest Avenue (or 201 Crest Avenue)	024-082-05	1-Story Craftsman single-family residence (front of lot) 1-Story Craftsman single-family residence (back of lot)	1920	3CD
7,8	302 Crest Avenue/ 803 Main Street	024-071-08	1-Story Craftsman single-family residence (south side of lot) 2-Story Craftsman single-family residence (north side of lot)	1922	3CD
9, 10	306 Crest Avenue/ 310 Crest Avenue	024-071-09	1-Story Craftsman single-family residence (east side of lot) 1- and 2-Story Craftsman multi-family residence (west side of lot)	1922	3CD/5S2
11	307 Crest Avenue	024-072-02	1- and 2-Story Craftsman single-family residence	1916	3CD
12	311 Crest Avenue	024-072-03	1-Story Neo-Classical Box single-family residence	1917	3CD/5S2
13	330 Crest Avenue	024-071-12	2-Story Spanish Colonial Revival single-family residence	1921	3CB/5S2
14	334 Crest Avenue	024-071-11	1-Story Spanish Colonial Revival single-family residence	1931	3CD
15	711 Main Street	024-072-17	1-Story Spanish Colonial Revival single-family residence	1937	3CD/5S2
16	713 Main Street	024-072-16	1-Story Craftsman single-family residence (front of lot)	1923	3CD/5S2
17	717 Main Street	024-072-15	1-Story Craftsman single-family residence	1913	3CB/5S2
18	719 Main Street	024-072-14	1-Story Neo Classical Box multi-family residence (front of lot)	1922	3CD
19, 20	722 Main Street/ 724 Main Street	024-082-22	1-Story Transitional single-family residence (front of lot) 1-Story Craftsman single-family residence (back of lot)	1915	3CD/5S2
21, 22	726 Main Street	024-082-21	1-Story Craftsman single-family residence (front of lot)/ 1-Story Craftsman single-family residence (back of lot)	1917	3CD/5S2
23	727 Main Street	024-072-13	1-Story Craftsman single-family residence (front of lot)	1917	3CD/5S2
24	727 Main Street	024-072-13	2-Story multiple-family residence over garage (back of lot)	1917	3CD/5S2



#	Address / Location*	APN	Description	Year Built	Status Code
25-27	729 Lake Street/ 729 Lake Street/ 729-A/B/C/D Lake Street	024-082- 08	2-Story Craftsman multiple-family residence (front of lot) 1-Story Craftsman single-family residence (back of lot) 2-Story Craftsman multiple-family residence (center of lot)	1905/ 1926/ 1910	3S/3CD
28, 29	730 Main Street/ 732 Main Street	024-082- 20	1-Story Craftsman single-family residence (front of lot)/ 1-Story Craftsman single-family residence (back of lot)	1922	3CB/5S2
30, 31	731 Main Street	024-072- 12	1-Story Craftsman single-family residence (front of lot)/ 2-Story Craftsman single-family residence over garage (back of lot)	1915	3CD/3S
32	734 Main Street	024-082- 19	1-Story Cross-Gable Roof Cottage single-family residence	1939	3CD
33	735 Main Street	024-072- 11	1-Story Craftsman single-family residence	1920	3CD/5S2
34	738 Main Street	024-082- 18	2-story Craftsman multi-family residence	1914	3S/3CD
35	741 Main Street	024-072- 09	1- and 2-Story Craftsman single-family residence	1922	3CD/5S2
36	742 Main Street	024-082- 17	1-Story Spanish Colonial Revival single-family residence	1935	3CD/5S2
37	752 Main Street	024-082- 15	1-Story Spanish Colonial Revival single-family residence (front of lot)	1922	3CD/5S2
38	754 Main Street	024-082- 14	1-Story Spanish Colonial Revival single-family residence	Circa 1940	3CD
39	755 Main Street	024-072- 01	1-Story Craftsman single-family residence	1919	3CD/5S2
40-42	802 11 <sup>th</sup> Street 808 11 <sup>th</sup> Street 812 11 <sup>th</sup> Street	024-071- 19	1-Story Spanish Colonial Revival single-family residence 1-Story Spanish Colonial Revival single-family residence 1-Story Spanish Colonial Revival single-family residence	1926	3CD/5S2
43	804 Main Street	024-081- 18	1-Story Spanish Colonial Revival single-family residence	1925	3CD/5S2
44	810 Main Street	024-081- 15	1-Story Spanish Colonial Revival single-family residence (front of lot)	1930	3CD/5S2
45	806 Main Street	024-081- 16	2-Story Craftsman single-family residence	1905	3CD
46	814 Main Street	024-081- 25	1-Story Craftsman multi-family residence	1922	3CD/5S2
47	815 Main Street	024-071- 06	1-Story Neo-Classical Box single- family residence (front of lot)	1905	3CD/5S2
48	825 Main Street	024-071- 03	2-Story single-family residence (front of lot)	1935	3CD



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#	Address / Location*	APN	Description	Year Built	Status Code
49-51	816 11 <sup>th</sup> Street 820 11 <sup>th</sup> Street 828 11 <sup>th</sup> Street	024-071-18	1-Story Spanish Colonial Revival single-family residence/ 1-Story Spanish Colonial Revival single-family residence/ 1-Story Spanish Colonial Revival multiple-family residence	1926	3CD/5S2
52	816 Main Street	024-081-26	1-Story Craftsman multi-family residence	1928	3CD
53	912 10 <sup>th</sup> Street	024-081-08	1-Story Tudor Revival single-family residence	1903	3CD/5S2



Following is a list of non-contributing buildings located in the Main Street-Crest Avenue Historic District boundaries:

#	Address*	APN	Description	Year Built	Status Code
54	205 Crest Avenue	024-082-04	2-Story Spanish Colonial Revival single-family residence	Circa 2000	6L
55	209 Crest Avenue	024-082-03	1-Story single-family residence	Circa 1950	6L
56	215 Crest Avenue	024-082-01	2-Story single-family residence	1947	6L
57	232 Crest Avenue	024-081-17	1- and 2-Story Spanish Colonial Revival single-family residence (altered)	1930	6L
58	326 Crest Avenue	024-071-14	2-Story single-family residence	Circa 2000	6L
59	328 Crest Avenue	024-071-13	2-Story Spanish Colonial Revival single-family residence	Circa 2000	6L
60	718 Main Street	024-072-16	2-Story multiple-family residence (back of lot)	Circa 1950	6L
61	721 Main Street	024-072-14	2-Story multiple-family residence over garage (back of lot)	Circa 1950	6L
62	733 Lake Street	024-082-87	2-Story multiple-family residence	Circa 1950	6L
63	737 Lake Street	024-082-06 (back of lot)	2-Story single-family residence over garage	Circa 1950	6L
64	737 Lake Street	024-082-06	1-Story Spanish Colonial Revival single-family residence (front of lot)	1923	6L
65	737 Main Street	024-072-10	2-Story neo-Craftsman single-family residence	Circa 2008	6L
66	743 Main Street	024-072-08	1-Story Hipped-Roof Cottage single-family residence	1957	6L
67	746 Main Street	024-082-16	1- and 2-Story single-family residence	Circa 1990	6L
68	760 Main Street	024-082-13	1-Story single-family residence	1947	6L
79	807 Main Street	024-071-07	1-Story single-family residence (altered)	1927	6L
70	810-½ Main Street	024-081-15	1-Story single-family residence (back of lot)	Circa 1950	6L
71	815 Main Street	024-071-06	2-Story multiple-family residence over garage (back of lot)	Circa 1950	6L
72	817 Main Street	024-071-05	2-Story Minimal Traditional single-family residence	1940	6L
73	821 Main Street	024-071-04	1-Story Minimal Traditional single-family residence	1947	6L
74	827 Main Street	024-071-03	2-Story single-family residence over garage (back of lot)	Circa 1950	6L
75	829 Main Street	024-071-17	1- and 2-Story Spanish Colonial Revival multiple-family residence (expanded single-family residence)	Circa 1925	6Z



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76	831 Main Street	024-071-17	1- and 2-Story Spanish Colonial Revival multiple-family residence (expanded single-family residence)	Circa 1990	6Z
77, 78	914 10 <sup>th</sup> Street	024-081-07	1-Story Craftsman single-family residence (front of lot)/ 1-Story Craftsman single-family residence (back of lot)	1915	6L

### *9th Street Historic District*

After review of the historic context and the 1986 proposed 9<sup>th</sup> Street District, the survey team has determined that the previously proposed district no longer maintains enough continuity to remain eligible as a local historic district. Since the previous survey, considerable development and redevelopment has occurred along this street.

However, the project team has proposed a new smaller 9<sup>th</sup> Street District located southwest of the originally proposed 1986 district. This new district includes the northwest side of 9<sup>th</sup> Street between Olive and Walnut Avenues.

The proposed 9<sup>th</sup> Street Historic District is an early twentieth century residential block of houses that is located on the north side of 9<sup>th</sup> Street between Walnut and Olive Avenues. It includes six contributing buildings and one non-contributing building. The district boundaries include the northeast property line of 219 9<sup>th</sup> Street, the north side of 9<sup>th</sup> Street, 201 9<sup>th</sup> Street to the southwest and the alley between 9<sup>th</sup> Street and 10<sup>th</sup> Street.

This block of houses was developed within a subdivided tract with most of the development occurring in 1905, 1912, 1917 and 1920. Four of the six residences were constructed in the Neo-Classical Box style; the other two in a Craftsman style. According to Sanborn Maps, by 1922, most of these residences had garages located to the rear of the parcels along the rear alley. 209 9<sup>th</sup> Street had a detached rear dwelling as well. This area was part of the original downtown core and began developing around the early beach resort era in Huntington Beach. These houses are located in close proximity to the beach, built as some of the earliest cottages in the City. Before its development, Huntington Beach was mainly agricultural land with scattered homesteads and farms. By the turn of the twentieth century, the real estate syndicate West Coast Land and Water Company had organized and laid out streets and lots in the downtown core. The beach resort concept drew in tourists and eventually permanent residences who constructed small cottages such as the ones along 9<sup>th</sup> Street. These houses are mostly intact and represent this time period.

The contributing residences are one-story Neo-Classical Boxes and Craftsman style homes. They were constructed on small lots and are in close proximity to one another. They are all slightly elevated from the main sidewalk and are setback from the street. Concrete steps and pathways lead to the full or partial-width porches. Landscaping along the street consists of tall palm trees but there is no overall landscaping pattern. Front lawns are manicured with small plantings and flower gardens. Most houses have a low brick or concrete wall or fences buffering the property lines from the public right-of-way.

Overall the residences within the district are constructed in two styles that were popularly used during the beach resort era for cottages: the Neo-Classical Box and Craftsman styles. The Neo-Classical Box style is exemplified by several distinctive character-defining features that include: a hipped roof, box-shape, partial or full-width porch (sometimes recessed) supported by wooden columns or posts, front gable dormer, narrow wood sash windows, narrow casings and door



surrounds, overhanging eaves with exposed rafter tails, and horizontal wood and shingle siding. The Craftsman style is exemplified by the following character-defining features: front or side-gabled roof, widely-overhanging eaves with exposed rafter tails, decorative knee braces or exposed purlins, full or partial-width porches supported by tapered wooden columns with stone piers, wide wooden windows (both double-hung sash and fixed picture), wide casings and door surrounds, and horizontal wood and shingle siding.

Additionally, because this neighborhood historically constituted a working class neighborhood and/or seasonal residences, the buildings are modest in size and scale and have rear driveways with garages that are accessed through the alley between 9<sup>th</sup> and 10<sup>th</sup> Streets.

One building, 209 9<sup>th</sup> Street is a non-contributing building because it is a newer building, constructed circa 1965. The contributing buildings were all built within the district's period of significance and retain a moderate to high level of integrity. Most have had alterations over the years, but all retain their overall shape, scale, materials, association, craftsmanship, location and feeling. The contributing buildings received a status code of 3CD (Appears eligible for the California Register as a contributor to a California Register eligible district through survey evaluation); and the non-contributing building received a status code of 6L (Determined ineligible for local designation through local government review process; may warrant special consideration in local planning). The contributing buildings are presumed to be historically significant and are historical resources for the purposes of CEQA.

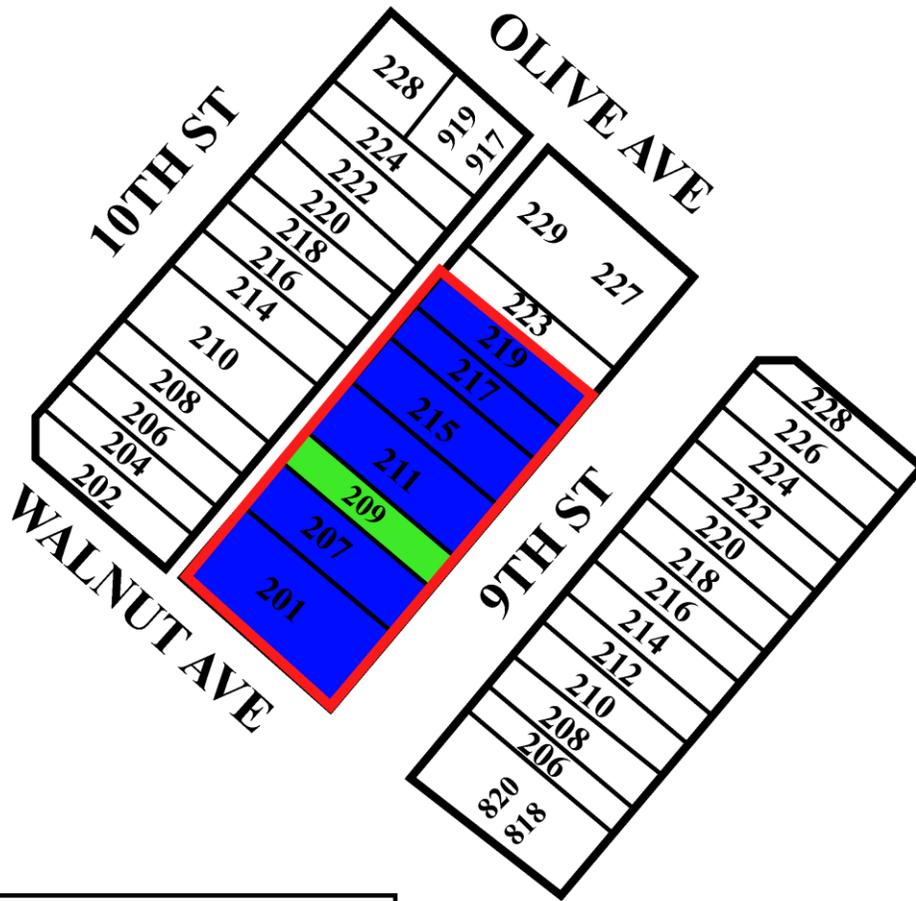
Following is a list of the contributors in the 9<sup>th</sup> Street Historic District:

<b>Address</b>	<b>APN</b>	<b>Description</b>	<b>Year Built</b>	<b>Status Code</b>
201 9 <sup>th</sup> Street	024-116-18	1-story Craftsman single family residence	1912	3CD
207 9 <sup>th</sup> Street	024-116-17	1-story Neo-Classical Box single family residence	1905	3CD
211 9 <sup>th</sup> Street	024-116-15	1-story Neo-Classical Box single family residence	1905	3CB/5S1
215 9 <sup>th</sup> Street	024-116-14	1-story Neo-Classical Box single family residence	1905	3CD/5S2
217 9 <sup>th</sup> Street	024-116-13	1-story Neo-Classical Box single family residence	1920	3CB/5S2
219 9 <sup>th</sup> Street	024-116-12	1-story Craftsman single family residence	1917	3CD/5S2

Following is a list of the non-contributors in the 9<sup>th</sup> Street Historic District:

<b>Address</b>	<b>APN</b>	<b>Description</b>	<b>Year Built</b>	<b>Status Code</b>
209 9 <sup>th</sup> Street	024-116-16	Two-story, Shed Modern Eclectic single family	Post 1965	6Z

# 9TH STREET HISTORIC DISTRICT



**LEGEND**

- District Contributors
- District Non-Contributors
- District Boundary



Map H: 2012 Proposed District Boundaries for Revised 9<sup>th</sup> Street Historic District.

## ***Identification of Buildings Less than 50 Years- Potential Significance***

In addition to evaluating properties that were constructed prior to 1959, the City also requested that the project team identify any properties that are less than fifty years old that may have exceptional significance. The criteria used for exceptional significance was consistent with the National Register Bulletin 15 (*Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years*). A few potential properties were identified. The phrase “exceptional importance” is used in the bulletin to apply to properties of extraordinary importance or an event or category of resources that are so fragile that survivors of any age are unusual. Further, a property that has achieved significance within the past fifty years can only be evaluated when sufficient historical perspective exists to determine that the property is exceptionally important. The perspective is typically supported by scholarly research and evaluation. Finally, potential properties must be compared with similar properties within the area to justify exceptional importance. Regardless, the evaluator must justify the exceptional importance of the property relative to similar properties in the community, State, or nation.

Eight Mid-Century residential properties were evaluated in 2013, and received a 6L or 3CS status code. At a reconnaissance level and without further individual evaluation, it is unclear if any of the remaining buildings identified appear to have exceptional significance as defined by the National Register Bulletin 15. Therefore, the remainder received a status code of 7N and would require evaluation on a case by case in the future:

<b>Photograph</b>	<b>APN</b>	<b>Address</b>	<b>Architectural Style/ Description</b>	<b>Year Built</b>	<b>Status Code</b>
	024-202-11	302-310 Alabama Street	Mid-Century Modern four-plex	1950	3CS
	025-045-14; 025-045-15; 025-045-16; 025-045-17; 025-045-19; 025-045-18	1501-1515 Alabama Street	Mid-century Split- level duplexes	c.1960	6L
	195-111-01; 195-111-02; 195-111-03; 195-111-04; 195-111-05	5301 Bolsa	(McDonnell- Douglas) Aeronautics Campus	c. 1960	7N

Photograph	APN	Address	Architectural Style/ Description	Year Built	Status Code
	151-201-29	20444 Magnolia	(Saints. Simon & Jude Church)	c. 1960	7N
	024-072-18	701 Main Street	Mid-Century Modern single family residential	1952	6L
	023-054-03; 023-191-13	1213 Main Street	Contemporary church	1957	7N
	024-144-11	305 Orange Avenue	Mid-Century Modern professional building	c.1960	7N
	024-051-28	1021 Park Street	Contemporary single family residential	1961	3CS
	146-431-08; 146-431-10	16400 Springdale	(St. Bonaventure Church)	c. 1965	7N
	024-164-01	325 2nd Street	Tiki commercial	c.1955 (1941)	3CS

Photograph	APN	Address	Architectural Style/ Description	Year Built	Status Code
	024-132-19	401 6th Street (rear of lot)	Mid-century church with Ranch influences (shares parcel with 1906 church, which is 3S/5S1).	c.1960	7N
	024-115-19	202 11th Street	Tiki multi-family residential	c.1965	7N
	024-034-02	220 12th Street	Tiki multi-family residential	c.1965	3CS
	023-092-04	709 12th Street	Mid-Century Modern residence	1961	3CS
	024-051-27	905 12th Street	Mid-Century Modern	1960	3CS
	024-024-08	323 14th Street	Mid-Century Modern	c.1960	7N
	023-164-10	219 15th Street	Mid-Century Modern multi-family residential	c.1965	7N

The following eight (8) mid-century properties were identified in the reconnaissance level survey, but were constructed prior to 1959. Therefore, these properties were selected to receive DPR 523B forms and appear to be individually eligible for the California Register under the historic context of Recreation and Leisure or Mid-century Architecture. They received a status code of 3CS (or maintained their prior status code of 5S2 from the 1986 survey) and are historical resources for the purposes of CEQA.

Photograph	APN	Address	Architectural Style/ Description	Year Built	Status Code
	024-187-03	101-105 Frankfort Avenue	Mid-Century Modern four-plex	1948	3CS
	023-074-08	1819 Lake Street	Sprawling Ranch single family residential	1958	3CS
	023-085-04	1110 Park Street	Mid-Century Modern single family residential	1954	3CS
	023-084-06	1121 Park Street	Mid-Century Modern single family residential	1957	3CS
	199-071-17	1102 Pacific Coast Hwy.	Mid-century hotel	c.1960	3CS
	024-146-06	217 5th Street (225 5th)	Mid-Century Modern Commercial	c.1955 (c. 1935)	5S2



<b>Photograph</b>	<b>APN</b>	<b>Address</b>	<b>Architectural Style/ Description</b>	<b>Year Built</b>	<b>Status Code</b>
	023-091-01	825 12th Street	Mid-Century Modern	1954	3CS
	023-093-30	817 13th Street	Mid-Century Modern	1948	3CS



### ***Identification of Buildings that Appear Individually Significant***

In addition to the identification of district areas within the city, there are some buildings that were identified in this study that are located outside of district areas that appear to have individual significance. These are typically buildings that are either 1) very good representations of their architectural style, are 2) the earliest buildings that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, or 3) buildings that represent the best examples of at least one of the identified historic contexts. (See above.)

The following table list the properties that were given a 3S status code (Appears to be individually eligible for the National Register of Historic Places) because they appeared to be significant for their architectural style, association with important events or persons or if they were representative of an important trend that has made a significant contribution to the broad patterns of Huntington Beach’s history. These properties are presumed to be historically significant and are historical resources for the purposes of CEQA.

<b>#</b>	<b>APN</b>	<b>Address</b>	<b>Year Built</b>	<b>Context and Criterion</b>	<b>Status Code</b>
1	142-103-27	7742 Alhambra Dr	1906	Wintersburg and Oceanview: A/C	3S
2	024-225-03	305 California St	1916	Beach Town Resort/Early Settlement: A/C	3S
3	024-214-14	801 California St	1925	Beach Town Resort/Oil: A/C	3S
4	024-184-07	200 Frankfort Ave	1913	Early Settlement: A	3S
5	024-232-21	837 Frankfort Ave	1912	Beach Town Resort: A/C	3S
6	111-024-22	17162 Gothard St	c 1920	Wintersburg and Oceanview: A/C	3S
7	024-232-37	713 Hill St	1905	Early Settlement: A/C	3S
8	024-215-10	704 Huntington St		Early Settlement: A/C	3S



#	APN	Address	Year Built	Context and Criterion	Status Code
9	024-082-08	729 Lake St	1905	Early Settlement: A	3CD/3S
10	024-153-07	117 Main St	1914	Beach Town Resort: A	3S
11	024-153-18	119 Main St	1920	Beach Town Resort/Oil Boom: A	3S
12	024-153-17	121 Main St	1920	Beach Town Resort/Oil Boom: A	3S/5S2
13	024-154-02	122 Main St	1902	Beach Town Resort/Early Settlement: A	3S/7N1
14	024-154-02	124 Main St	1912	Beach Town Resort/Early Settlement: A	3S/5S2
15	024-147-23	213 Main St	1914	Beach Town Resort/Early Settlement: A	3S/7N1/5S1
16	024-147-14	217 Main St	1910	Beach Town Resort/Oil Boom: A/C	3S/5S1
17	024-095-07	609 Main St	1901	Early Settlement: A	3S/5S2
18	024-072-12	731 Main St	1915	Beach Town Resort: A	3CD/3S
19	024-082-18	738 Main St	1914	Beach Town Resort/Oil Boom: A	3CD/3S
20	023-020-22	1905 Main St	1926	Beach Town Resort/Oil Boom: A	3S
21	111-372-07	17102 Nichols Ave	1947	Wintersburg/Religion and Cultural History: A	3S



#	APN	Address	Year Built	Context and Criterion	Status Code
22	146-201-59	5452 Old Pirate Ln	c. 1910	Wintersburg and Oceanview: A/C	3S/5S1
23	024-144-04	316 Olive Ave	1936	Infrastructure: A/C	3S/5S1
24	024-033-08	1211 Olive Ave	c. 1906	Early Settlement: A/C	3S
25	023-100-09	1502 Palm Ave	1933	Infrastructure: A/C	3S/5S1
26	111-021-18	7360 Warner Ave	1906-1907	Wintersburg/Religion and Cultural History: A	3S/5S1
27	111-021-18	7386 Warner Ave	1910	Wintersburg/Religion and Cultural History: A	3S/5S1
28	111-372-06	7622 Warner Ave	1910	Wintersburg/Religion and Cultural History: A	3S
29	111-372-06	7622 Warner Ave	1910	Wintersburg/Religion and Cultural History: A	3S
30	111-372-06	7622 Warner Ave	1934	Wintersburg/Religion and Cultural History: A	3S/5S1
31	111-372-07	7642 Warner Ave	c. 1912	Wintersburg/Religion and Cultural History: A	3S
32	111-372-07	7642 Warner Ave	c. 1912	Wintersburg/Religion and Cultural History: A	3S
33	024-147-08	204 5th St	1912	Beach Town Resort: A/C	3S/5S1
34	024-147-03	218 5th St	1908	Beach Town Resort: A	3S/5S1



#	APN	Address	Year Built	Context and Criterion	Status Code
35	024-142-06	310 6th St	1949	Beach Town Resort/Early Settlement: A	3S/5S2
36	024-132-19	401 6th St	1906	Beach Town Resort/Early Settlement/Religion and Cultural History: A	3S/5S1
37	024-108-17	401 7th St	1912	Early Settlement: A	3S/5S1/5S2
38	024-132-01	428 7th St 613 Pecan Ave	1905	Beach Town Resort/Early Settlement: A/C	3S/5S1
39	024-107-10	421 8th St	1906	Early Settlement: A	3S/5S1
40	024-105-18	403 10th St	1907	Early Settlement: A/B/C	3S/5S1/5S2
41	024-081-05	922 10th St	c. 1900	Early Settlement: A	3S/5S2
42	024-043-04	702 11th St	1907	Beach Town Resort: A	3S/5S2
43	024-054-01	1035 11th Street	1935	Beach Town Resort/Early Settlement: A/C	3S



Eighty (80) properties were given the status code of 3CS or 3CB (Appears eligible for the CR as an individual property through survey evaluation; appears eligible for the CR both individually and as a contributor to a CR eligible district through a survey evaluation). These properties are historical resources for the purposes of CEQA. These properties are included in the following table:

#	APN	Address	Year Built	Context and Criterion	Status Code
1	167-321-21	17022 A St	1924	Wintersburg and Oceanview: 1	3CS
2	024-202-11	310 Alabama St	1950	Post-War: 3	3CS
3	024-184-15	510 Alabama St	1910	Early Settlement/Beach Town Resort: 1	3CS
4	024-187-02	605 Alabama St	1912	Early Settlement/Beach Town Resort: 1	3CS
5	024-182-12	722 Alabama St	1924	Beach Town Resort/Oil Boom: 1	3CS
6	024-181-11	808 Alabama St	1908	Early Settlement/Beach Town Resort: 1	3CS
7	142-103-35	7832 Alhambra Dr	1956	Wintersburg and Oceanview: 1	3CS
8	142-102-42	7891 Alhambra Dr	1931	Wintersburg and Oceanview: 1	3CS
9	142-102-26	7931 Alhambra Dr	1933	Wintersburg and Oceanview: 1	3CS
10	165-363-05	17132 Ash St	1938	Wintersburg and Oceanview: 1	3CS
11	163-123-01	17082 Bolsa Chica St	1927	Wintersburg and Oceanview: 1	3CS



#	APN	Address	Year Built	Context and Criterion	Status Code
12	167-472-08	17631 Cameron St	1947	Wintersburg and Oceanview: 1	3CS
13	024-081-29	216 Crest Ave	c 1930	Oil Boom: 3	3CB/5S2
14	024-071-12	330 Crest Ave	1921	Beach Town Resort/Oil Boom: 3	3CB/5S2
15	024-042-05	405 Crest Ave	1950	Post-War: 3	3CS
16	025-104-05	903 Delaware St	1916	Early Settlement/Beach Town Resort: 1	3CS
17	025-111-41	2506 Delaware St	1911	Early Settlement/Beach Town Resort: 1, 3	3CS
18	024-184-10	225 Elmira Ave	ca. 1905	Early Settlement/Beach Town Resort: 1	3CS
19	025-162-07	1110 England St	c. 1912	Early Settlement/Beach Town Resort: 1	3CS
20	111-021-06	17052 Gothard St	1912	Wintersburg and Oceanview: 1	3CS
21	024-241-13	628 Hartford Ave	1946	Post-World War II: 2	3CS/7N1
22	024-216-12	602 Huntington St	c. 1905	Early Settlement/Beach Town Resort: 1	3CS
23	024-216-08	616 Huntington St	1911	Early Settlement/Beach Town Resort: 1	3CS
24	024-214-05	816 Huntington St	1916	Early Settlement/Beach Town Resort: 1	3CS



#	APN	Address	Year Built	Context and Criterion	Status Code
25	025-053-28	1007 Huntington st	c. 1917	Early Settlement/Beach Town Resort: 1	3CS
26	025-054-12	219 Indianapolis Ave	1918	Early Settlement/Beach Town Resort: 1	3CS
27	023-074-08	1819 Lake St	1958	Post World War II: 3	3CS
28	165-312-08	7822 Liberty Ave	1922	Wintersburg and Oceanview: 1	3CS
29	024-154-03	120 Main St	1908	Early Settlement/Beach Town Resort: 1	3CS/7N
30	024-144-02	320 Main St	1949	Post World War II: 3	3CS/5S2
31	024-144-01	328 Main St	1949	Beach Town Resort/Oil Boom: 1	3CS
32	024-172-10	522 Main St	1922	Early Settlement/Beach Town Resort: 1	3CS
33	024-072-15	717 Main St	1913	Post World War II: 3	3CB/5S2
34	023-062-16	1812 Main St	c. 1905	Early Settlement/Beach Town Resort: 1	3CS
35	023-062-24	1828 Main St	1956	Early Settlement/Beach Town Resort: 1	3CS



#	APN	Address	Year Built	Context and Criterion	Status Code
36	024-082-20	730 Main St 732 Main St	1922	Early Settlement/Beach Town Resort: 1	3CB/5S2
37	025-044-17	211 Memphis Ave	1909	Early Development: 1,2	3CS
38	024-024-14	1406 Olive Ave 1408 Olive Ave	1919	Early Settlement/Beach Town Resort: 1	3CS
39	024-132-08	614 Orange Ave	1917	Post World War II: 1	3CS
40	024-105-18	1010 Orange Ave	1907	Wintersburg and Oceanview: 1	3CS/5S1/7N 1
41	024-027-01	1115 Orange Ave	1913	Early Settlement/Beach Town Resort: 1	3CS
42	024-038-10	1102 Pacific Coast Hwy	c. 1960	Post World War II: 3	3CS
43	111-023-18	17066 Palmdale St	1929	Wintersburg and Oceanview: 1	3CS
44	024-051-28	1021 Park St	1961	Post World War II: 3	3CS
45	023-085-16	1102 Park St	1956	Post World War II: 3	3CS
46	023-084-06	1121 Park St	1957	Post World War II: 3	3CS



#	APN	Address	Year Built	Context and Criterion	Status Code
47	024-131-15	509 Pecan Ave	1915	Early Settlement/Beach Town Resort: 1	3CS
48	024-131-12	519 Pecan Ave	1905	Early Settlement/Beach Town Resort: 1	3CS
49	178-242-07	16812 Sims St	1923	Wintersburg and Oceanview: 1	3CS
50	165-311-35	7792 Speer Ave	c. 1915	Wintersburg and Oceanview: 1	3CS
51	165-311-16	7942 Speer Ave	1922	Wintersburg and Oceanview: 1	3CS
52	167-531-24	8371 Talbert Ave	1935	Wintersburg and Oceanview: 1	3CS
53	167-531-23	8375 Talbert Ave 8421 Talbert Ave	1948	Wintersburg and Oceanview: 1	3CS
54	167-531-23	8375 Talbert Ave 8461 Talbert Ave	1916	Wintersburg and Oceanview: 1	3CS
55	/	8081 Warner	c. 1900	Early Settlement /Infrastructure: 1	3CS
56	142-211-52	7581 Washington Ave	1935	Early Settlement/Beach Town Resort: 1, 3	3CS
57	024-164-01	325 2nd St	1941	Post World War II: 3	3CS



#	APN	Address	Year Built	Context and Criterion	Status Code
58	024-142-14	311 5th St	1931	Oil Boom: 3	3CS/5S1
59	024-142-12	317 5th St	1913	Early Settlement/Beach Town Resort: 1	3CS/5S2/5S1
60	024-151-06	121 6th St	1907	Early Settlement/Beach Town Resort: 1	3CS
61	024-172-06	613 6th St	1943	World War II: 1	3CS
62	024-131-09	504 7th St	1905	Early Settlement/Beach Town Resort: 1, 3	3CS
63	024-113-19	301 8th St	c 1928	Oil Boom/Religious and Cultural History: 1	3CS/5S1
64	024-114-23	324 8th St	1904	Early Settlement/Beach Town Resort: 1	3CS
65	024-116-15	211 9th St	1905	Early Settlement/Beach Town Resort: 1	3CB/5S1
66	024-116-13	217 9th St	c. 1905	Early Settlement/Beach Town Resort: 1	3CB/5S2
67	024-122-02	122 10th St	1924	Beach Town Resort/Oil Boom: 1	3CS
68	024-111-25	321 10th St	1923	Oil Boom/Religious and Cultural History: 1	3CS/5S1



#	APN	Address	Year Built	Context and Criterion	Status Code
69	024-091-10	617 10th St	1915	Early Settlement/Beach Town Resort: 1	3CS
70	024-027-09	327 11th St	1918	Beach Town Resort/Oil Boom: 1	3CS
71	024-061-09	936 11th St	1940	World War II: 3	3CS
72	024-054-01	1035 11th St		Early Settlement /Infrastructure: 1	3CS
73	024-054-01	1035 11th St		Early Settlement /Infrastructure: 1	3CS
74	024-034-02	220 12th St	c. 1965	Post World War II: 3	3CS
75	023-092-04	709 12th St	1961	Post World War II: 3	3CS
76	023-091-01	825 12th St	1954	Post World War II: 3	3CS
77	024-041-01 024-041-03 024-041-04	898 12th St		Early Settlement /Infrastructure: 1	3CS
78	024-051-27	905 12th St	1960	Post World War II: 3	3CS
79	023-093-30	817 13th St	1948	Post World War II: 3	3CS



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#	APN	Address	Year Built	Context and Criterion	Status Code
80	024-024-13	305 14th St	1943	Oil Boom/World War II: 1	3CS

Properties that were previously given the status code of 5S2 (individual property that is eligible for local listing or designation) or 5S3 (individual property that appears to be eligible for local listing or designation through survey evaluation) and had not undergone any significant alterations maintained their original status code. A complete list of properties is located in Appendix C by APN and Appendix D by address. .



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### ***Identification of Buildings that May Merit Special Consideration in Planning***

Several buildings were identified and recorded using a DPR 523 A form but were not found to meet one of the National or California Register criteria (within the contexts identified in this study). However, many of these buildings may contribute to the overall historic fabric of the community. Therefore, the City may decide that they still warrant special consideration in local planning. These buildings were assigned a status code of 6L, 5S2/6L or 5S3/6L. Properties that were located within the historic district boundaries but were determined to not contribute to the historic district were given a 6L status code as well. These buildings were determined not to be individually significant under the broad historic contexts that were defined for this study; however, they may require additional individual evaluation under additional contexts applicable to each specific property (such as being connected to important people or events within the history of Huntington Beach that were not previously identified), as determined by the City Planning and Building Department. Because these properties were evaluated only within the broader contexts of this study and the scope of this survey did not allow an intensive level of research on each individual property, some of these buildings may be determined historically significant at a later date upon further evaluation.

There were 522 buildings that may receive special consideration in local planning. However, it is up to the City on how and whether they will require further evaluation of these properties. A complete list of properties is located in Appendix C by APN and in Appendix D by address.

### ***Identification of Buildings that Will Require Further Evaluation***

There were many properties identified that do not appear historically significant at this time, but that may require further evaluation in the future. These properties received the status code of 7N. These were properties that were not fully visible from public right-of-way or properties that don't appear eligible for the NR, CR, or local registers at this time, but that may become eligible in the future upon further evaluation. For example, there were several properties located within post-World War II suburban housing developments. Although, these properties currently do not appear to be significant within the contexts identified in this study, these properties should be re-evaluated at a later date against the National Register criteria for post-World War II suburban housing as contributors to a potential historic district. In addition, those properties that could not be observed from the public right-of-way or that were viewed from an aerial view (using electronic media) may need to be re-evaluated at a later date on a case by case basis. There were approximately 735 properties that received a status code of 7N (the majority of which were located in the post-World War II housing tracts and are likely not significant individually). A complete list of properties is located in Appendix C by APN and Appendix D by address.

Additionally, there were several properties that were not evaluated as part of this study because they were not visible from the public right-of-way. These properties received a status code of 7R (Identified in Reconnaissance Level Survey: Not evaluated) because they were identified and recorded on the property inventory spreadsheet but were not evaluated. There were approximately 43 properties received this status code. A complete list of properties is located in Appendix C by APN and Appendix D by address.

### ***Identification of Buildings that Are Not Historically Significant***

Of the 2,403 properties that were included within the survey area 831 were determined not to be historically significant as they do not appear to meet the National Register of Historic Places, the California Register of Historical Resources or local designation criteria. These included properties that had been demolished or had been significantly altered that they no longer possess enough historic integrity to convey their period of significance or associations. Therefore these properties were given the status code of 6Z (found ineligible for National Register, California Register or Local designation through survey evaluation). A complete list of properties is located in Appendix C by APN and Appendix D by address.

## Conclusion & Recommendations

The City of Huntington Beach contracted Galvin Preservation Associates Inc. (GPA) to conduct a survey of all potential historic resources in the City of Huntington Beach. The survey included the development of a historic context and a reconnaissance-level survey of properties within the city limits. The survey area included updating the 1986 Historic Resources Survey of the historic core as well as other outlying neighborhoods in Huntington Beach and individual buildings that are more than 50 years old within the city boundaries. The survey was conducted between September 2008 and October 2009 and updated in 2012 through 2014.

The survey included the inventory of 2,403 and preliminary evaluation of all buildings that are more than 50 years old within the survey area.

There were several historic contexts that were defined after the preliminary historic research was completed. As opposed to the research themes, the historic contexts are more property-specific to the resources located within the project area and are derived from comparing the built environment present to the information gained from researching the area's historical development. The historic contexts define how each property was evaluated for historic significance or will be evaluated in the future. The historic contexts are the broad patterns of historical development within the area that are represented by the built environment present.

The historic contexts that were identified within the study area are:

- 1) Early Settlement and Agricultural Development of Huntington Beach (1848-1919);
- 2) Wintersburg and Oceanview (1880s-1941)
- 3) Beach Town Resort (1901-1920);
- 4) Oil Boom Years (1920-1950s);
- 5) Surf Culture (1901-1950);
- 6) Government, Infrastructure and Parks;
- 7) Religion and Cultural History;
- 8) Commerce and Trade;
- 9) World War II ; and
- 10) Post World War II Boom Years (1946-Present) (1970s-1990s).

There were several different resource types that were identified within the area. These resources were broken down into five categories: 1) single-family residences; 2) multi-family residences; 3) commercial buildings; and 4) institutions such as churches, a library and post office. The buildings were designed in a wide variety of architectural styles that range in date from circa 1880 to the present.



### **Conclusions:**

The survey included the inventory of 2,403 properties that were constructed before 1959 within the city limits. **As a result of the current updated study, the following properties have been identified as historically significant at this time and are presumed to be historical resources for the purposes of CEQA:**

Status Code	Amount	Notes
1S	1	Triangle Park. Listed on NR
1S/5S1	5	Listed on NR; on City's General Plan
2S/2S2/3S/5S1	1	Found eligible for NR; on City's General Plan
3CB/5S1	1	Eligible individually/as district contributor for CR; on City's General Plan
3CB/5S2	5	Eligible individually/as district contributor for CR; identified in 1986
3CD	14	Eligible as just a district contributor
3CD/3S	3	Appears to be individually eligible for the National Register; California Register-eligible District Contributor
3CD/5S2	27	District contributor; on City's General Plan
3CS	66	Individually eligible for CR
3CS/5S1	3	Individually eligible for CR; on City's General Plan
3CS/5S1/7N1	1	Listed as Local Landmark on the City's General Plan, since altered. Appears to be individually eligible for the CR, but would require rehabilitation/restoration to be eligible for the NR
3CS/5S2/5S1	1	Eligible for CR; identified in 1986; on the City's General Plan.
3CS/5S2	1	Eligible for CR; identified in 1986.
3CS/7N	1	Previously identified in the 1986 survey as 5S2, however, due to its rarity, it now appears eligible for the California Register with rehabilitation.
3CS/7N1	1	Appears to be individually eligible for the CR for association with Judge Celia Young Baker. Due to its loss of some integrity, it does not currently meet the eligibility requirements for the National Register without rehabilitation
3S	19	Appears to be individually eligible for the National Register
3S/5S1	12	Appears to be individually eligible for the National Register; on City's General Plan Landmark List
3S/5S1/5S2	2	Appears to be individually eligible for the National Register; on City's General Plan Landmark List; identified in 1986 Survey
3S/5S2	6	Appears to be individually eligible for the National Register; identified in 1986 Survey
3S/7N1	1	Previously found eligible for National Register; needs rehabilitation to retain eligibility
3S/7N1/5S1	1	Previously found eligible for National Register; needs rehabilitation to retain eligibility; on City's General Plan Landmark List
5S1	1	On City's General Plan Landmark List
5S1/7N1	1	On City's General Plan; would require rehabilitation for National Register eligibility
5S2	86	Identified in 1986 Survey; still retain their historic integrity
<b>260</b>	<b>Total Properties for the Purposes of CEQA</b>	



**The following properties are not historically significant at this time and are not historical resources for the purposes of CEQA:**

Status Code	Amount	Notes
5S2/5S1/6L	1	Identified in 1986; on the City's General Plan; since altered
5S2/6L	24	Identified in 1986; since altered
5S2/6Z	5	Identified in 1986; heavily altered
5S3/6L	39	Not eligible, may warrant consideration in local planning; could be locally eligible once the local criteria are established
6L	459	Not eligible, may warrant consideration in local planning
6Z	831	Not eligible at any level
7N	735	Needs to be reevaluated
7N1	1	Pier; listed on National Register, would need rehabilitation to retain NR listing
7R	43	Not evaluated
/	5	No such address, no status given
<b>2143 Total Properties Not Historically Significant</b>		

***Recommendations for Updated Local Historic Landmark List***

The City of Huntington Beach has requested an updated list of historic landmarks for the city. The current landmark list was last updated in 1991; therefore, many of the properties on the list have been significantly altered or demolished. Additionally, this list does not include all potential resources within the city limits and it includes properties that are not “historic” in nature (e.g. properties that are less than 50 years old). Therefore, the project team has updated the previous list to reflect the findings of the current survey.

This updated list includes intact properties from the previous landmark list as well as contributing buildings within the proposed Main Street-Crest Avenue and Revised 9<sup>th</sup> Street historic districts and all individual properties that appear eligible for the National Register or California Register as a result of the current citywide survey update. Properties that were altered or demolished, properties that are less than 50 years old, and properties of an archaeological nature have been removed from the historic landmark list. However, the City may consider preparing a separate list of properties that are considered important to the heritage of the city that are not necessarily “historic landmarks” (e.g. properties that are less than 50 years old). The recommended landmark list can be found in Appendix B. It contains all of the properties found to be significant to the City of Huntington Beach that should be maintained and preserved as the City’s official Historic Landmark List.<sup>143</sup>

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<sup>143</sup> *This list should be continually updated, as appropriate.*

## ***Recommendations for Integrating Survey Findings into Planning Process***

The Historic and Cultural Resources Element of the General Plan points out several issues relating to historic resources, including 1) the need for a citywide inventory of historic resources, 2) the need for landmark designation, standards, requirements, or guidelines to preserve and protect the city's landmarks, and 3) the need for education and outreach for historic preservation. This study serves to fulfill the first stated issue.

After completion of this survey project, GPA met with the City Planning and Building Department to review the results of the survey and to provide recommendations for integrating the survey findings into the overall planning process. Following is a list of recommendations that the City of Huntington Beach may consider:

1. Review the existing Goals, Objectives and Policies in the Historic and Cultural Resources Element of the City's General Plan, revise them appropriately and integrate recommendations based on the survey findings.
2. Update the existing City of Huntington Beach Landmark List; remove demolished buildings and buildings less than 50 years old. Formally adopt the recommended historic landmark list by ordinance or resolution.
3. Adopt local historic landmark criteria that parallel the California Register of Historical Resources criteria and establish a process for designating local resources to the landmark list.
4. Consider local designation of the recommended Main Street and 9<sup>th</sup> Street historic districts identified within the survey area. Consider defining the district areas with special signage to promote awareness and pride within the community. Establish design guidelines for these areas.
5. Establish a historic preservation ordinance to outline the duties of the Historic Resources Board, the landmark designation criteria and procedures, and requirements for the types of projects impacting historic resources that are subject to review within the Planning and Building Department.
6. Notify property owners of their potential historic status and conduct public outreach meetings to inform them of the pros and cons of this potential designation. Potential historic status is based on adopting the recommended Landmark List. Post information from this survey on the City's website or otherwise make the information readily available to the public.
7. Continue ongoing survey efforts to keep the list of landmarks up to date.
8. Prepare and provide technical information sheets on historic resources as they relate to the California Environmental Quality Act (CEQA), landmarking procedures for historic properties, and financial incentives (such as the Mills Act, Historic Building Code,



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variances, etc.) or other benefits available to owners of historic properties. Provide this information at the planning counter.

9. Prepare Guidelines for historic building relocation, and identify sites within the city to be used for temporary storage.
10. Provide incentives for properties listed on the local landmark list. These incentives could include the use of the historic building code, financial incentives such as the Mills Act property tax abatement program, and potential variances such as parking requirements, setbacks, square footage, third story, etc for historically sensitive renovation and redevelopment.
11. Prepare procedures for processing applications for permit on properties listed on the landmark list and process mapping for coordinating reviews with CEQA and other reviews.
12. Provide ongoing training for planning staff and the Historic Resources Board members on issues relating to historic preservation; specifically on design review, the Secretary of the Interior's Standards, and integrating historic properties with CEQA.
13. Consider applying to be a Certified Local Government (CLG), through the California Office of Historic Preservation (OHP) so that the city may be eligible for grant funding for ongoing historic preservation studies.

### ***Recommendations for Future Research***

14. Conduct additional research on the properties constructed in the front gable cottage style constructed after 1920 more closely to identify if there is a clear relationship between these residences and housing for local oil workers to determine whether or not some of these properties may be significant locally for their association to the early oil industry of Huntington Beach.
15. Evaluate the mid-century buildings and post-World War II suburbs identified in the property inventory spreadsheet at a later date, as many are good examples individually and are concentrated in clusters which may constitute a mid-century historic district. These resources would have to be compared with other similar resource types within a larger context within the City of Huntington Beach.
16. Research some of the property owners of the earliest residences (pre-1898) and the properties within the proposed Main Street and 9<sup>th</sup> Street Historic Districts more thoroughly to identify whether or not there are other significant individuals associated with the properties other than those that have already been identified.
17. Explore methods of integrating the historic context into community educational programs; particularly relating to the city's early agricultural history, oil history and surfing culture. Integrate the survey information into the visitor industry and history center.



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## List of Preparers and Acknowledgements

The City of Huntington Beach's Survey Report and Historic Context were prepared under contract to the City of Huntington Beach by Galvin Preservation Associates, Inc. (GPA) Dana Supernowicz of Historic Resource Associates. The work was completed between September 2008 and October 2009 and updated in 2012 through 2014. The GPA team members who participated with the survey are Andrea Galvin, Jennifer Krintz, Nicole Collum, Christeen Taniguchi, Ben Taniguchi, Laura Vanaskie O'Neill, Matthew Weintraub and Danielle Buzas, Susan Zamudio-Gurrola, Matthew Weintraub and Amanda Yoder. The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61

GPA worked under the guidance of **Scott Hess**, Director of Planning **Mary Beth Broeren**, Planning Manager, **Ricky Ramos**, Senior Planner, as well as **Hayden Beckman**, Planning Aide with the City of Huntington Beach Planning and Building Department who were very responsive and helpful throughout the survey process.

**The Historic Resources Board of Huntington Beach (HRB)**. The HRB is an advisory board to the City Council and its members have a wide array of experience in the field of historic preservation. **Chris Jepsen**, Past Vice Chair, and **Joseph D. Santiago**, Past Chair, contributed greatly to the content and accuracy of the Historic Context and the surveying of historic Properties. Additional HRB members and members of the public who contributed to the context and survey update from 2012-2014 include Joe Santiago, Barbara Haynes, Roz Essner, Kathie Schey, Richardson Gray, Mary Urashima, and Arthur Hansen.

**Andrea Galvin**, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the City; peer reviewed the historic context and helped prepare the final report.

**Dana Supernowicz** is the principal architectural historian of Historic Resources Associates. He prepared the historic context statement. Mr. Supernowicz has his Master of Art degree in History from California State University, Sacramento and his Bachelor of Science degree in Social Ecology from the University of California, Irvine.



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