Appendix F

Inventory Forms
(DPR 523 A & B Forms)
The building located at 1002 Florida Street is a one-story single family property constructed in 1926 in the Spanish Colonial Revival style. It is located on the east side of Florida Street and faces west. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a flat, stepped parapet roof; the top of the parapet wall is clad in Spanish terracotta tile. The building has no overhanging eaves. Additional features include two rectangular vents near the roofline on the south elevation. At the west-facing elevation, a concrete walkway and terracotta and mosaic tile steps lead to an entry porch. The entryway to the porch is rectangular. There are smaller rectangular openings flanking this entry and two rectangular openings on both side walls. The primary entry is located within the porch. The porch is sheltered by a dropped stepped parapet roof, lined with Spanish terracotta tile and supported by squared stucco clad columns. The primary entrance door consists of a single, wood paneled door. There are two sets of windows on the façade. They are symmetrically spaced and consist of two tripartite vinyl-sash windows. Other windows throughout the residence consist of double-hung vinyl-sash and vinyl slider windows. Landscape features include a front lawn with mature shrubs along the façade, potted plans, and mature trees. Additional features of this property include a white picket perimeter fence. Modifications to the building include the replacement of the original door and windows. The building is in good condition.
Resource Name or # (Assigned by Recorder): 1002 Florida Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

* Required Information

View looking northeast at the façade and south elevation.

View looking east at the façade.
*P1. Other Identifier:

*P2. Location:  
- Not for Publication [ ]  unrestricted [ ]
- (P2c, P2e, and P2b or P2d. Attach a Location Map if necessary.)

*P3a. Description:

The building located at 1005 Florida Street is a one-story, single-family residence constructed in 1942 in a Front-Gable Roof Cottage style. It is located on the west side of Florida Street and faces east. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad with split wood shingle siding. It is covered by a moderately pitched multi-gable roof, clad in asphalt shingles. The eaves are slightly overhanging and open. Additional features include an exterior brick chimney located at the northeast elevation. At the east-facing elevation, a concrete walkway leads to two concrete stoops. The primary entry is located on the south-facing elevation and is covered by a front-gable hood and supported by two knee braces. A glass security door covers the primary entry door. A secondary entrance is located on the south elevation as well. The windows are primarily aluminum sliders with moderate wood casings. There is also a vinyl jalousie window on the façade. Landscaping features include small plantings around the façade as well as a fenced-in front yard. Modifications to the building include the replacement of the original windows. The building is in good condition.

*P3b. Resource Attributes:  (List attributes and codes) HP02. Single Family Property

*P4. Resources Present:  
- Building [ ]
- Structure [ ]
- Object [ ]
- Site [ ]
- District [ ]

*P5a. Photograph or Drawing:  (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)

*P6. Date Constructed/Age and Source:  
- Historic [ ]
- Prehistoric [ ]
- Both [ ]
- 1942 Orange County Tax Assessor

*P7. Owner and Address:  
Jack Deane Weide
1011 Florida Street
Huntington Beach, CA  92648

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA  90245

*P9. Date Recorded:  
8/1/2009

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

*P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
View looking northwest at the façade and south elevation.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
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<th>*Resource Name or #</th>
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<td>1007 Huntington St</td>
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**P1. Other Identifier:**

*b. USGS 7.5’Quadrangle:* east elevation, looking west, 2009.

d. UTM (Give more than one for large and/or linear resources):

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<tr>
<td>1007 Huntington St</td>
<td>Huntington Beach</td>
<td>025-053-28</td>
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</table>

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

APN: 025-053-28

**P3a. Description:**

The building located at 1007 Huntington Street is a one-story single-family residence constructed circa 1917 in the Front-Gable Roof Cottage style. It is located on the western side of Huntington Street, south of Knoxville Avenue, and faces east. The building has a rectangular plan and a likely concrete foundation. The building is clad in wood drop siding. It is covered by a front-gabled roof with shallow, open eaves and clad with composition shingles. On the northwest elevation, a concrete walkway leads to the entry porch. The partial-width entry porch is sheltered by a projecting, front-gabled roof supported by wood posts. The entry itself is a single partially-glazed wood-paneled door behind a metal screen door. The windows on the primary elevation are one-over-one wood double-hung windows. Other windows on the building are consistent with those on the façade. Landscaping features include a shallow front lawn and mature shrubs. No major alterations could be observed. The building is in good condition.

**P5a. Photograph or Drawing:**

(View, date, accession #)

**P5b. Description of Photo:**

East elevation, looking west, 2009.

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

c. 1917 Visual Observation

**P7. Owner and Address:**

Suzanne Gamache

1007 Huntington Street

Huntington Beach, CA 92648

**P8. Recorded by:**

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

**P9. Date Recorded:**

4/16/2014

**P10. Survey Type:**

Survey - Reconnaissance

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

*Required Information
B1. Historic Name: None
B2. Common Name: 1007 Huntington Street
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
*B5. Architectural Style: Front Gable Roof Cottage
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1917

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

*B8. Related Features None
B9a. Architect: Unknown, if any B9b builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920) B10 area: Huntington Beach
Period of Significance: 1901-1920 Property Type: Residential Applicable Criteria: 1, 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Evaluation & Integrity
The subject property, a single-family cottage constructed in 1911, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style and type, under Criteria 1 and 3, respectively.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)
**P1. Other Identifier:**

*P2. Location:*  
- [☐] Not for Publication  
- [☑] unrestricted  
- *a. County* Orange

and  
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*P3a. Description:*  
The building located at 1009 Pecan Avenue is a one-story single family residence constructed in 1905 in no particular architectural style. It is located on the southwest side of Pecan Street and faces northeast. The building has a square plan and likely a concrete foundation. The wood frame building is clad with horizontal composite wood board siding. It is covered by a moderately pitched side gable roof clad in composition shingles. The eaves are moderately overhanging and open. At the northeast-facing façade a concrete path leads to the front entry. The entry consists of a single wood and glass paneled door. There are two windows on the façade; they are symmetrically spaced and consist of vinyl-sash sliding windows with applied rustic wood shutters. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include a front yard, concrete side patio and mature trees and bushes located at the northern and southern ends of the parcel boundary. Additional features of this property include a white picket perimeter fence surrounding the northeast parcel border. Modifications to the building include the replacement of the original windows and doors and the possible re-cladding of the building. The building is in good condition.

*P3b. Resource Attributes:* (List Attributes and codes)
- HP02. Single Family Property

*P4. Resources Present:*  
- [☑] Building  
- [☐] Structure  
- [☐] Object  
- [☐] Site  
- [☐] District

*P5a. Photograph or Drawing:*  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*  
(View, date, accession #)

*P6. Date Constructed/Age and Source:*  
- [☑] Historic  
- [☐] Prehistoric

- [☐] Both

- 1905 Orange County Tax Assessor

*P7. Owner and Address:*  
Cynthia A. Freund  
289 S. Robertson Blvd #349  
Beverly Hills, CA  90211

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA  90245

*P9. Date Recorded:*  
8/1/2009

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

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

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

*Required Information*
The building located at 1010 England Street is a one-story single family residence that was constructed in 1948 in the Hipped Cottage style. It is located on the east side of England Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in channel drop wood siding on the façade as well as stucco on the side elevations. The residence has a hipped roof and is clad with asphalt shingles. At the west-facing façade, a brick walkway and steps lead to an open stoop. The primary entrance door is located on the façade; it consists of a single wood paneled door with an inset glass fan light and is set within wide molded casings. There are two windows on the façade they consist of double hung vinyl sash windows. Other windows throughout the residence could not be observed. Additional features of this property include a white picket perimeter fence. Modifications include replacement doors and windows.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**CONTINUATION SHEET**

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<td><strong>Resource Name or #</strong>: Assi (Assigned by Recorder)</td>
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**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**Continuation**: ✔

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View looking northeast at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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<th>Other Listings</th>
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<th>Reviewer</th>
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**P1. Other Identifier:**
- **P2. Location:**  
  - [ ] Not for Publication  
  - [✓] unrestricted  
  - *a. County* Orange
  - and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **P2b. USGS 7.5'Qua**
  - Date:  
  - T:  
  - R:  
  - 1/4 of  
  - 1/4 of  
  - Se:  
  - B.M:  
  - c. Address: 1010 Orange Avenue  
  - City: Huntington Beach  
  - Zip: 92648
  - d. UTM (Give more than one for large and/or linear resources)  
  - Zone:  
  - mE:  
  - mN:  
  - e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
  - APN: 024-105-18

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 1010 Orange Avenue is a two-and-a-half-story single family residence constructed in the American Foursquare style in 1907. However, it has been considerably altered since its construction. It is located on the northeast side of Orange Avenue and faces southwest. The building has a rectangular shaped plan and a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a steeply pitched hipped roof clad with composition shingles. The eaves are widely overhanging and open with exposed rafter tails. Additional features include two hipped dormers. At the southwest-facing elevation a concrete driveway leads to the front entry. The primary entry is located next to the garage and consists of a single solid wood door. There are three windows on the façade; they are symmetrically spaced and consist of fixed multiple and single paneled wood-sash windows. Other windows throughout the residence consist of the double-hung wood-sash windows. There are no landscaping features associated with this property. The property also has one two-car and one single-car garage. Modifications to the building include the possible re-cladding of the building’s exterior and the property appears to be currently undergoing re-modeling efforts. The building is in fair condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- [✓] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District  
- [ ] Element of District  
- [ ] Other (isolates, etc.)

**P5b. Description of Photo:**  
(View, date, accession #)

**P6. Date Constructed/Age and Source:**  
- [✓] Historic  
- [ ] Prehistoric  
- [ ] Both
  
  - 1907 Orange County Tax Assessor

**P7. Owner and Address:**  
- Joseph D. Santiago  
  
  - 403 10th Street  
  - Huntington Beach, CA 92648

**P8. Recorded by:**  
- Jennifer Krintz & Nicole Collum  
  
  - GPA Consulting  
  - 231 California Street  
  - El Segundo, CA 90245

**P9. Date Recorded:**  
- 8/1/2009

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

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

**DPR 523A (01/04)**

*Required Information*
B1. Historic Name: Manning House
B2. Common Name: 1010 Orange Avenue

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1907

*B7. Moved? No

*B8. Related Features
None

*B9a. Architect: Unknown  B9b builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920)
B10 area: Huntington Beach
Period of Significance: 1901-1920  Property Type: Residential
Applicable Criteria: 1, 2

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

Beach Town Resort

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. 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. 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. The men had a vision of a west coast resort like Atlantic City in New Jersey. 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. The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of $95,000. 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. 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.

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. 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. 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. 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. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)  None

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 8/1/2009

(Required Information)
B10. Significance (Continued from Page 2): Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Integrity & Evaluation

The subject property, a single-family American Foursquare residence, is associated with the Beach Town Resort period of Huntington Beach’s history, which occurred roughly between 1901 and 1920. It appears to have been a good example of the period but it has been moved twice—according to current owner Joe Santiago—to its current resting place atop a garage where it is undergoing a full restoration. Having been moved, the building’s integrity of location, setting and feeling have been diminished, therefore the building does not currently appear to be individually eligible for the National Register of Historic Places; however, the building should be re-evaluated for National Register eligibility once its restoration is complete. The property does retain its materials, workmanship, design, and association, and appears to be eligible for California Register listing as a representation of one of the earliest periods of development in Huntington Beach and its association with a potentially significant individual to Huntington Beach history, Mayor Manning, Criteria 1 and 2, respectively.
**Resource Name or #:** (Assigned by Recorder) 1010 Orange Avenue

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- View looking north at the façade and southeast elevation.
- View looking east at the façade and northwest elevation.
- View looking north at the façade and southeast elevation.

*NRHP Status Code: 3CS/5S1/7*
*P2. Location:  
- Unrestricted
- Orange County
- 1012 Pecan Avenue

*P3a. Description:  
The building located at 1012 Pecan Avenue is a one-story single family residence constructed in 1917 in a Front-Gable Roof Cottage style. It is located on the northeast side of Pecan Street and faces southwest. The building has a rectangular plan and a concrete foundation. The wood frame building is clad with vertical wood board siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafters. At the southwest-facing elevation brick steps lead to the front entry. The entry is located within a dropped front gable roof extension and consists of a single wood and stained-glass paneled door. There are two windows on the façade; they are asymmetrically spaced and consist of a double-hung woodsash window and a 12-light fixed window. Both are set within moderate wood casings. The window at the western end of the façade has applied rustic wood shutters. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include a side lawn. Additional features of this property include a white picket perimeter fence surrounding the parcel border. Modifications to the building include the possible replacement of some windows and the replacement of the front door. The building is in good condition.

*P5b. Description of Photo:  
View looking northeast at façade, 12/2008.

*P6. Date Constructed/Age and Source:  
- Historic
- 1917
- Orange County Tax Assessor

*P7. Owner and Address:  
Christopher J. Taylor
1840 Pine Street
Huntington Beach, CA 92648

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

*P10. Survey Type:  
Survey - Reconnaissance
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

*NRHP Status Code 6L

Resource Name or #: (Assigned by Recorder)  1012 Pecan Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking northeast at the façade.

View looking north at the façade and southeast elevation.

View looking east at the northwest elevation.

DPR 523L (01/95)  *Required Information
The building located at 1015 12th Street is a one-story single-family residence constructed in 1949 in the Ranch style. It is located on the north side of 12th Street and faces south. The building has a nearly rectangular shaped plan and a likely concrete foundation. The building has a wood-frame structural system and an exterior clad in horizontal wood board siding. It is covered by a moderately pitched cross-hipped roof clad with wood shingles. The building has moderately overhanging boxed eaves. Additional features include a brick chimney located at the east elevation. At the south-facing elevation a brick path and steps lead to a full-width porch. The entry is located within the porch and is sheltered by the principle roof and supported by squared wood posts and a squared wood balustrade with a decorative "x" design. The entry itself consists of a single wood and glass paneled door. There are three visible windows on the façade; they consist of double-hung wood-sash windows with four lights per sash and one multi-paned fixed wood-sash window. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn with palm trees along the perimeter and a concrete block wall. There are no visible alterations to this building. The building is in good condition.
**Resource Name or #** *(Assigned by Recorder)* 1021 Park Street

**P1. Other Identifier:**
- **P2. Location:**
  - Not for Publication
  - unrestricted
- **a. County** Orange
- **b. USGS 7.5'Quadrangle**
  - Date: T R 1/4 of 1/4 of Se B.M
  - Address: 1021 Park Street
  - City: Huntington Beach
  - Zip: 92648
- **c. Address** 1021 Park Street
- **d. UTM (Give more than one for large and/or linear resources)** Zone mE/ mn
- **e. Other Locational Data:** APN: 024-051-28

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 1021 Park Street is a one-story, single family residence constructed in 1961 in a Mid-Century Modern style. It is located on Park Street, between 12th and 13th Streets. Its primary elevation faces east. The building has a T-shaped plan and a likely concrete foundation. The wood-frame building is clad in natural stone and smooth stucco and covered by a low-pitched, front-gabled roof. The north side of the roof projects upwards, housing a band of fixed, wood frame clerestory windows. The boxed eaves have a deep overhang with projecting beams and exposed rafter tails. The main entry is flush with the primary elevation and consists of a single wood slab door with sidelights. The majority of the façade consists of grouped, fixed wood windows, including clerestory windows in the gable end. There is a secondary entrance at the northern end of the primary elevation that consists of a single fully-glazed wood frame door. The windows on the secondary elevations appear to be vinyl. Landscaping features include a front lawn, mature plants and a concrete path. There is a built-in planter along the primary elevation planted with small shrubs. Alterations appear to be limited to the installation of vinyl windows on secondary elevations and an enclosed patio. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)
- HP02. Single Family Property

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

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking west at façade, 11/2013.

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both
- 1961 City of Huntington Beach Building Recor

**P7. Owner and Address:**
- Per N. Windeler Trust
- 1021 Park Street
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Amanda Yoder
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:** 11/5/2013

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifac Record
- Photograph Record
- Other (List):
**B1. Historic Name:** None  
**B2. Common Name:** 1021 Park Street  
**B3. Original Use:** Single Family Residence  
**B4. Present Use:** Single Family Residence  
**B5. Architectural Style:** Mid-Century Modern  

**B6. Construction History:** (Construction date, alterations, and date of alterations)  
- Constructed 1961  
- Patio enclosed 1964  
- Windows and doors remodeled 1997  
- Reroofed 1998  

**B7. Moved?**  
☑️ No  
☐ Yes  
☐ Unknown  

**B8. Related Features**  
None  

**B9a. Architect:** Unknown, if any  
**B9b builder:** Glenwood Homes  

**B10. Significance:** Theme  
Post-World War II (1946-1965); Mid-Century Modern (c. 194  
Period of Significance: 1961  
Property Type: Residential  
Applicable Criteria: 3  

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

Post World War II  
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. (See Continuation Sheet)  

**B11. Additional Resource Attributes:** (List attributes and codes)  
None  

**B12. References:**  
Please see Report for a full list of references.  

**B13. Remarks:**  
None  

**B14. Evaluator:** Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245  

**Date of Evaluation:** 4/17/2014  

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

Mid-Century Modern

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Integrity and Evaluation

The subject property, a single-family Mid-Century Modern residence, is an exceptional example of its type within the City of Huntington Beach. The vast majority of post-war single-family housing in Huntington Beach consists of more modest tract houses, usually in a simple Ranch or Minimal Traditional style. The building retains most aspects of integrity, including location, design, setting, association and feeling; however, alterations to the patio, windows and doors as outlined in the Construction History may indicate that it does not retain sufficient integrity for National Register listing. The building does appear to be eligible for the California Register as an exceptional example of post-war residential architecture within the City of Huntington Beach under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 1021 Park Street would qualify for local listing for its visual function within the City of Huntington Beach.
View looking southwest at the façade.

Detail view looking northwest at the façade.
*Resource Name or #* 1024 Main Street

**P1. Other Identifier:**
*P2. Location:*
- Not for Publication  
- unrestricted  
- a. County Orange

- and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

- b. USGS 7.5'Quad Data T R ; 1/4 of 1/4 of Se B.M
- c. Address 1024 Main Street  
- City: Huntington Beach  
- Zip 92648  
- d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-051-19

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 1024 Main Street is a one-story single family residence constructed in 1948 in the Tudor Revival style with Craftsman influences. It is located on the east side of Main Street and faces west. The building has a nearly L-shaped plan and a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a steeply pitched cross-gable roof with multiple front and side gable extensions clad with composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. Additional features include rectangular vents below the gable pitches. At the southwest-facing elevation a concrete pedestrian walkway and brick steps lead to a stoop. The primary entry is located at the stoop and is sheltered by the principle roof. The entry itself consists of a single wood and glass paneled door. There are six windows on the façade; they consist of a tripartite wood-sash bay window, a tripartite double-hung wood-sash window, a fixed octagonal window, and a combination of double-hung wood sash windows and fixed wood-sash windows. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include a front lawn with shrubs and plants along the primary façade exterior. Modifications to the building include the possible re-cladding of the building's exterior. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**
- Building  
- Structure  
- Object  
- Site  
- District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(view, date, accession #)
View looking northeast at façade and south elevat

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

1948 Orange County Tax Assessor

**P7. Owner and Address:**
Charles M. Hughes
220 Knoxville Avenue
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

*Required Information*
View looking southeast at the northwest elevation.

View looking east at the primary façade.

View looking east at the primary façade and southeast elevation.
P1. Other Identifier:

*P2. Location:  ☑ Not for Publication  ☑ unrestricted  *a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Square

Date T R 1/4 of 1/4 of Se B.M

c. Address 1030 13th Street

city: Huntington Beach

d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-052-22

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

The building located at 1030 13th Street is a one-story, single-family residence constructed in 1950 in the Mid-Century Modern style. It is located on the south side of 13th Street and faces north. The building has a nearly rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a flat roof, clad with composition shingles. The building has moderately overhanging open eaves. Additional features include an exterior brick chimney located at the east elevation. At the north-facing elevation, a concrete path and steps lead to a partial width porch. The entry is located within the porch. The porch is sheltered by the principle roof, and supported by two squared wood posts. The entry itself consists of a single solid wood door. There are two windows on the façade. They are symmetrically spaced and consist of fixed multiple pane wood-sash windows. Other windows throughout the building could not be observed. Landscaping features include a front lawn, with a mature hedge lining the walkway and façade exterior. There are no visible alterations to the building. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

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

*P5b. Description of Photo: (View, date, accession #)

View looking southwest at the façade and east elevation

*P6. Date Constructed/Age and Source:  ☑ Historic  ☐ Prehistoric

1950 Orange County Tax Assessor

*P7. Owner and Address:

John F. Miller

1030 13th Street

Huntington Beach, CA  92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Attachments:  ☐ NONE  ☐ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record

Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record

Artifact Record  ☐ Photograph Record  ☐ Other (List):
View looking southeast at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
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<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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**P1. Other Identifier:**  
Lake Park  

**P2. Location:**
- **Not for Publication**  
- **unrestricted**  
- **a. County:** Orange  
- **b. USGS 7.5'Qua**  
- **c. Address:** 1035 11th St  
- **City:** Huntington Beach  
- **Zip:** 92648  
- **d. UTM** (Give more than one for large and/or linear resources)  
  - **Zone:**  
  - **mE/ mN:**  
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)  
  - **APN:** 024-054-01

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Irregularly-shaped park that consists of extensive greenspace with curving paved pathways, a picnic area at its east end, a sandbox and play area near its center, picnic tables and benches throughout, mature trees and bushes.

**P3b. Resource Attributes:** (List Attributes and codes)  
HP39. Other

**P4. Resources Present:**  
- **Building**  
- **Structure**  
- **Object**  
- **Site**  
- **District**

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

![Photograph of Lake Park](image)

**P5b. Description of Photo:**
Lake Park, looking towards Boy Scout Cabin, 2009

**P6. Date Constructed/Age and Source:**
- **Historic**  
- **Prehistoric**  
- **Both**

**P7. Owner and Address:**
City of Huntington Beach  
PO Box 190  
Huntington Beach, CA 92648

**P8. Recorded by:**  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**
4/17/2014

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

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

**Attachments:**  
- **NONE**  
- **Location Map**  
- **Sketch Map**  
- **Continuation Sheet**  
- **Building, Structure, and Object Record**  
- **Archaeological Record**  
- **District Record**  
- **Linear Feature Record**  
- **Milling Station Record**  
- **Rock Art Record**  
- **Artifact Record**  
- **Photograph Record**  
- **Other (List):**
B1. Historic Name: Lake Park
B2. Common Name: Lake Park
B3. Original Use: Park
B4. Present Use: Park

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)
Founded 1911-1917 (see report)

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

*B8. Related Features
Boy Scout Cabin, Lake Park Clubhouse

B9a. Architect: None
B9b. Builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920); Infrastructure and Parks
B10a. Area: Huntington Beach

Period of Significance: 1901-1920
Property Type: Park
Applicable Criteria: 1

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Early Huntington Beach infrastructure, in addition to basic needs such as streets and water, included providing 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 8th Street, and constructed a two-story brick library, named the Carnegie Library. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Please see Report for a full list of References

B13. Remarks:
None

*B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/17/2014
(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

Between 1911 and 1917, the Huntington Beach Company gave the city three parcels of land for use as parks. 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.

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. On April 9th of that year, townspeople attended the dedication of the clubhouse, celebrating with demonstrations by champion fly fishers and boat racing.

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.

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.

Evaluation & Integrity

The subject property, a park founded between 1911 and 1917 is associated with the Beach Town Resort period of Huntington Beach’s history, roughly between 1901 and 1920, as well as the development of its infrastructure. The park retains its integrity of location, design, setting, feeling and association. Lake Park, one of the first three parks in the City, appears to be eligible for the California Register as representing the early history of Huntington Beach, under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, Lake Park would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The Lake Park Clubhouse is a one-story community building constructed in 1938. It is located at the east end of Lake Park, near the intersection of 11th and Lake Streets. The building has a U-shaped plan, and a likely concrete foundation. It is covered by a cross-gabled roof with shallow, open eaves, clad in composition shingles. On the north elevation, there is an exterior stone chimney. Concrete pathways lead to the clubhouse from the north and east. The entry consists of double fully-glazed metal doors on the west elevation. There are two additional metal slab doors on the west elevation for the restrooms. The windows are single-light fixed wood or metal windows. The windows throughout the remainder of the building are consistent with those on the primary elevation. Some windows appear to have been replaced, possibly within their original openings. The clubhouse shares a parcel with Lake Park and the Boy Scout Cabin.
Lake Park Clubhouse

B1. Historic Name: Angler’s Clubhouse

B2. Common Name: Lake Park Clubhouse

B3. Original Use: Community Center

B4. Present Use: Community Center

*B5. Architectural Style:

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

Constructed 1938 by the WPA.

*B7. Moved? ☑ No ☐ Yes ☐ Unknown

*B8. Related Features

Lake Park

B9a. Architect: Unknown

B9b builder: WPA

*B10. Significance: Theme World War II; Infrastructure and Parks

Period of Significance: 1939-1945

Property Type: Community Center

B10 area: Huntington Beach

Applicable Criteria: 1

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

World War II

After the bombing of Pearl Harbor in December of 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 several hundred acres of land on the Bolsa Chica Mesa and was used by the Army for harbor defense during World War II. Defence structures were built in the northern half of the site, including fortification structures, gun emplacements, water tank, underground tanks and utility systems. It is unknown whether the site saw any military action during the war. By 1948, the site was declared excess and the majority of the land was given back to its original owners.

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. Although the general public was still able to use the beach, it was a detriment to tourism.

In 1944, the United States Navy announced plans to construct an ammunition depot on 5,000 acres of land near Seal Beach. Thousands of personnel were relocated and many civilian jobs were created to support these new residents. With the completion of the Douglas Aircraft plant in Long Beach around the same time, there was an increased demand for housing in Huntington Beach and other nearby communities. (See Continuation Sheet).

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

None

*B12. References:

Please see Report for full list of References

B13. Remarks:

None

*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.

Subject property outlined in red. Base image courtesy of Google Maps.

DPR 523B (01/95)
B10. Significance (Continued from Page 2): Infrastructure and Parks

Early Huntington Beach infrastructure, in addition to basic needs such as streets and water, included providing 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 8th Street, and constructed a two-story brick library, named the Carnegie Library.

Between 1911 and 1917, the Huntington Beach Company gave the city three parcels of land for use as parks. 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.

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. On April 9th of that year, townspeople attended the dedication of the clubhouse, celebrating with demonstrations by champion fly fishers and boat racing.

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.

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.

Evaluation & Integrity

The subject property, a community center constructed in 1938 is associated with the development of Huntington Beach’s infrastructure; it was also served an important role in World War II as an Army Headquarters. The clubhouse retains its integrity of location, design, setting, feeling and association; however, due to some alterations to the exterior, it no longer retains integrity of materials or workmanship. As a result, the property does not retain sufficient integrity for National Register eligibility. However, it does appear to be individually eligible for the California Register for its association with Huntington Beach development and its role in World War II, under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, the Lake Park Clubhouse would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 1002 Pacific Coast Highway is a one and two-story motel constructed circa 1960 in the Mid-Century Modern style. It is located on the northwest side of 11th Street and faces southwest. The building has a cross-shaped plan and a concrete foundation. The exterior is clad in smooth stucco, stone and wood board-and-batten. The one-story portion is covered by a cross-gabled wood with deep, overhanging eaves and composition roofing material. The two-story portion is covered by a flat roof with shallow, overhanging eaves. On the southwest elevation of the one-story portion, there is a large exterior stone chimney. The primary entry to the hotel is within a recessed entry porch supported by a wood post and wooden balustrade. The entry itself consists of a single fully-glazed metal door within a wood surround. On the one-story portion, the windows are aluminum sliders and single-light wood fixed. The entrances to the motel rooms consist of single wood-paneled doors; the windows are single-light wood or vinyl sliders. The second-story rooms are accessed by two exterior staircases with metal steps, open risers and a simple metal balustrade. There are two concrete planters containing mature palm trees, and northwest of the motel building is a surface parking lot. At the southwest end of the parcel is an interior-lit neon pole sign reading "Sun 'n Sands MOTEL," angled towards traffic along the Pacific Coast Highway. Modifications to the building include the replacement of some windows and doors. The building is in good condition.
B1. Historic Name: Unknown

B2. Common Name: Sun 'n Sands Motel

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed c. 1960

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown

B8. Related Features
   Parking lot, neon pole sign

B9a. Architect: Unknown, if any

B9b builder: Unknown

*B10. Significance: Theme Post-World War II (1945-1965)
   Period of Significance: 1946-1965
   Property Type: Motel
   Applicable Criteria: 3

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

   Post-World War II

   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. (See Continuation Sheet)

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

*B12. References:
   Please see Report for a full list of References.

B13. Remarks:
   None

*B14. Evaluator: Amanda Yoder
   GPA Consulting
   231 California Street
   El Segundo, CA 90245

*Date of Evaluation: 4/17/2014
B10. Significance (Continued from Page 2): Evaluation & Integrity

The subject property, a two-story Mid-Century motel constructed around 1960, is associated with the Post-World War II period of Huntington Beach’s development. Its style and type are representative of the motels that were constructed during the time period along major highways like the Pacific Coast Highway. The large neon sign is angled towards automobile traffic to attract tourists. There have been some minor alterations to the exterior, which affects the integrity of materials and workmanship and as a result, the property does not appear to have sufficient integrity for National Register eligibility; however, the location, design, setting, feeling and association are still intact. Its design and proximity to the beach and Pacific Highway appear to make it individually eligible for the California Register as a good, representative example of a Mid-Century motel, under Criteria 3.
The building located at 1102 Park Street is a one and a half-story single-family residence constructed in 1956 in the Colonial Revival style. It is located on the east side of Park Street and faces west. The building has an irregularly-shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in horizontal siding. It is covered by a side-gabled roof clad with composition shingles and shallow, boxed eaves. There are three gabled dormers on the primary elevation, containing a single three-over-three double-hung wood window. At the west-facing elevation a brick path and steps lead to the entry. The entry itself consists of a single wood-paneled door within a decorative surround. There are two windows on the façade, six-over-six wood double-hung windows with decorative wood shutters. Other windows throughout the building are consistent with those observed on the façade; however, they are partially obscured by dense vegetation and could not be clearly observed from the public right-of-way. Landscaping features include a front lawn, brick planters with mature shrubs, trees and a white picket perimeter fence. No major alterations could be observed. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property

**P4. Resources Present:**  ✔ Building  ❑ Structure  ❑ Object  ❑ Site  ❑ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(Include view, date, accession #)

**P6. Date Constructed/Age and Source:**  
1956  City of Huntington Beach

**P7. Owner and Address:**  
Stephen M & Barbara G Payne  
1102 Park St  
Huntington Beach, CA 92648

**P8. Recorded by:**  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
4/17/2014

**P10. Survey Type:**  
Survey - Reconnaissance

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**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

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**NRHP Status Code**  3CS

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**P1. Other Identifier:**

**P2. Location:**  
❑ Not for Publication  ✔ unrestricted

**a. County**  Orange

**b. USGS 7.5'Quadrangle**

**Date**  
T  R  1/4 of  1/4 of  Se  B.M

c. Address  1102 Park St  
City: Huntington Beach  
Zip  92648

d. UTM  
(Give more than one for large and/or linear resources)  Zone  
mE/  mN

e. Other Locational Data:  
(e.g., parcel #, directions to resource, etc. as appropriate)  APN: 023-085-16

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

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

**Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

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

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**DPR 523A (01/04)**  
*Required Information*
B1. Historic Name: None

B2. Common Name: 1102 Park Street

B3. Original Use: Single Family Residence  
B4. Present Use: Single Family Residence

*B5. Architectural Style: Colonial Revival

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

Constructed 1956

*B7. Moved?  ☑ No   ☐ Yes   ☐ Unknown

*B8. Related Features None

B9a. Architect: Unknown, if any  
B9b builder: Unknown

*B10. Significance: Theme  Post-World War II (1946-1965); Period Revival Architecture  
B10 area: Huntington Beach

Period of Significance: 1946-1965  Property Type: Residential

Applicable Criteria: 3

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

Post-World War II

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-lying 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. (See Continuation Sheet)

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

*B12. References:

Please see Report for a full list of References.

B13. Remarks:

None

*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street  
El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):  Revivalist Architecture

The subject property was designed in the Colonial Revival style of architecture with one-and-a-half story massing and a steeply-pitched side-gabled roof. As important as the Craftsman style of architecture was prior to 1920, after 1920 a Revivalist Movement in architecture was popularized in communities from the East Coast of the United States to the Pacific Ocean. The Revivalist styles varied from English Cottage, to Tudor, French Country, and Italian Villa.

Evaluation & Integrity

The subject property, a single-family Colonial Revival style residence constructed in 1956, is a good example of the style. Its style and type are representative of the houses that were being built after World War II. Families, settling down after the war, craved simplicity and expressed patriotism through the Colonial Revival style. The house retains integrity of location, design, materials, workmanship and association; however, there is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. As a result, the property does not appear to have sufficient integrity for National Register eligibility. It does appear to be individually eligible for the California Register as a good representative example of a Post-World War II residence, under Criteria 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 1102 Park Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 1110 England Street is a one-story single family residence that was constructed in 1929 in a Front-Gable Roof Cottage style. It is located on the east side of England Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is sheathed in board and batten siding. The residence has a moderately pitched front gable roof, clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. At the west-facing façade, wooden steps lead to a wooden entry porch. The primary entrance is located off-center on the facade and is sheltered by a dropped shed roof, supported by wood knee braces. The primary entrance door consists of a single, wood and glass paneled door with eight lights. There are two windows on the façade; they are asymmetrically spaced and consist of a sliding vinyl-sash window and a fixed three over two wood-sash window. The windows are set within moderate casings. Other windows throughout the residence appear to consist of the same type as those observed at the façade and are set within narrow to moderate wood casings. Landscape features include a front lawn with mature shrubs along the façade and a black picket fence to the west. Modifications to the building include the possible replacement of the original windows and a shed addition on the south elevation. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 1110 England Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009  ✔ Continuation  ☐ Update

View looking east at the façade.

View looking southeast at the façade and north elevation.
The building located at 1111 Olive Street is a one-story, multiple-family residence constructed circa 1925 in a Craftsman Cottage style. It is located on the southwest side of Olive Street and faces northeast. The building has a rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior likely clad in wood clapboard siding with wood shingles within the gable pitches. It is covered by a moderately pitched side gable roof, clad with composition shingles. At the northeast-facing elevation, a concrete path and step lead to a wood entry porch. The entry to each unit is located within the porch. The porch is sheltered by an extended front gable roof and supported by two squared posts. The entry to each unit consists of a single wood and glass paneled door with an exterior screen door. There are two windows on the façade. They are symmetrically spaced and consist of wood-sash casement windows. Other windows throughout the building consist of aluminum sliding windows. Landscaping features include a front yard, with a mature fruit tree. Alterations include the replacement of some of the original windows on the side elevations. The building is in good condition.
**Resource Name or #:** 1111 Olive Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 5S3/6L

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View looking south at the primary entry to westernmost unit.

View looking north at the south elevation.

View looking south at the east most unit.

View looking south at the west elevation.

View looking south at the west elevation.
The building located at 1111 Orange Avenue is a one-story single family residence constructed in 1920 in the Neoclassical box style. It is located on the southwest side of Orange Avenue and faces northeast. The building has a nearly rectangular plan and likely a concrete foundation. The wood frame building is likely clad in beveled horizontal wood board siding. It is covered by a moderately pitched pyramidal hipped roof clad in composition shingles. The eaves are moderately overhanging and open. At the northeast-facing elevation concrete steps lead to the primary entry. It is sheltered by the principle roof and consists of a single wood and glass paneled door with moderate wood surrounds. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include a front lawn and a white picket perimeter fence. Additional features of this property include a detached single-car garage with a stone paver driveway. Modifications to the building include the replacement of the original doors and windows, a shed roof addition to the northwest elevation and the repaving of the driveway. The building is in good condition.
1112 Acacia Avenue

P1. Other Identifier:

- **P2. Location:**
  - **Not for Publication**
  - **unrestricted**
  - **a. County:** Orange

- **b. USGS 7.5’Quadrangle:**
  - **Date:** 1/4 of 1/4 of 1/4 of Se B.M.
  - **Address:** 1112 Acacia Avenue
  - **City:** Huntington Beach
  - **Zip:** 92648

- **c. Address:**
  - **City:** Huntington Beach
  - **Zip:** 92648

- **d. UTM (Give more than one for large and/or linear resources):**
  - **Zone:** mE/mN
  - **APN:** 024-014-08

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

*P3a. Description:*
The building located at 1112 Acacia Avenue is a one-story single family residence that was constructed in 1927 in a Side-Gable Roof Cottage style. It is located on the northeast side of Acacia Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a side gable roof with knee braces and exposed rafters underneath the closed eaves. At the southwest-facing façade wooden steps with handrails lead to a full-width porch. The primary entrance door is located within the center of the façade and is sheltered by a front gable hood with knee braces. The windows are primarily double hung vinyl sash and are surrounded by moderate casings. The building also has a one-story rear shed roof addition. There is also a one-car garage located to the rear of the property facing the alley. Modifications to the building include a replacement porch and replacement windows, as well as unoriginal river rock siding along the foundation.

*P3b. Resource Attributes:*
- **HP02. Single Family Property**
- **HP01. Other Identifier:**
  - **Building**
  - **Structure**
  - **Object**
  - **Site**
  - **District**
  - **Element of District**
  - **Other (isolates, etc.)**

*P4. Resources Present:
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

*P5a. Photograph or Drawing:*
- **(Photograph required for buildings, structures, and objects.)**

*P5b. Description of Photo:*
- **View looking northeast at the façade, 2/2009.**

*P5c. Date Constructed/Age and Source:*
- **Historic**
- **Prehistoric**
- **Both**
  - 1927
  - Orange County Tax Assessor

*P7. Owner and Address:*
- **Jason Vargas**
  - 1112 Acacia Avenue
  - Huntington Beach, CA 92648

*P8. Recorded by:*
- **Jennifer Krintz & Nicole Collum**
- GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

*P9. Date Recorded:*
- **8/1/2009**

*P10. Survey Type:*
- **Survey - Reconnaissance**

*P11. Report Citation:*
- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

*Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
*Resource Name or #*(Assigned by Recorder)  1112 Acacia Avenue

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  Continuation

View looking northeast at the west elevation.

View looking northwest at the east elevation and the alley.

View looking west at the east elevation.
**P2. Location:**
- **Resource Name or #** (Assigned by Recorder) 1113 Delaware Street
- **a. County** Orange
- **b. USGS 7.5′Quad**
  - **Date** T
  - **R** : 1/4 of 1/4 of Se : B.M
- **c. Address** 1113 Delaware Street
- **City** Huntington Beach
- **Zip** 92648
- **d. UTM** (Give more than one for large and/or linear resources)
  - **Zone**
  - **mE/ mN**
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) **APN:** 025-102-03

**P3a. Description:**
The building located at 1113 Delaware Street is a one-story single family residence that was constructed in 1947 in the Front Gable Roof Cottage style. It is located on the west side of Delaware Street and faces east. The building has a rectangular plan and likely has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a low pitched front gable roof. The roof is likely clad in composition shingles. At the east-facing façade, a concrete walkway and wooden steps lead to a full-width porch. The porch is sheltered by a slightly dropped secondary roof supported by turned wood posts and a wood banister. Additional features include decorative bargeboards and exposed purlins below the gable pitch. The primary entrance door consists of a single, wood and glass paneled door with one light and is surrounded by a moderate wood casing. There are two windows on the façade, they are symmetrically spaced and consist of double-hung likely vinyl-sash windows surrounded by wide wood casings. Landscape features include a front lawn and a ¾ white lattice and flush wood perimeter fence with a picket fence gate. The back yard gates are topped with stick-work mirroring. Modifications to the building include a ceiling fan installed in the middle of the porch and the possible replacement of windows. The building is in good condition.

**P5b. Description of Photo:**
(View, date, accession #)
- **View looking west at façade, 2/2009.**

**P7. Owner and Address:**
- **Viola Sharon Leonard**
- **1113 Delaware Street**
- **Huntington Beach, CA 92648**

**P8. Recorded by:**
- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**
- **8/1/2009**

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

1113 Delaware Street

*Resource Name or #: (Assigned by Recorder)

*NRHP Status Code 6Z

View looking southwest at the façade and north elevation.

View looking northwest at the façade and south elevation.
**P1. Other Identifier:**

- **Resource Name or #** (Assigned by Recorder): 1115 Orange Avenue

**P2. Location:**
- Not for Publication
- unrestricted
- a. County: Orange
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- b. USGS 7.5' Qua
- c. Address: 1115 Orange Avenue
- d. UTM (Give more than one for large and/or linear resources)
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-027-01

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

The building located at 1115 Orange Avenue is a one-story single family residence constructed in 1913 in the Neoclassical box style. It is located on the southwest side of Orange Avenue and faces northeast. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is likely clad in asbestos siding. It is covered by a moderately pitched hipped roof clad in composition shingles. The eaves are moderately overhanging and open. At the northeast-facing elevation concrete steps lead to a partial-width porch. The entry is located on the porch; it is sheltered by the principle roof and supported by a squared wood post with a ¾ white picket fence. There are two doors located on the porch they consist of single wood and glass paneled doors with moderate wood surrounds. There are two visible windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows. Other windows throughout the residence include a tripartite wood-sash window and an aluminum-sash sliding window. Landscaping features include a front lawn and mature banana trees and shrubs located near the perimeter of the building. Additional features of this property include a white picket perimeter fence surrounding the parcel boundary and a rear shed. Modifications to the building include the possible re-cladding of the exterior of the building and the replacement of some of the windows. The building is in fair to good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

**P5b. Description of Photo:**
(View, date, accession #)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

1913 Orange County Tax Assessor

**P7. Owner and Address:**
Ngoc Tiet Nguyen
1026 W Swanee Lane
West Covina, CA 91790

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
**Resource Name or #:** 1115 Orange Avenue

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- Detail view of façade entry looking southwest.
- Detail view of window on the southeast elevation.
- View looking southwest at the shed.
- View looking southeast at the northwest elevation.
- View looking southeast at the northwest elevation.

**NRHP Status Code:** 3CS

*Required Information*
P1. Other Identifier:

*P2. Location:  
- Not for Publication  
- unrestricted  
- a. County: Orange

*P3b. Resource Attributes:  
- Building: Single Family Property

*P4. Resources Present:  
- Building

*P5a. Photograph or Drawing:

*P5b. Description of Photo:

*P6. Date Constructed/Age and Source:  
- Historic

*P7. Owner and Address:  
- Elizabeth A Robbins
- 1116 Acacia Avenue
- Huntington Beach, CA 92648

*P8. Recorded by:  
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

*P9. Date Recorded:  
- 8/1/2009

*P10. Survey Type:  
- Reconnaissance

*P11. Report Citation:


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

*Required Information
Resource Name or #: 1116 Acacia Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 5S2

View looking northeast at the west elevation.

View looking east at the detached garage.

View looking west at the east elevation.
**P1. Other Identifier:**
- **P2. Location:**
  - Not for Publication
  - unrestricted
  - *a. County* Orange
  - (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5’Quadrangle**
  - 112 Alabama Street
  - *a. Date* T
  - R: 1/4 of 1/4 of Se: B.M
  - City: Huntington Beach
  - Zip: 92648
  - d. UTM (Give more than one for large and/or linear resources)
  - *e. Other Locational Data:* APN: 024-204-16

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 112 Alabama Street is a one-story single family residence that was constructed in 1949 in a Side-Gable Roof Cottage style. It is located on the east side of Alabama Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a side gable roof. There are exposed rafter tails underneath the shallow eaves. At the west-facing façade, a concrete walkway leads to a covered stoop. Two large knee braces support the hipped porch roof. The primary entrance door is located on the facade and has a wood door that is partially obscured by a metal security door. The windows are primarily double hung wood sash and are surrounded by moderate casings. There is also a side gable addition on the north elevation and a one car front gable garage located to the rear of the property. A white picket fence surrounds the property. Modifications to the building include an unoriginal door and some window replacement as well as an addition on the north elevation.

**P4. Resources Present:**
- **HP02. Single Family Property**

**P5a. Photograph or Drawing:**
- (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
- (View, date, accession #)

**P6. Date Constructed/Age and Source:**
- *Historic*
- *Prehistoric*
- *Both*

**P7. Owner and Address:**
- Mary Dolan
- 112 Alabama Street
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

**P10. Survey Type:**
- Survey - Reconnaissance

**P11. Report Citation:**

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

*Required Information*
112 Alabama Street

Recorded By
Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation Sheet

View looking northeast at the façade and south elevation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # DOE # Other Listings
Other Review Code
Review Date

Page 1

*Resource Name or # (Assigned by Recorder) 1121 Park St

P1. Other Identifier:

*P2. Location: [ ] Not for Publication  [ ] unrestricted  *a. County Orange
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Qua Date T  R  1/4 of  1/4 of Se B.M
   c. Address 1121 Park St  City: Huntington Beach  Zip 92648
   d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 023-084-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 1121 Park Street is a one-story single-family residence constructed in 1957 in the Mid-Century Modern and Contemporary Ranch styles. It is located on the southwestern corner of Park Street and Loma Avenue and faces east. The building has an L-shaped plan and a likely concrete foundation. The post-and-beam building is clad in smooth stucco and brick. It is covered by a combination flat and low-pitched shed roof with boxed eaves, clad in gravel. On the north elevation, there is an exterior brick chimney. On the east elevation, a gently curving concrete walkway leads to the entry. The entry door itself is deeply recessed and could not be observed. The windows on the primary elevation are aluminum sliders. Other windows on the building are consistent with those on the façade, aside from the fixed wood clerestory windows on the north elevation. Landscaping features include a front lawn and mature trees and shrubs. No major alterations could be observed. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

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

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

P5b. Description of Photo:
(Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: [ ] Historic [ ] Prehistoric [ ] Both
   1957 City of Huntington Beach

*P7. Owner and Address:
    Donald A. MacAllister
    1121 Park Street
    Huntington Beach, CA 92648

*P8. Recorded by:
    Amanda Yoder
    GPA Consulting
    231 California Street
    El Segundo, CA 90245

*P9. Date Recorded: 4/16/2014

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

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

*Attachments: [ ] NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
    Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
    Artifact Record [ ] Photograph Record [ ] Other (List):
**Resource Name or #:** (Assigned by Recorder) 1121 Park St

**NRHP Status Code:** 3CS

**Resource Name or #:**

1121 Park St

**Resource Name or #:**

None

**Resource Name or #:**

1121 Park Street

**Resource Name or #:**

Single Family Residence

**Resource Name or #:**

Single Family Residence

**Resource Name or #:**

Mid-Century Modern

**Resource Name or #:**

1121 Park Street

**Resource Name or #:**

Post-World War II (1945-1965); Mid-Century Modern (c. 194

**Resource Name or #:**

Huntington Beach

**Resource Name or #:**

Post-1945

**Resource Name or #:**

Residential

**Resource Name or #:**

3

**Resource Name or #:**

Post-WWII

**Resource Name or #:**

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.

**Resource Name or #:**

Mid-Century Modern

**Resource Name or #:**

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

**Resource Name or #:**

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood

**Resource Name or #:**

None

**Resource Name or #:**

Amanda Yoder

**Resource Name or #:**

GPA Consulting

**Resource Name or #:**

231 California Street

**Resource Name or #:**

El Segundo, CA 90245

**Resource Name or #:**

4/16/2014

**Resource Name or #:**

Sketch Map with north arrow required.

Subject property outlined in red. Base image courtesy of Google Maps.
B10. Significance (Continued from Page 2):

Evaluation & Integrity

The subject property, a single-family Mid-Century Modern residence, is a good example of its type within the City of Huntington Beach. The vast majority of post-war single-family housing in Huntington Beach consists of more modest tract houses, usually in a simple Ranch or Minimal Traditional style. The building retains most aspects of integrity, including location, design, setting, association and feeling. While it is a good example of Mid-Century Modern architecture, it is not as distinctive as some examples in the City that rise to the level of National Register eligibility. However, it does stand out amongst the more common tract housing and appears to be eligible for the California Register as an good example of post-war residential architecture within the City of Huntington Beach under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 1121 Park Street would likely qualify for local listing for its visual function within the City of Huntington Beach.
The building located at 114 Pacific Coast Highway is a two-story commercial building originally constructed as a single family residence in 1906 in the Craftsman style. It is located on the northeast side of Pacific Coast Highway and faces southwest. The building has a nearly square plan and a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding on the first floor and wood shingles on the second floor. It is covered by a steeply pitched side gable roof with flared eaves clad in composition shingles. The eaves are widely overhanging and open with exposed knee braces. Additional features include two flared front gable roof extensions at the façade and a second story balcony with a decorative squared wood balustrade. At the southwest-facing elevation, brick and concrete steps lead to a partial-width concrete and brick porch. The entry itself consists of double sliding glass doors with aluminum frames. There are four sets of windows on the façade; they consist of fixed wood-sash windows, casement wood-sash windows, a double-hung vinyl-sash window, a double-hung wood-sash bay window, and casement metal-sash windows. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include a front lawn and mature trees and bushes near the façade exterior, including palm and bird of paradise plants. Additional features of this property include a rear secondary residence located to in the northeast portion of the parcel. Modifications to the building include enclosing the front porch and the replacement of some windows and doors. The building is in good condition.
B1. Historic Name: Gardner House
B2. Common Name: 114 Pacific Coast Highway
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1906

B7. Moved? ☑ No □ Yes □ Unknown

B8. Related Features
None

B9a. Architect: Unknown
B9b builder: Unknown

B10. Significance: Theme Beach Town Resort (1901-1920), Craftsman (1905-1930)
B10 area: Huntington Beach
Period of Significance: 1901-1920; 19
Property Type: Residential
Applicable Criteria: A, C

Beach Town Resort

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. 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. 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. The men had a vision of a west coast resort like Atlantic City in New Jersey. 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. The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of $95,000. 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. 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.

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. 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. 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. 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. (See Continuation Sheet)

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

B12. References:
Please see Report for a full list of References.
• Orange County Tax Assessor
• Historic Sanborn Fire Insurance Maps

B13. Remarks:
None

B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

Date of Evaluation: 8/1/2009

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2):

Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Craftsman

Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or wood horizontal siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach.

Integrity & Evaluation

The subject property, a single-family Craftsman home constructed in 1906 for the Garner family was found eligible for the National Register in 1980 and again in 1986. It appears to retain good integrity and retains its National Register eligibility as a representation of one of the City’s earliest periods of development and for its architecture, under Criteria A and C, respectively.
114 Pacific Coast Highway

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

- View looking northeast at the façade.
- View looking predominantly east at the northwest elevation.
- Detail view looking southeast at the façade.
- View looking north at the southeast elevation.
- View looking west at the southeast and northeast elevations.
- View looking west at a building behind the main house.

*Required Information*
The building located at 121 6th Street is a one and a half-story single-family residence constructed in 1907 in the Vernacular style. It is located on the northern side of 6th Street Street, south of Walnut Avenue and faces southeast. The building has a rectangular plan and a likely concrete foundation. The building is clad in wood clapboards and smooth stucco. It is covered by a front-gabled roof with two shed dormers, open, overhanging eaves and clad with composition shingles. On the primary elevation, two shallow steps lead to an entry porch. The entry is sheltered under an projecting entry porch, covered by a shed roof and supported by wood posts. The entry itself is a single wood-paneled door behind a metal screen door. On the first floor of the primary elevation, there is a multi-light wood canted bay window and on the second floor there is a multi-light wood squared bay window. Other windows on the building could not be observed due to the narrow spacing between properties. Landscaping features include a shallow front lawn and mature shrubs. Some windows and cladding may have been replaced. The building is in good condition.
B1. Historic Name: None

B2. Common Name: 121 6th Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Vernacular

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

Constructed 1907

*B7. Moved? [☐] No [☐] Yes [☐] Unknown

*B8. Related Features None

*B9a. Architect: Unknown, if any

*B9b builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920); Vernacular Architecture

B10 area: Huntington Beach

Period of Significance: 1901-1920

Property Type: Residential

Applicable Criteria: A

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Vernacular Cottage Architecture

The subject property, consisting of a rectangular-in-plan wood-frame single-family residence with a simple gable roof, represents a common form of Vernacular-Cottage or "Folk" style architecture built from the late-nineteenth century through the first half of the twentieth century. The front-gable house was a common form of design applied to cottages and worker housing throughout the American West. While a handful of agriculturalists or farmers in Wintersburg fared quite well during the agricultural boom years and managed to build large houses or estates, many others owned or rented smaller, more modest dwellings. Consequently, most of the houses built in Wintersburg were compact, single-story, wood-frame, inexpensive to build, and featured Craftsman and Victorian details, which were popular at the time. (See Continuation Sheet).

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

*B12. References:

Please see Report for a full list of References.

B13. Remarks:

None

*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): The subject property represents a common form of Vernacular Cottage architecture from the early twentieth century. Its main character defining features are its narrow, single-story massing, gable roof, wide eaves with exposed rafter tails, triangular braces and cross-bracing at the gable ends, board and batten siding, and a bay window. This form of architecture is also characteristic of historic downtown Huntington Beach and other nearby communities, such as Liberty Park.

Evaluation & Integrity
The subject property, a single-family Vernacular Cottage constructed in 1907, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. There have been some minor alterations, which affects the integrity of materials and workmanship. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for listing to the California Register for its association with one of the earliest periods of development in Huntington Beach and as a representative example of its style and type, under Criteria 1 and 3, respectively.
The building located at 1210 Walnut Avenue is a one-story single family residence constructed in 1922 in a Clipped-Gable Roof Cottage style. It is located on the northeast side of Walnut Avenue and faces southwest. The building has a nearly square plan and a concrete foundation. The wood frame building is clad with aluminum siding. It is covered by a moderately pitched clipped side gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed beams. Additional features include a pentagonal wood vent below the gable pitch. At the southwest-facing elevation concrete steps lead to a concrete entry porch. The entry is located on the porch; it is sheltered by an extended clipped front gable roof and supported by smooth wood neo-classical style columns. The entry itself consists of a single wood and glass paneled door and an exterior wood screen door. There are two windows on the façade; they are symmetrically spaced and consist of fixed wood-sash nine-light windows within moderate wood casings. Other windows throughout the residence consist of double-hung wood sash windows, a wood-sash tripartite window and a wood-sash sliding window. Landscape features include a front and side lawn with potted plants. Additional features of this property include a single-car garage with concrete tire paths located at the southeast elevation. Modifications to the building include the possible modification of the front porch, the addition of the single car garage and the replacement of the siding and some windows and doors. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: (Assigned by Recorder) 1210 Walnut Avenue
Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

- Detail view of entry looking northeast.
- View looking north at the southeast elevation.
- View looking east at the façade and northwest elevation.
- View looking east at the façade and northwest elevation.
**P1. Other Identifier:**

<table>
<thead>
<tr>
<th><em>Resource Name or #</em> (Assigned by Recorder)</th>
<th>1217-1219A-1219B Alabama Street</th>
</tr>
</thead>
</table>

**P2. Location:**

- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**b. USGS 7.5’Qua**

- **Date:**
  - T: 1/4 of
  - R: 1/4 of
  - Se: B.M
- **Address:** 1217-1219A-1219B Alabama Street
- **City:** Huntington Beach
- **Zip:** 92648

**c. UTM**

- **Zone:** mE/mN
- **Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 025-055-02

**P3a. Description:**

The building located at 1217-1219 Alabama Street is a one-story multiple family residence that was constructed in 1920 in the Neoclassical box style. It is located on the west side of Alabama Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in vertical wood board siding. The residence has a hipped roof. At the eastfacing façade wooden steps with wooden handrails lead to a full-width porch. Wooden posts support the arbor which doubles as a porch roof. The primary entrance door is located within the center of the facade and is surrounded by moderate casings. The windows are primarily aluminum sliders and are surrounded by moderate casings. There is also a one-story addition located adjacent to the north elevation. A deck sits atop this addition. Modifications to the building include the large north elevation addition, as well as replacement windows and unoriginal siding.

**P3b. Resource Attributes:**

- **HP03. Multiple Family Property**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**
  - 1920 Orange County Tax Assessor

**P7. Owner and Address:**

Alfredo Jimenez
1217 Alabama Street
Huntington Beach, CA 92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**

8/1/2009

**P10. Survey Type:**

Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

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

*Required Information*
**Resource Name or #**: 1217-1219A-1219B Alabama Street

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**NRHP Status Code**: 5S3/6L

**View looking northwest at the façade and south elevation.**

**View looking west at the façade.**
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>DOE #</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**NRHP Status Code:** 3CS

**Primary #:**

**HRI #:**

**Trinomial:**

---

**Survey #:**

**DOE #:**

**Date:**

---

**Resource Name or #** *(Assigned by Recorder)*: 122 10th St

---

**P1. Other Identifier:**

- **P2. Location:** [ ] Not for Publication  [ ] unrestricted  *a. County* Orange
  - (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
  - **b. USGS 7.5'Quadrangle:**
    - Date: T, R
    - 1/4 of 1/4 of Se B.M
  - **c. Address:** 122 10th St
  - **City:** Huntington Beach
  - **Zip:** 92648
  - **d. UTM (Give more than one for large and/or linear resources):**
    - Zone: mE/mN
  - **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-122-02

---

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

---

**P4. Resources Present:**

- [ ] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District

- [ ] Element of District
- [ ] Other (isolates, etc.)

---

**P5a. Photograph or Drawing:** *(Photograph required for buildings, structures, and objects.)*

---

**P5b. Description of Photo:** *(View, date, accession #)*

Property as it appeared on Google Maps, 4/16/14.

---

**P6. Date Constructed/Age and Source:**

- [ ] Historic
- [ ] Prehistoric
- [ ] Both

1924 City of Huntington Beach

---

**P7. Owner and Address:**

Richard A. Harlow
1742 Main St
Huntington Beach, CA 92648

---

**P8. Recorded by:**

Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

---

**P9. Date Recorded:** 4/16/2014

---

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

Survey - Reconnaissance

---

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


---

**Attachments:**

- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- [ ] Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record
- Other (List):
B1. Historic Name: None

B2. Common Name: 122 10th St

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: English Cottage Revival

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

Constructed 1924

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

*B8. Related Features None

B9a. Architect: Unknown, if any

B9b builder: Unknown

*B10. Significance: Theme Oil Boom (1920-1950); English Cottage Architecture  Property Type: Residential

Period of Significance: 1920-1950  Applicable Criteria: 1, 3

B10 area: Huntington Beach

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

Oil Boom (1920-1950)

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Please see Report for full list of References.

B13. Remarks:

None

*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

English Cottage Revival Architecture

The subject property was designed in the English Cottage Revival style of architecture with one-story massing and a cross-gable roof. As important as the Craftsman style of architecture was prior to 1920, after 1920 a Revivalist Movement in architecture was popularized in communities from the East Coast of the United States to the Pacific Ocean. The Revivalist styles varied from English Cottage, to Tudor, French Country, and Italian Villa.

Evaluation & Integrity

The subject property is associated with the Oil Boom period of Huntington Beach's history, which was at its height between 1920 and 1950. It is a representative example of the kind of home being constructed during this time. The subject property retains its integrity of location, design, materials, workmanship and feeling. The area around is now primarily occupied by infill appearing to date from the 1970s onward, diminishing its integrity of setting and association. Therefore, the property does not appear to be individually eligible for the National Register of Historic Places because of the changes to its materials and surrounds. However, the property does appear to be individually eligible for the California Register of Historical Resources under Criterion 3 as a representation of the Oil Boom era of Huntington Beach.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 122 10th Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 1406-1408 Olive Street is a one-story multiple family property constructed in 1919 in a Side-Gable Roof Cottage style. It is located on the northeast side of Olive Street and faces southwest. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in wood lap board siding. It is covered by a double cross-gable roof clad in composition shingles. The building has moderately overhanging eaves with exposed knee braces. Additional features include a rectangular wood vent located below the side gable pitch. At the southwest-facing elevation a concrete walkway with two sets of steps lead to two entry porches. The primary entry to each unit is located within the porch; they are sheltered by front gables and supported by wood knee braces. The entrance to each unit consists of a single wood and glass paneled door with flanking sidelights. There are two sets of windows on the façade; they are symmetrically spaced and consist of two tripartite wood-sash windows. Other windows throughout the residence consist of double-hung wood-sash windows. Landscaping features of this property include a front lawn and mature bushes surrounding the entrance to unit 1406. Additional elements of this property include a white picket perimeter fence, a concrete driveway and a wood shed located at the southeast elevation. Modifications to the building include the possible replacement of the front doors. The building is in good condition.
Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*Resource Name or #: 1406-1408 Olive Street

*NRHP Status Code: 3CS

View looking east at the façade and northwest elevation.

Detail view looking east at the façade and northwest elevation.

View looking northeast at the entry to unit 1408 Olive Street.

View looking northeast at the entry to unit 1406 Olive Street.

View looking north at the façade and southeast elevation and yard.

View looking northeast at the façade and northwest elevation of the s...
The building located at 1410 Orange Avenue is a one-story single family residence constructed in 1925 in a Front-Gable Roof Cottage style. It is located on the northeast side of Orange Avenue and faces southwest. The building has a nearly rectangular plan and likely a concrete foundation. The wood frame building is clad with a combination of aluminum or vinyl siding, and the porch is clad in brick. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open. Additional features include a decorative scalloped wood roof trim and a rear shed roof dormer at the northeast elevation. At the northeast-facing elevation brick steps lead to a partial-width enclosed porch. The entry is located at the porch; it is sheltered by a dropped shed roof and fully enclosed. The entry itself consists of a wood and glass paneled door with 12 lights. There are three visible windows on the façade; they are asymmetrically spaced and consist of double-hung wood-sash windows and a fixed wood sash 24 light window. Other windows throughout the residence include fixed and hinged wood-sash windows. Landscaping features include a front and side yard with mature trees and shrubs. Additional features of this property include a white picket perimeter fence surrounding the parcel boundary and a single-car garage at the rear elevation. Modifications to the building include enclosing the front porch, the replacement of some windows and the possible re-cladding of the building. The building is in good condition.
<table>
<thead>
<tr>
<th>Recorded By</th>
<th>Jennifer Krintz &amp; Nicole Collum</th>
<th>Date: 8/1/2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>1410 Orange Avenue</td>
<td></td>
<td>Continuation</td>
</tr>
</tbody>
</table>

**View looking north at the façade, rear elevation and carport.**

**View looking northeast at the façade, rear elevation and carport.**

**View looking east at the façade and northwest elevation.**

---

*Required Information*
### P1. Other Identifier:

**P2. Location:**
- [ ] Not for Publication
- ✅ unrestricted
- *a. County* Orange

* (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

* (b. USGS 7.5'Quadrangle)*
- Date: 1/4 of
- T: 1/4 of
- R: 1/4 of
- S: B.M

* (c. Address)*
- 1501 Alabama Street
- City: Huntington Beach
- Zip: 92648

* (d. UTM)*
- (Give more than one for large and/or linear resources)
- Zone:
- mE/
- mN

* (e. Other Locational Data:)*
- (e.g., parcel #, directions to resource, etc. as appropriate)
- APN: 025-045-14

### *P3a. Description:*

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

The building located at 1501 Alabama is a one and two-story split-level duplex constructed in 1962 in a Mid-Century Modern style. It is located at the northwest corner of Alabama Street and Oswego Avenue. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco, cut stone and wood clapboards. It is covered by a low-pitched front gable gravel roof on its one-story portion and a low-pitched side-gabled gravel roof on its two-story portion. The roof has shallow, overhanging eaves with exposed rafter tails, projecting beams and simple wood bargeboards. On the north elevation of the one-story portion there is an entrance. The entrance is flush with the elevation and is not visible behind a metal screen door. On the east elevation of the two-story portion there is a balcony accessed by a set of concrete steps containing a sliding glass door. The windows on the building are sliding vinyl windows within simple wood surrounds. On the west elevation of the building there are three garage doors. There are no other windows or entries visible from the public right-of-way. Landscaping features include a small lawn, mature shrubs and a concrete path. The windows on the building have been replaced. The building is in good condition.

### *P3b. Resource Attributes:*

(List Attributes and codes)

**HP03. Multiple Family Property**

**P4. Resources Present:**
- ✅ Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

### *P5b. Description of Photo:*

(View, date, accession #)

View looking north at south elevation, 11/2013.

### *P6. Date Constructed/Age and Source:*

- [ ] Historic
- [ ] Prehistoric
- [ ] Both

1962 City of Huntington Beach Building Recon

### *P7. Owner and Address:*

Marian Ohnstad Peak

1501 Alabama Street

Huntington Beach, CA 92648

### *P8. Recorded by:*

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

### *P9. Date Recorded:*

11/5/2013

### *P10. Survey Type:*

(Describe)

Survey - Reconnaissance

### *P11. Report Citation:*

(Cite survey report and other sources, or enter "none.")


### *Attachments:*

- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- ✅ Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record
- Other (List):
*NRHP Status Code 6L

Resource Name or #: (Assigned by Recorder) 1501 Alabama Street

Recorded By: Amanda Yoder

Date: 11/5/2013

[Image of a house viewed from the southwest, showing the north and east elevations.]

View looking southwest at north and east elevations.
The building located at 1503 Alabama is a one and two-story split-level duplex constructed in 1962 in a Mid-Century Modern style. It is located at the northwest corner of Alabama Street and Oswego Avenue. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco, cut stone and vertical wood boards. It is covered by a low-pitched front gable gravel roof on its one-story portion and a low-pitched side-gabled gravel roof on its two-story portion. The roof has shallow, overhanging eaves with exposed rafter tails, projecting beams and simple wood bargeboards. On the south elevation of the one-story portion there is an entrance. The entrance is flush with the elevation and consists of a single wood panel door behind a metal screen door. On the east elevation of the two-story portion there is a balcony accessed by a set of concrete steps containing a sliding glass door. The windows on the building are aluminum sliding windows. On the west elevation of the building there are three garage doors. There are no other windows or entries visible from the public right-of-way. Landscaping features include a small lawn, mature shrubs and a concrete path. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2

*Required Information

*Resource Name or #: (Assigned by Recorder) 1503 Alabama Street

Recorded By: Amanda Yoder

Date: 11/5/2013

NRHP Status Code 6L

View looking west at east elevation.
The building located at 1507 Alabama Street is a one and two-story split-level duplex constructed in 1962 in a Mid-Century Modern style. It is located at the northwest corner of Alabama Street and Oswego Avenue. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco, scored stucco and vertical wood boards. It is covered by a low-pitched front gable gravel roof on its one-story portion and a low-pitched side-gabled gravel roof on its two-story portion. The roof has shallow, overhanging eaves with exposed rafter tails, projecting beams and simple wood bargeboards. On the north elevation of the one-story portion there is an entrance. The entrance is flush with the elevation and consists of a single wood panel door behind a metal screen door. On the east elevation of the two-story portion there is a balcony accessed by a set of concrete steps containing a sliding glass door. The windows on the building are vinyl sliding windows. On the west elevation of the building there are three garage doors. There are no other windows or entries visible from the public right-of-way. Landscaping features include a small lawn, mature shrubs and a concrete path. The building is in good condition.
The building located at 1509 Alabama is a one and two-story split-level duplex constructed in 1962 in a Mid-Century Modern style. It is located at the northwest corner of Alabama Street and Oswego Avenue. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco, cut stone and scored stucco. It is covered by a low-pitched front gable gravel roof on its one-story portion and a low-pitched side-gabled gravel roof on its two-story portion. The roof has shallow, overhanging eaves with exposed rafter tails, projecting beams and simple wood bargeboards. On the south elevation of the one-story portion there is an entrance. The entrance is flush with the elevation and consists of a single wood panel door behind a metal screen door. On the east elevation of the two-story portion there is a balcony accessed by a set of concrete steps containing a sliding glass door. The windows on the building are aluminum sliding windows. On the west elevation of the building there are three garage doors. There are no other windows or entries visible from the public right-of-way. Landscaping features include a small lawn, mature shrubs and a concrete path. The building is in good condition.
View looking southwest at east elevation.

View looking northwest at south and east elevations.
The building located at 16812 Sims Street is a one-story, single-family residence constructed in 1923 in the Craftsman style. It is located on the east side of Sims Street and faces west. The building has a nearly rectangular plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in horizontal dropped wood board siding. It is covered by a moderately pitched side gable roof, clad with composition shingles. The roof has moderately overhanging open eaves with exposed roof beams. Additional features include an exterior brick chimney located at the north elevation, a secondary dropped side gable roof at the east elevation and a triangular wood slat vent below the pitch of the porch roof. The primary entry is located at the west-facing elevation within a partial-width porch. The porch is sheltered by a front gable roof extension and supported by squared wood columns, with decorative squared roof beams. The entry door consists of a single wood paneled door set within wide wood casings. There are two windows on the façade; they are symmetrically spaced and consist of vinyl-sash tripartite windows set within wide wood casings. Other windows throughout the building could not be observed. Landscaping features include a front lawn with mature plants near the primary façade exterior and mature trees located at the near the southern parcel boundary. Other features include a concrete driveway in the northern portion of the parcel. Alterations to this building include the replacement of the original windows. The building is in good condition.
*NRHP Status Code 3CS

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking east at the primary façade and west elevation.
The building located at 17022 A Street is a one-story, commercial building originally constructed as a single-family residence in 1924 in a Craftsman Bungalow style. It is located on the east side of A Street and faces west. The building has a nearly rectangular plan and likely a concrete foundation. The building has a wood-framed structural system and an exterior clad likely with asbestos shingles. It is covered by a moderately pitched side gable roof with a front gable porch roof extension. The entire roof system is clad with composition shingles. The building has moderately overhanging open eaves with exposed rafter tails and roof beams. At the west-facing elevation, a northern concrete walkway leads to an entry porch. The entry is located within the porch. The porch is sheltered by a front gable roof extension, supported by two squared posts. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade they are symmetrically spaced and consist of fixed wood-sash windows with six lights. Other windows throughout the building could not be observed. Landscaping features include a front lawn, mature and juvenile palm trees and a flower bed along the porch. There are no visible alterations to this building. The building is in excellent condition.
**Resource Name or #:** 17022 A Street

**NRHP Status Code:** 3CS

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- View looking northeast at the primary façade and south elevation.
- View looking southeast at the primary façade and north elevation.

*Required Information*
The building located at 17022 Gothard Street is a one-story, church constructed in 1955 in the Mid-Century Modern style. It is located on the east side of Gothard Street and faces west. The building has a rectangular plan and a concrete foundation. It appears to have a wood framed structural system and an exterior clad in smooth stucco and diagonal wood board siding. It is covered by a steeply pitched front gable roof with a shed roof extension at the north elevation. The roof is clad with composition shingles and the eaves are moderately overhanging and boxed. Additional features include a double height wood cross at the west-facing elevation to the north of the primary entry, and an exterior brick chimney located at the north elevation. The entry is located within an alcove and is sheltered by the principle roof. The entry itself consists of a set of double solid-wood doors. There are two windows on the façade they are asymmetrically spaced and consist of aluminum-sash sliding windows, and fixed wood-sash windows below the gable pitch, within a geometric wood board design above the primary entry. Other windows throughout the building consist of fixed wood-sash windows. There are no landscaping features associated with this property. Other elements of this property include an asphalt driveway and parking lot at the north elevation. The building appears unaltered and in good condition.
View looking east at the west-facing façade.
The building located at 17031 A Street is a one-story, single-family residence constructed in 1930 in the Spanish Colonial Revival style. It is located on the west side of A Street and faces east. The building has a nearly rectangular plan and likely a concrete foundation. It is covered by a cross gable roof with a stepped parapet roof extension to the south. The roof is clad with clay tile and has no overhanging eaves. At the east-facing elevation, a concrete walkway and steps lead to an entry patio. The entry is located within the patio and faces north. The entry itself could not be observed. There are three windows on the façade they are symmetrically spaced and consist of two fixed wood-sash tripartite windows and one double-hung wood-sash window. Other windows throughout the building could not be observed. Landscaping features include a front lawn. Modifications include window replacement. The building is in excellent condition.
**P1. Other Identifier:**

*P2. Location:*  
- Not for Publication  
- unrestricted  
- *a. County* Orange

*P3a. Description:*  
The building located at 17041 B Street is a one-story, single-family residence constructed circa 1930 in the Spanish Colonial Revival style. Since its original construction it has been converted into a multiple-family property. It is located on the west side of B Street and faces east. The building has a nearly square plan and a concrete foundation. The building has a wood framed structural system and an exterior clad in smooth stucco. It is covered by a flat roof with a stepped parapet wall clad with clay tile. The building also has a front gable roof extension at the north end of the façade and a shed roof extension on the south façade end. The roof has no overhanging eaves. Additional features include circular clay tile vents below the gable pitch and above the shed roof extension. At the east-facing elevation, a concrete walkway and steps lead to a partial-width porch. The entry is located within the porch. The porch is sheltered by a secondary dropped shed roof and supported by three stuccoed arch openings. The entry itself could not be observed. There are three windows on the façade they are symmetrically spaced and consist of tripartite wood-sash windows, and fixed woodsash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn. Other elements of this property include a concrete driveway located in the southern portion of the parcel. There are no visible alterations to this building. The building is in good condition.

*P3b. Resource Attributes:*  
- HP02. Single Family Property

*P4. Resources Present:*  
- Building  
- Structure  
- Object  
- Site  
- District

*P5a. Photograph or Drawing:*  
(View, date, accession #)

*P5b. Description of Photo:*  
(View looking southeast at the façade and north ele

*P6. Date Constructed/Age and Source:*  
- Historic  
- Prehistoric

*P7. Owner and Address:*  
Rocco A. Nicholas
13032 Birchwood Street
Garden Grove, CA

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:*  
8/1/2009

*P10. Survey Type:*  
Survey - Reconnaissance

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


*Attachments:*  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # | Other Listings | Review Code | Reviewer | Date
---|---|---|---|---

*Resource Name or # (Assigned by Recorder): 17051 Palmdale Lane

P1. Other Identifier:
*P2. Location:  Not for Publication unrestricted *a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5’Qua Date T R 1/4 of 1/4 of Se B.M
c. Address 17051 Palmdale Lane City: Huntington Beach Zip 92647
d. UTM (Give more than one for large and/or linear resources) Zone: mE/ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 111-021-09

*P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 17051 Palmdale Lane is a one-story, residential home, constructed in 1927 and later converted to a commercial building. The building is constructed in the Front-Gable Roof Cottage style. It is located on the west side of Palmdale Lane and faces east. The building has a rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in beveled horizontal wood board siding, board-and-batten siding and fish-scale shingles within the gable. It is covered by a moderately pitched front gable roof, clad with composition shingles. The eaves are moderately overhanging with exposed rafters. Additional features include two square vents located below the gable pitch. The primary entry is located at the east-facing facade within a full width porch. The porch is sheltered by a dropped shed roof and supported by turned wood posts with decorative braces and a squared wood balustrade. The entry itself consists of a wood and glass paneled door with an exterior wood screen door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung vinyl-sash windows. Other windows throughout the building consist of aluminum sliders. There are no landscaping elements associated with this property. Other elements of this property include a gravel parking lot to the east. Alterations include the addition of fish-scale shingles above the new front porch, replaced windows, doors, and likely exterior siding, and addition of security bars to the façade windows. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

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

*P5. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1927 Orange County Tax Assessor

*P7. Owner and Address:
Vela Family Living Trust
17051 Palmdale Lane
Huntington Beach, CA 92646

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

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

DPR 523A (01/04) *Required Information
The building located at 17051 Palmdale Street is a one-story, commercial building constructed in 1927 in a Front-Gable Roof Cottage style. Since its construction the property has been converted for industrial use. It is located on the west side of Palmdale Street and faces east. The building has a rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in beveled horizontal wood board siding, board-and-batten siding and fish-scale shingles within the gable. It is covered by a moderately pitched front gable roof, clad with composition shingles. The eaves are moderately overhanging with exposed rafters. Additional features include two square vents located below the gable pitch. The primary entry is located at the east-facing façade within a full width porch. The porch is sheltered by a dropped shed roof and supported by turned wood posts with decorative braces and a squared wood balustrade. The entry itself consists of a wood and glass paneled door with an exterior wood screen door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung vinyl-sash windows. Other windows throughout the building consist of aluminum sliders. There are no landscaping elements associated with this property. Other elements of this property include a gravel parking lot to the east. Alterations include the addition metal security bars to the façade windows. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 17051 Palmdale Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

Continuation Sheet

*NRHP Status Code: 6L

View looking northwest at the south elevation and façade.

View looking northeast at the south elevation and west elevation.
*Resource Name or #* (Assigned by Recorder) 17052 Gothard Street

**P2. Location:**
- **a. County:** Orange
- **b. USGS 7.5'Qua**
  - Date: T
  - R: 1/4 of
  - 1/4 of
  - Se: B.M
- **c. Address:** Huntington Beach, CA 92647
- **d. UTM** (Give more than one for large and/or linear resources)
  - Zone: mE/mN
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 111-021-06

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 17052 Gothard Street is a one-story, single-family, stick-frame residence that has been converted to non-residential use. Constructed in 1912, the building exhibits elements of Vernacular Cottage and to a lesser extent Craftsman architectural design. It is located on the east side of Gothard Street and faces west. The building has a rectangular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in vertical board-and-batten siding and plain wood shingles. The structure is covered by a moderately pitched front gable roof clad with composition shingles. The eaves are moderately overhanging with exposed roof beams, rafter tails and knee braces. The primary entry is located at the west-facing elevation within an entry porch. The porch is sheltered by a dropped front gable roof, and supported by two squared wood posts. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade that are symmetrically spaced and consist of fixed wood-sash windows with transoms. Other windows throughout the building consist of double-hung wood-sash windows and one bay window. Landscaping elements of this property include mature bushes and trees along the south and east elevations. Other elements of this property include a concrete driveway and parking lot at the east elevation. Alterations include the addition of concrete steps at the rear of the building for a secondary entrance. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)
- **HP02. Single Family Property**

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

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(Describe)

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**
  - 1912 Orange County Tax Assessor

**P7. Owner and Address:**
- **Rudolph Martinez**
- **17052 Gothard Street**
- **Huntington Beach, CA 92647**

**P8. Recorded by:**
- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**
- **8/1/2009**

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

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

**Attachments:**
- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**
- **Photograph Record**
- **Other (List):**
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE AND OBJECT RECORD**

**Resource Name or #:** (Assigned by Recorder) 17052 Gothard Street  
**NRHP Status Code:** 3CS

| B1. Historic Name: | None |
| B2. Common Name: | 17052 Gothard Street |
| B3. Original Use: | Single Family Residence |
| B4. Present Use: | Industrial/Residential/Mixed Use |
| B5. Architectural Style: | Vernacular Cottage/Craftsman |
| B6. Construction History: | Constructed 1912 |

**B7. Moved?**  
☑ No  ☐ Yes  ☐ Unknown  
**B8. Related Features**  
☐ None

**B9a. Architect:** Unknown  
**B9b builder:** Unknown

**B10. Significance:**  
**Theme:** Early Settlement and Agricultural Development; (1848-1919);  
**B10 area:** Wintersburg/Huntington Beach  
**Period of Significance:** 1880s-1941  
**Property Type:** Residential  
**Applicable Criteria:** A/1

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

Early Settlement and Agricultural Development

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.

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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

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

**B12. References:**  
Please see Report for a full list of References.  
• Orange County Tax Assessor  
• Historic Sanborn Fire Insurance Maps

**B13. Remarks:**  
None

**B14. Evaluator:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 8/1/2009

(This space reserved for official comments.)  

**Sketch Map with north arrow required.**

Subject property outlined in yellow. Map courtesy of Google Earth.
B10. Significance (Continued from Page 2):

History of Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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 tomatoes 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.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

Vernacular Cottage Architecture

The subject property, consisting of a rectangular-in-plan wood-frame single-family residence with a simple gable roof, represents a common form of Vernacular-Cottage or “Folk” style architecture built from the late-nineteenth century through the first half of the twentieth century. The front-gable house was a common form of design applied to cottages and worker housing throughout the American West. While a handful of agriculturalists or farmers in Wintersburg fared quite well during the agricultural boom years and managed to build large houses or estates, many others owned or rented smaller, more modest dwellings. Consequently, most of the houses built in Wintersburg were compact, single-story, wood-frame, inexpensive to build, and featured Craftsman and Victorian details, which were popular at the time. The subject property represents a common form of Vernacular Cottage architecture from the early twentieth century. Its main character defining features are its narrow, single-story massing, gable roof, wide eaves with exposed rafter tails, triangular braces and cross-bracing at the gable ends, board and batten siding, and a bay window. This form of architecture is also characteristic of historic downtown Huntington Beach and other nearby communities, such as Liberty Park.
### Evaluation & Integrity

The subject property, a single-family Vernacular Cottage, is associated with the history of the Wintersburg area of Huntington Beach, between 1890 and 1941. The residence is largely intact and representative of the Vernacular Cottages that were constructed in Wintersburg during the time period. The property is located in an area that is characterized by infill development from the 1970s through the 1990s, which resulted in the removal of other workers housing as well as oil extraction facilities that were developed during the oil boom era; therefore, setting and association are somewhat diminished and the property does not appear to be individually eligible for the National Register of Historic Places. However, the residence retains its integrity of location, design, materials and workmanship and appears to be individually eligible for the California Register of Historical Resources as representing an early period of development in Wintersburg and under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 17051 Gothard Street would qualify for local listing for its historical and visual function within the City of Huntington Beach.
*Resource Name or #:* 17052 Gothard Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 3CS

- View looking north at the south elevation.
- View looking northeast at the primary façade and south elevation.
- Detail view looking at the apex of the roof system at the primary façade.
- Detail view looking at the primary entry.
**P2. Location:**
- **a. County:** Orange
- **c. Address:** 17066 Palmdale Lane

**P3a. Description:**
The building located at 17066 Palmdale Lane was originally constructed as a two-story single-family residence in 1929 in the English Cottage-Revival style of architecture and has since been converted into an industrial building. It is located on the east side of Palmdale Lane and faces west. The building has a rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in vinyl horizontal siding on the first floor and vinyl fish-scale shingles on the second floor. It is covered by a steeply pitched cross gable roof, clad with composition shingles. The eaves are slightly overhanging and boxed. Additional features include an exterior brick chimney at the west facing façade. The primary entry is located at the north elevation and is obscured by a single metal security door. There are four windows on the façade, consisting of double-hung vinyl-sash windows and fixed vinyl sash windows with applied vinyl louvered shutters. Other windows throughout the building are consistent with those observed on the façade, although the window openings appear to be original to the house. Landscaping elements associated with the property include mature plants and shrubs along the chain-link perimeter fence. Other elements of the property include a concrete parking lot to the north and a free-standing business sign to the west. Alterations include the replacement of the original cladding, doors and windows, and the addition of a second story balcony at the north elevation. The building is in good condition.

**P5b. Description of Photo:**
*View looking southeast at the façade and north elevation*

**P7. Owner and Address:**
- **Owner:** Thomas Joseph Liebherr
- **Address:** 17066 Palmdale Lane
  - Huntington Beach, CA 92646

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

**P10. Survey Type:**
Survey - Reconnaissance
B1. Historic Name: Sadakane Family Home

B2. Common Name: 17066 Palmdale Lane

B3. Original Use: Single Family Residence

B4. Present Use: Commercial

*B5. Architectural Style: English Cottage Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929; replacement of windows and doors in past two decades.

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

*B8. Related Features  None

B9a. Architect: Unknown  B9b builder: Unknown

B10 area: Wintersburg/Huntington Beach
Period of Significance: 1890-1941  Property Type: Residential  Applicable Criteria: 1, 3

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

Early Settlement and Agricultural Development

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.

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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)  None

*B12. References:
Please see Report for a full list of References.
• Orange County Tax Assessor
• Historic Sanborn Fire Insurance Maps

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)
As Wintersburg and its agriculture continued to prosper, demand for social institutions such as churches and schools grew. In 1904, there was a

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.

Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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 cultivation. Other farmers were attracted to the Orange County area upon seeing Winters’ success.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.
The subject property was designed in the English Cottage Revival style of architecture with one-and-a-half story massing and a sweeping cross-gable roof. As important as the Craftsman style of architecture was prior to 1920, after 1920 a Revivalist Movement in architecture was popularized in communities from the East Coast of the United States to the Pacific Ocean. The Revivalist styles varied from English Cottage, to Tudor, French Country, and Italian Villa. Although not unique to Huntington Beach as a whole, the subject property represents one of the more high-style residences built in Wintersburg during the early twentieth century.

Evaluation & Integrity

The subject property, a single-family Cottage Revival residence constructed around 1929, is associated with the history of the Wintersburg area of Huntington Beach, between 1890 and 1941. Research has revealed an association with the Sadakane Family, a pioneering Japanese family that settled in the area during the 1900s. The residence is largely intact and representative of the residences that were constructed in Wintersburg during the time period. The property is located in an area that is characterized by infill development from the 1970s through the 1990s, which resulted in the removal of other workers housing as well as oil extraction facilities that were developed during the oil boom era; therefore, setting and association are somewhat diminished and the property does not appear to be individually eligible for the National Register of Historic Places. However, the residence retains its integrity of location, design, materials and workmanship and appears to be individually eligible for the California Register of Historical Resources as representing an early period of development in Wintersburg and its Japanese settlers under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 17066 Palmdale Lane would qualify for local listing for its historical and visual function within the City of Huntington Beach.
View looking northeast at the façade and south elevation.

View looking east at the primary façade.

View looking south at the north elevation.
The building located at 17081 B Street is a one-story, single-family residence constructed in 1922 in a Side-Gable Roof Cottage style. It is located on the west side of B Street and faces east. The building has a nearly rectangular plan and a concrete foundation. The building has a wood framed structural system and an exterior clad in wood clapboard siding. The eaves are widely overhanging and open with no exposed beams or rafters. It has no overhanging eaves. Additional features include an exterior brick chimney located at the east facing elevation. At the east-facing elevation, a concrete driveway and brick steps lead to a partial-width porch. The entry is located within the porch. The porch is sheltered by an extended shed roof and supported by three squared posts and a squared wood rail balustrade. The entry itself consists of a set of double wood and glass paneled doors. There are two windows on the façade they are symmetrically spaced and consist of sliding vinyl-sash windows with a single louvered shutter each. Other windows throughout the building could not be observed. Landscaping features include brick planters at the east facing façade. Other elements include a concrete driveway located in the northern portion of the parcel. Alterations to the building include the replacement of the original windows and doors. The building is in good condition.
The building located at 17082 Bolsa Chica Street is a one-story, single-family residence constructed in 1927 in the Spanish Colonial Revival style. It is located on the east side of Bolsa Chica Street and faces west. The building has an irregular shaped plan and a concrete foundation. The building has a wood framed structural system and an exterior clad in smooth stucco. It is covered by a steeply pitched side gable roof, with a front gable and shed roof extension at the façade. The roof is clad with red terracotta tile. The building has no overhanging eaves. Additional features include three rectangular vents located below the front gable roof extension at the façade. At the west-facing elevation, a set of concrete steps and a concrete landing lead the primary entry. The entry is located on the landing and consists of a single wood and glass paneled door with multiple panes and wood sash multiple pane side lights. There are six windows on the façade. They are symmetrically spaced and consist of fixed single pane and multiple pane windows each is set within decorative inset stucco arches. Other windows throughout the building could not be observed. Landscaping features include a front lawn with mature trees and shrubs including palm and bamboo. Other elements include a concrete driveway located in the southern portion of the parcel and a two-car shed roof garage. Alterations to the building include the addition of a two-car shed roof garage. The building is in good condition.
*NRHP Status Code 3CS

**Resource Name or #:** (Assigned by Recorder) 17082 Bolsa Chica Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009  

**View looking east at the primary façade and west elevation.**
The building located at 17132 Ash Street is a one-story, single-family residence constructed in 1938 in a Clipped Gable Roof Cottage style. It is located on the east side of Ash Street and faces west. The building has a rectangular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in wood clapboard siding. It is covered by a clipped side gable roof with moderately overhanging open eaves with exposed rafter tails. The roof is clad with composition shingles. Additional features include a rectangular metal vent below the gable pitch. At the west-facing elevation, a concrete walkway and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by a secondary dropped clipped front gable roof and supported by two decorative brackets. The entry itself consists of a single wood paneled door. There are three windows on the façade they are symmetrically spaced and consist of two pairs of double-hung wood-sash windows and one wood-sash tripartite window. Other windows throughout the building consist of fixed wood-sash windows. Landscaping features include a front and side lawn with mature trees and shrubs near the façade exterior. Other elements include a chain link perimeter fence. There are no visible alterations to this building. The building is in good condition.
*P2. Location: ☐ Not for Publication ☑ unrestricted ☐ a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’Qua Date T R 1/4 of 1/4 of Se B.M

c. Address 17162 Gothard Street City: Huntington Beach Zip 92647

d. UTM (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 111-024-22

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

The building located at 17162 Gothard Street is a two-story, single-family residence constructed ca. 1920 in the Craftsman style influenced by Japanese design, and reportedly built for the Slater family. Since its original construction it has been modified to accommodate commercial uses, albeit without any serious alteration to exterior elements. It is located on the east side of Gothard Street and faces west. The wood-frame building has a nearly rectangular plan, complex roof, concrete foundation, and sided with commercial bevel wood siding. It is covered by a low pitched cross gable roof with multiple front gable extensions and oriental peaks. The entire roof system is clad with composition shingles and the eaves are widely overhanging and open with exposed roof beams, rafter tails and knee braces. Additional features include an exterior brick chimney located at the south elevation and triangular wood vents below each gable pitch. The primary entry is located at the west-facing elevation within a partial-width porch. The porch is sheltered by an extended front gable roof with an oriental peak and supported by two wood columns, on top of two patterned brick piers, with a solid patterned brick balustrade. The entry itself consists of a single wood and glass paneled door. There are seven windows on the façade, which are symmetrically spaced and consist of fixed wood-sash windows with wood transoms, a wood-sash tripartite window, and two pairs of double-hung wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements of this property include a front and side lawn with mature bushes and trees along the building’s exterior. Other elements of this property include a concrete driveway and parking lot at the south elevation and a secondary one-story building in the southeastern portion of the parcel constructed in the same style as the main building.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Element of District ☐ Other (isolates, etc.)

*P5b. Description of Photo:
(View, date, accession #)


*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

c. 1920 Visual Observation

*P7. Owner and Address:

Paul W. MacLeith
PO Box 1967
Huntington Beach, CA 92647

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

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

**NRHP Status Code:** 3S

**Resource Name or #:** (Assigned by Recorder) 17162 Gothard Street

**Primary #**

**HRI #**

**B1. Historic Name:** None

**B2. Common Name:** 17162 Gothard Street

**B3. Original Use:** Single Family Residence

**B4. Present Use:** Single Family Residence

**B5. Architectural Style:** Craftsman

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

Constructed ca. 1920

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

**B8. Related Features** None

**B9a. Architect:** Unknown

**B9b builder:** Unknown

**B10. Significance:** Theme

Wintersburg (1880s-1941); Slater Family; Craftsman- Bungalow

Period of Significance: 1890-1941

Property Type: Residential

Applicable Criteria: A/1, C/3

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

Early Settlement and Agricultural Development

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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. 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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

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

None

**B12. References:**

Please see Report for a full list of References.

- Orange County Tax Assessor
- Historic Sanborn Fire Insurance Maps

**B13. Remarks:**

None

**B14. Evaluator:** Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**Date of Evaluation:** 8/1/2009

Sketch Map with north arrow required.

Subject property outlined in yellow. Map courtesy of Google Earth

DPR 523B (01/95) *Required Information
B10. Significance (Continued from Page 2):

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Slater Family History

The subject property was reportedly built for the Slater family of Huntington Beach, who were early residents and important figures in the history of Wintersburg. William F. Slater was born in 1883 in Texas and came to Orange County when he was nine years of age. Influenced by the region's agricultural boom, Slater acquired his first 20 acres of land in the area now situated between present-day Slater Avenue and Golden West Street. He married Bonnie Clay, who was born in Nebraska in 1908. Bonnie is credited as the first Springdale Elementary School teacher. In 1910, they had one child Fred Slater who was one year old (United States Census 1910). The Slaters lived on a ranch located on the land that Slater farmed. Over the years Slater acquired additional land where he raised celery, sugar beets, and later lima beans. By 1930 William had apparently remarried Ruth B., and together they were raising six children - Fred G., June J., Charles H., Alice M., Betty P., and William A. Ralph C. Clay lived with the Slater's in Wintersburg in 1930, according to U.S. census records. Ralph was likely Bonnie's brother. William was 59 years of age in 1930 and still listed as a farmer (United States Census 1930). In 1964, one year before William Slater died, he sold the major portion of his land that was later subdivided (Huntington Beach Bicentennial Salute, July 1, 1976, page 14).

Craftsman-Bungalow Architecture

The subject property was designed in the classic Craftsman-Bungalow style of architecture with flared, Japanese-influenced roof eaves. The Craftsman style was popular throughout Huntington Beach from the early 1900s through the 1930s. The Craftsman building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped); shed, gabled or eyebrow dormers; wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or triangular knee-braces commonly added under gables; full or partial width porches with roof supported by tapered square columns' columns and/or pedestals frequently extend to ground level (without a break at level of porch); wood shingle siding and/or wood horizontal siding and/or cut stone cladding; wide window and door casings. Although not unique to Huntington Beach as a whole, the subject property represents one of the more high-style residences built in Wintersburg during the early twentieth century.

Evaluation & Integrity

The subject property, a single-family Craftsman residence constructed around 1920, is associated with the history of the Wintersburg area of Huntington Beach, between 1890 and 1940. The house was constructed for the influential Slater Family, and is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an excellent and important example of its style, and is representative of the area's early development and has an association with an influential family that had a hand in that development. Therefore, the property appears to be individually eligible for National Register listing for its association with the early history of Wintersburg and as an excellent example of the Craftsman style, under criterion A and C, respectively. It is also individually eligible for the California Register under Criterion 1 and 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach's General Plan, the local significance of a structure or a place is "based upon its overall contribution to the community by either its historical age, culture, social, or visual functions." Based on this above statement, 17162 Gothard Street would qualify for local listing for its historical and visual function within the City of Huntington Beach.
**NRHP Status Code**: 3S

**Resource Name or #:** (Assigned by Recorder) 17162 Gothard Street

**Recorded By**: Jennifer Krintz & Nicole Collum
**Date**: 8/1/2009

- View looking north at the south elevation.
- View looking northeast at the main building in context.
- View looking northeast at the façade and south elevation.
- View looking southeast at the façade and north elevation.
- Detail view looking at the primary entry.
- View looking north at the south elevation of the secondary building.

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**DPR 523L (01/95)**

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*Required Information*
The Altered Craftsman located at 17221 Elm Street is a one-story, single-family residence constructed in 1920. It is located on the west side of Elm Street and faces east. The building has an irregular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in wood clapboard siding. It is covered by a moderately pitched cross gable roof clad with composition shingles. The eaves are slightly overhanging and open with no exposed beams or rafters. Additional features include a triangular vent located below the gable pitch. At the east-facing elevation, a set of concrete steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by a dropped front gable roof and supported by two turned wood posts. The entry door was obscured by a single wood screen door and could not be observed. There are two windows on the façade they are asymmetrically spaced and consist of fixed wood-sash windows with diagonal patterned lights. Other windows throughout the building could not be observed. Landscaping features include a grass lawn and mature perimeter hedges located to the north. Other elements include a concrete driveway and a two car garage located to the south of the main entry. Alterations to the building include the addition of a two-car garage. The building is in fair to good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:** ✓ Building  □ Structure  □ Object  □ Site  □ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

View looking west at façade, 5/2009.

**P6. Date Constructed/Age and Source:** ✓ Historic  □ Prehistoric  □ Both

1920  Orange County Tax Assessor

**P7. Owner and Address:**
Thomas Jimenez
17221 Elm Street
Huntington Beach, CA  92647

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

**P10. Survey Type:** (Describe)
Survey - Reconnaissance
*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: [✓] Building [☐] Structure [☐] Object [☐] Site [☐] District Element of District Other (isolates, etc.)

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #)

View looking northeast at the façade, 5/2009.

*P6. Date Constructed/Age and Source: [✓] Historic [☐] Prehistoric [☐] Both

1949 Orange County Tax Assessor

*P7. Owner and Address:

Zelph J. Dye Family Trust
17532 Gothard Street
Huntington Beach, CA 92647

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 2

*Resource Name or #: (Assigned by Recorder) 17532 Gothard Street

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  ✔ Continuation  ☐ Update

*NRHP Status Code 6L

View looking east at the façade.

View looking northeast at the façade and south elevation.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #** *(Assigned by Recorder)*
17552 Gothard Street

**P1. Other Identifier:**

*P2. Location:*  
- **Not for Publication**  
- **unrestricted**  
- **a. County** Orange

*P2c. Address*  
- 17552 Gothard Street  
- City: Huntington Beach  
- Zip: 92647

*P2d. UTM* (Give more than one for large and/or linear resources)
- Zone: mE/
- Zone: mN

*P2e. Other Locational Data:* (e.g., parcel #, directions to resource, etc. as appropriate)
- APN: 165-392-50

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 17552 Gothard Street is a one-story, commercial building constructed circa 1940. It is located on the east side of Gothard Street and faces west. The building has a rectangular shaped plan and a concrete foundation. It has a concrete block structural system and an exterior partially clad in smooth stucco. It is covered by a low pitched shed roof with two foot parapet walls at the west and east roof lines. The primary entry is located at the west-facing elevation and consists of a single wood and glass paneled door. There are two windows on the façade they are asymmetrically spaced and consist of metal-sash casement windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements of this property include a row of eucalyptus trees along the south elevation. Other elements of this property include a concrete driveway and parking area to the north. The building appears unaltered and is in fair to good condition.

**P3b. Resource Attributes:** (List Attributes and codes)
- HP06. 1-3 Story Commercial Building

**P4. Resources Present:**
- ✔ Building  
- Structure  
- Object  
- Site  
- District

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

*P6. Date Constructed/Age and Source:*  
- ✔ Historic  
- Prehistoric  
- Both

- c. 1940  
- Visual Observation

**P7. Owner and Address:**
Donald E Goode
219 Alabama Street  
Huntington Beach, CA  92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street  
El Segundo, CA  90245

**P9. Date Recorded:** 8/1/2009

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

**P11. Report Citation:**
(Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014)

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

**Not for Publication**  
**unrestricted**  
**Orange**  
**17552 Gothard Street**  
**Huntington Beach**  
**92647**  
**165-392-50**  
**1940**  
**Historic**  
**Jennifer Krintz & Nicole Collum**  
**8/1/2009**  
**Survey - Reconnaissance**  
**Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**
*Resource Name or #: *(Assigned by Recorder) 17552 Gothard Street

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009   

Continuation

Update

View looking east at the façade.

DPR 523L (01/95)
The building located at 17631 Cameron Lane is a one-story single-family residence constructed in 1947 in the Vernacular style. It is located on the west side of Cameron Lane and faces east. The building has a rectangular plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboards. It is covered by a front-gabled roof clad with composition shingles and shallow, open eaves. At the east-facing elevation, a concrete path and steps lead to the entry. The entry itself is a single wood-paneled door with a wood-paneled sidelight. On the façade there are two pairs of single-light wood casements and a two-over-two double-hung wood window. Other windows throughout the building appear to be consistent with those on the façade. Landscaping features include a large expanse of land with mature trees. Aside from the replacement or alterations to the primary entrance, no major alterations could be observed. The building is in fair condition.
**B1. Historic Name:** Unknown

**B2. Common Name:** 17631 Cameron Lane

**B3. Original Use:** Single Family Residence

**B4. Present Use:** Single Family Residence

**B5. Architectural Style:** Vernacular

**B6. Construction History:**

Construction 1947

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**B7. Moved?** □ No □ Yes □ Unknown

**B8. Related Features** None

**B9a. Architect:** Unknown, if any

**B9b builder:** Unknown

**B10. Significance:** Theme Wintersburg (1880s-1941)

**B10 area:** Wintersburg

**Period of Significance:** 1880-1941

**Property Type:** Residential

**Applicable Criteria:** 1

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

Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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. (See Continuation Sheet)

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

None

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**B12. References:**

Please see Report for a full list of References

---

**B13. Remarks:**

None

---

**B14. Evaluator:** Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

Charles Mitsui Furuta and other Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and beet crops to chili pepper crops. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsui Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

Evaluation & Integrity

The subject property, a single-family Vernacular residence constructed in 1947, appears to be associated with the history of the Wintersburg area of Huntington Beach, the most significant of which took place between 1890 and 1940. The residence is largely intact aside from the replacement of the primary entry door, and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. As a result, it does not appear to retain sufficient integrity for the National Register. However, it appears to be representative of the area’s early development and agricultural background, as indicated by the large expanse of land on which it was built. There is also a potential for association with Japanese residents and farmers returning to the area following their incarceration during World War II. The residence appears to be individually eligible for the California Register under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 17631 Cameron Lane would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 1802 Main Street is a one-story single family residence constructed in 1927 in the Spanish Colonial Revival style. It is located on the east side of Main Street and faces west. The building has a nearly square plan and a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a flat parapet roof clad in Spanish terracotta tile. Additional features include an exterior chimney located at the south elevation and a slightly projected front gable wall embellishment above the tripartite window. At the west-facing elevation a concrete walkway and steps lead to an arced entry porch with two archways, one located at the façade and one at the north elevation. The primary entry is located within the entry porch. It is sheltered by an extended shed roof and supported by the stucco porch archways. The entry itself is obscured by a single metal security door. There are two sets of windows on the façade; they consist of a wood-sash tripartite window and a likely double-hung wood-sash window. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include a front lawn with mature trees, bushes and potted plants along the exterior of the façade perimeter. Additional elements of this property include a partial-width, shed roof porch located at the southern portion of the façade and a detached single car garage located at the southeast portion of the parcel. Modifications to the building include an extended shed roof porch at the southern portion of the façade and a mounted roof air-conditioning unit. The building is in good condition.
*Resource Name or #:*

1802 Main Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 5S2

**Primary #:**

**HRI #:**

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View looking east at the façade and south elevation.

View looking northeast at the south elevation and part of the façade.

View looking southeast at the entry on the façade.

View looking southeast at an arch on the façade.

View looking northeast at the garage.

View looking northwest at a shed on the southeast corner of the parcel.
The building located at 1812 Main Street is a one-story single family residence constructed in 1910 in the Neo Classical Box style. It is located on the east side of Main Street and faces west. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad in asbestos siding. It is covered by a pyramidal hipped roof clad in composition shingles. The eaves are slightly overhanging and open. Additional features include a projected gambrel dormer with a rectangular wood vent below the gambrel pitch. At the west-facing elevation a concrete walkway and steps lead to an entry porch. The primary entry is located within the entry porch and is sheltered by the extended gambrel dormer. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade; they consist of two wood-sash fixed windows with a transom bar. Other windows throughout the residence consist of double-hung wood-sash windows. Landscaping features include a front lawn with mature trees and bushes along the exterior of the façade. Modifications to the building include the replacement of the original front door and the possible recladding of the building's exterior. The building is in good condition.
The building located at 1816 Main Street is a one-story single family residence constructed in 1917 in the Craftsman style. It is located on the east side of Main Street and faces west. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad in asbestos siding. It is covered by a front gable roof clad in composition shingles. The eaves are moderately overhanging with exposed knee braces. Additional features include an exterior brick and stucco chimney located at the north elevation and a triangular wood vent below the front gable pitch. At the west-facing elevation a concrete walkway and steps lead to a full-width front porch. The primary entry is located within the porch; it is sheltered by the principle roof and supported by two squared wood piers and a solid ¾ porch railing. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade; they consist of a fixed wood-sash window and a tripartite wood-sash window. Other windows throughout the residence consist of double-hung wood-sash windows. Landscaping features include a front lawn and mature bushes along the exterior of the façade. Modifications to the building include the possible re-cladding of the building’s exterior and of the top of the chimney. The building is in good condition.
**Resource Name or #:**  (Assigned by Recorder)  1816 Main Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009  

**NRHP Status Code:** 5S2

- View looking east at the façade.
- Detail view looking southeast at the north elevation.
- View looking northeast at the south elevation.
The building located at 1821 Lake Street is a one-story single family residence constructed in 1946 in the Minimal Traditional style. It is located on the west side of Lake Street and faces east. The building has a nearly rectangular plan and likely a concrete foundation. The wood frame building is clad with smooth stucco with standard coursed brick below the bay window. It is covered by a moderately pitched cross gable roof with a shed roof porch extension. The roof is clad with composition shingles and has slightly overhanging boxed eaves. Other features include an exterior brick chimney located at the south elevation, a circular vent located below the gable pitch and rectangular metal vents flanking either side of the bay window. The primary entry is located within the entry porch on the south wall. It is sheltered by an extended shed roof and supported by squared wood posts with decorative support brackets. The entry itself is obscured by an exterior metal security door. There are four sets of windows on the façade; they are asymmetrically spaced and consist of a tripartite bay window, an octagonal fixed window, a vinyl-sash sliding window and a double-hung likely vinyl-sash window. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include a front lawn. Modifications to the building include the possible replacement of the original cladding, windows and doors.
View looking southwest at the façade and east elevation.

View looking west at a detail shot of the entrance on the façade.

Detail view looking west at bay window on the façade.

Detail view looking west at the south elevation.
The building located at 1828 Main Street is a one-story single-family residence constructed in 1956 in the Traditional Ranch style. It is located on the east side of Main Street and faces west toward Worthy Park. The building has an L-shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in wood board-and-batten, wood clapboards and stone. It is covered by a cross-gabled roof clad with wood shingles and shallow, open eaves with exposed rafter tails. In the front-facing facade there is a dovetail, and near the center of the roof there is an interior stone chimney. At the west-facing elevation, a concrete path and steps lead to the entry porch. The recessed entry porch is supported by a thin wood post and brackets. The entry itself consists of a single diamond-paned wood-paneled door. There are two pairs of diamond-pane casement windows on the facade with decorative wood shutters. Other windows throughout the building appear to be single-light wood. Landscaping features include a front lawn and shrubs. No major alterations could be observed. The building is in good condition.

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

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

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

<table>
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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
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</table>

**P2. Location:**
- Not for Publication
- unrestricted
- Orange
- Huntington Beach
- City of Huntington Beach
- APN: 023-062-24
- Address: 1828 Main St
- UTM: E: 231 California Street
- W: El Segundo, CA 90245
- Zone: mE/
- mN

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
West elevation, looking southeast, 2009.

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both
- 1956
- City of Huntington Beach

**P7. Owner and Address:**
- Lloyd E Danielson
- 1828 Main St
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Amanda Yoder
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 4/17/2014

**P10. Survey Type:**
- Survey - Reconnaissance

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Page 2

*Resource Name or #: (Assigned by Recorder) 1828 Main St

*NRHP Status Code 3CS

B1. Historic Name: None
B2. Common Name: 1828 Main Street
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
B5. Architectural Style: Traditional Ranch
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1956

*NRHP Status Code

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features None
B9a. Architect: Unknown, if any B9b builder: Unknown
B10 area: Huntington Beach
Period of Significance: 1930-1970 Property Type: Residential
Applicable Criteria: 3

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

California Ranch Architecture

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 Monterey 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.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): Evaluation & Integrity

The subject property, a single-family Traditional Ranch residence constructed in 1956, is an excellent example of Ranch architecture within the City of Huntington Beach. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an important example of its style in the area that expresses many of the distinct characteristics of the Ranch style. The Ranch style of architecture was prolific during its period of popularity, making up a large percentage of housing built after World War II. As a result, this "ranchette" example does not appear to rise to National Register eligibility. As part of a large Post-War tract of Ranches, the house would help to illustrate an important phase in history. Alone, the property does appear to be individually eligible for the California Register as excellent representative example of the Ranch style within Huntington Beach under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 1828 Main Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**Primary Identifier:**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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</thead>
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<tr>
<td>1837 Park Street</td>
<td><em>(Resource Name or #) (Assigned by Recorder)</em></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**P1. Other Identifier:**

- Location: 
  - Not for Publication
  - unrestricted
  - Resource Name or #: 1837 Park Street

- **a. County** Orange

- **b. USGS 7.5’Quadrangle**: 1950
- **c. Address**: 1837 Park Street
- **d. UTM**: City: Huntington Beach, Zip: 92648

- **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 023-062-03

**P2. Location:**

- **b. USGS 7.5’Quadrangle**: 1950
- **c. Address**: 1837 Park Street
- **d. UTM**: City: Huntington Beach, Zip: 92648

- **P3a. Description:**

  The building located at 1837 Park Street is a one-story single family residence constructed in 1950 in the Minimal Traditional style. It is located on the west side of Park Street and faces east. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered by a moderately pitched hip roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. At the east-facing elevation concrete steps lead to a partial-width concrete porch. The entry is located on the porch; it is sheltered by the principle roof and supported by a squared wood post. The entry itself consists of a single solid wood door with an exterior wood screen door. There are two windows on the facade; they consist of double-hung wood-sash windows within moderate wood casings. The window at the northern end of the facade also has applied louvered wood shutters. Other windows throughout the residence are of the same type as those observed at the facade. Landscaping features include a front lawn. Additional features of this property include a rear front gable ancillary building located to south of the residence and a white picket perimeter fence surrounding the parcel border. Modifications to the building include the possible replacement of some windows. The building is in good condition.

**P3b. Resource Attributes:**

- HP02. Single Family Property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other

**P5a. Photograph or Drawing:**

- Photograph required for buildings, structures, and objects.

**P5b. Description of Photo:**

- View looking northwest at facade and south elevation

- **P6. Date Constructed/Age and Source:**
  - Historic
  - Prehistoric
  - Both
  - 1950 Orange County Tax Assessor

- **P7. Owner and Address:**
  - Janet Lynn & John Joseph Filsinger
  - 1833 Park Street
  - Huntington Beach, CA 92648

- **P8. Recorded by:**
  - Jennifer Krintz & Nicole Collum
  - GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

- **P9. Date Recorded:** 8/1/2009

- **P10. Survey Type:**
  - Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Resource Name or #: (Assigned by Recorder) 1837 Park Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

NRHP Status Code 6Z

View looking northwest at the south elevation.

View looking southwest at the north elevation.

View looking west at the ancillary building.
*P2. Location:  
- Not for Publication  
- unrestricted  
- a. County  
- Orange
and  
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Qua  
- Date  
- T  
- R  
- 1/4 of Se  
- 1/4 of  
- B.M  
- 200 Frankfort Avenue

- City: Huntington Beach  
- Zip: 92648
- UTM (Give more than one for large and/or linear resources)  
- Zone: mN
- Other Locational Data:  
- (e.g., parcel #, directions to resource, etc. as appropriate)  
- APN: 024-184-07

*P3a. Description:  
(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 200 Frankfort Avenue is a one-story, commercial building constructed in circa 1900 in a Western False Front style. It is located on the south side of Frankfort Avenue and faces north. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad with board and batten siding on the lower portion of the building as well as horizontal wood board siding on the upper section of the false front. The building is covered by three moderately pitched, front gable roofs, clad in composition shingles. Additional features include a wooden false front on the façade. At the north-facing facade, a concrete sidewalk leads to the main entrance. The entryway is located off-center on the façade and is flanked by paired glass plated fixed windows. The building is situated next to the sidewalk. Modifications to the building include replacement windows and several one-story additions. The building is in good condition.

*P3b. Resource Attributes:  
(List Attributes and codes)  
- HP06. 1-3 Story Commercial Building

*P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District

*P5a. Photograph or Drawing:  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)
View looking southeast at façade and west elevati

*P6. Date Constructed/Age and Source:  
- Historic  
- Prehistoric  
- Both
- 1913  
- City of Huntington Beach Building Recor

*P7. Owner and Address:  
Steve K & Clara M Naah
8302 Cade Circle  
Huntington Beach, CA  9646

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:  
- 8/1/2009

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

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

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

*Required Information
**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE AND OBJECT RECORD

<table>
<thead>
<tr>
<th><strong>Resource Name or #</strong>: (Assigned by Recorder)</th>
<th>200 Frankfort Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NRHP Status Code</strong></td>
<td>3S</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>B1. Historic Name</strong>:</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2. Common Name</strong>:</td>
<td>200 Frankfort ave</td>
</tr>
<tr>
<td><strong>B3. Original Use</strong>:</td>
<td>Residence</td>
</tr>
<tr>
<td><strong>B4. Present Use</strong>:</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**B5. Architectural Style**: Western False Front

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

Originally constructed in 1913 as a residence, according to City of Huntington Beach Building Records

<table>
<thead>
<tr>
<th><strong>B7. Moved?</strong></th>
<th>Yes</th>
</tr>
</thead>
</table>

**B8. Related Features**: None

**B9. Architect**: Unknown  
**B9b builder**: W.S. Harris

**B10. Significance**: Theme  
**B10a area**: Huntington Beach  
**B10b period of Significance**: 1901-1920; 18  
**B10c property Type**: Commercial  
**B10d applicable Criteria**: 3

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

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. 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. 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. The men had a vision of a west coast resort like Atlantic City in New Jersey. 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. The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of $95,000. 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. 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.

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. 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. 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. 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. (See Continuation Sheet)

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

**B12. References**:  
Please see Report for a full list of References.  
• Orange County Tax Assessor  
• Historic Sanborn Fire Insurance Maps

**B13. Remarks**: None

**B14. Evaluator**: Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation**: 8/1/2009

(Required Information)
B10. Significance (Continued from Page 2):

Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Integrity & Evaluation

The subject property, a one-story Western Falsefront commercial building constructed in 1913 and converted to commercial use, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. It is fairly intact and representative of the early commercial buildings that were in use during the time period to serve permanent residents and visitors alike. The subject property retains its integrity of location, design, setting, feeling and association. It has undergone some alterations, including the installation of new windows and doors, so the integrity of materials and workmanship have been diminished. However, the property is a rare, remaining example of commercial architecture from one of the earliest periods of development in the City’s history; much of the historic commercial core has been redeveloped. Therefore, the property appears to be individually eligible for the National Register of Historic Places as a rare, remaining example of its type within the City of Huntington Beach under Criterion A. Likewise, the building appears to be eligible for individual listing in the California Register under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 200 Frankfort Avenue would likely qualify for local listing for its historical and visual function within the City of Huntington Beach.
*Resource Name or #: (Assigned by Recorder) 200 Frankfort Avenue

Recorded By Jennifer Krintz & Nicole Collum  
Date: 8/1/2009

✓ Continuation  
☐ Update

View looking south at the façade.
*P2. Location:  ☑ Not for Publication  ☑ unrestricted  ☑ a. County  Orange
and
(P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quadrangle Date T R 1/4 of 1/4 of Se B.M
   c. Address  201 9th Street  City: Huntington Beach  Zip  92648
   d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-116-18

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This building is a one story Craftsman Bungalow constructed in 1912. It has a rectangular plan and the southeast facing façade is asymmetrical. The exterior is clad in a combination of wooden lap siding, wood shingle and stone. It is covered by a low-pitched, side gable roof made of composition shingle. It has open, overhanging eaves with exposed rafters. The roof has one dormer located on the front side of the side gable roof. They consist of a front gable dormer with a small central window and wood vents. The residence has one chimney located on the southwest secondary façade. Decorative elements of this house include decorative support brackets. There are 3 other windows on the façade in addition to the dormer window. They are asymmetrically spaced and consist of two wood sash, fixed windows located on the first floor under the porch and outside the porch, one group of three wood sash windows, two double-hung and one fixed. The main entry is located under the entry porch of the southeast elevation and consists of a partially glazed solid wood door. The building fronts onto 9th Street and is set behind a concrete retaining wall that extends to the street. Landscaping elements include a built-in concrete planter containing shrubs and flowers. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. There appears to be an ancillary building to the rear of the main house which could serve as a garage or storage space. No apparent alterations could be observed. The condition of the building is excellent to good.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building  ☑ Structure  ☑ Object  ☑ Site  ☑ District

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

P5b. Description of Photo:
(View, date, accession #)
View looking northwest at façade, 2/2009.

*P6. Date Constructed/Age and Source:  ☑ Historic  ☑ Prehistoric  ☑ Both
   1912 City of Huntington Beach Building Recor

*P7. Owner and Address:
   Eugene Allen Benton
   201 9th Street
   Huntington Beach, CA  92648

*P8. Recorded by:
   Jennifer Krintz & Nicole Collum
   GPA Consulting
   231 California Street
   El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

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

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


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

DPR 523A (01/04)  *Required Information
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

*Resource Name or # (Assigned by Recorder): 201 9th Street

Recorded By: Jennifer Krintz & Nicole Collum  
Date: 8/1/2009  

NRHP Status Code: 3CD

View looking north at the façade.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings DOE # Review Code Reviewer Date

Page 1

*Resource Name or # (Assigned by Recorder) 201 Crest Avenue

P1. Other Identifier:
*P2. Location: ☑ Not for Publication ☑ unrestricted *a. County Orange
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Qua Date T R 1/4 of 1/4 of Se B.M
   Address 201 Crest Avenue City: Huntington Beach Zip 92648
   City: Huntington Beach Zip 92648
   c. Address 201 Crest Avenue City: Huntington Beach Zip 92648
   d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-082-05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 201 Crest Avenue is a one-story single family residence that was constructed in 1920 in the Craftsman style. It is located on the west side of Crest Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in textured stucco. The residence has a side gable roof with exposed rafters. At the east-facing façade stucco steps with wooden handrails lead to a partial-width porch. Square wooden posts support the front gable porch roof. The primary entrance door is located in the center of the porch and is surrounded by moderate casings and surmounted by a transom window. The windows are primarily wooden casements and are surrounded by moderate casings. Modifications to the building include unoriginal stucco siding.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)
View looking west at façade, 2/2009.

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
   1920 Orange County Tax Assessor

*P7. Owner and Address:
Le Family Trust
8918 La Dona Ct.
Fountain Valley, CA 92708

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
   Archaeological Record ☐ District Record ☐ Linear Reature Record ☐ Milling Station Record ☐ Rock Art Record
   Artifact Record ☐ Photograph Record Other (List):
*NRHP Status Code 3CD

Resource Name or #: Assigned by Recorder 201 Crest Avenue

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking north at the façade and south elevation.
P1. Other Identifier:
*P2. Location:  
- Not for Publication  
- unrestricted  
- a. County  Orange

(P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Quadrangle:
- Address 201 Geneva Avenue
- City Huntington Beach
- Zip 92648

*c. Address 201 Geneva Avenue

*d. UTM (Give more than one for large and/or linear resources)
- Zone:
- mE
- mN

*P3a. Description:  
The building located at 201 Geneva Avenue is a one-story single family residence constructed in 1929 in the Craftsman style. It is located on the north side of Geneva Avenue and faces south. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in patterned horizontal wood board siding. It is covered by a low pitched front gable roof, clad with composition shingles. The eaves are slightly overhanging. Additional features include lattice wood vents located below each gable pitch and an exterior brick chimney at the west elevation. At the south-facing elevation, a concrete pedestrian walkway and steps lead to partial width porch. The primary entry is located within the porch. It is sheltered by a secondary extended front gable roof supported by wood columns atop stuccoed piers. Between the piers there is a wood banister. There is a sixteen light fixed window on the west wall of the porch. The base of the porch is clad in river rock. The entry itself is located on the porch and consists of a wood and glass paneled door with three lights, and an exterior wood screen door. There are two windows on the façade; they consist of wood-sash fixed windows with decorative wood transoms. Other windows throughout the residence consist of double-hung wood-sash windows. Landscaping features include a front and side lawn and a perimeter planter with mature shrubs and trees along the exterior of the building. Additional features include a garage to the east of the residence. There are no visible alterations to the exterior of the building. The building is in good condition.

*P3b. Resource Attributes:  
- HP02. Single Family Property

*P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District

*P5a. Photograph or Drawing:  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)

*P6. Date Constructed/Age and Source:  
- Historic
- Prehistoric
- Both
- 1929 Orange County Tax Assessor

*P7. Owner and Address:  
- Margaret E. O'Brien
- 201 Geneva Avenue
- Huntington Beach, CA 92648

*P8. Recorded by:  
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

*P9. Date Recorded:  
- 8/1/2009

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

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


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

DPR 523A (01/04)  
*Required Information
*Resource Name or #:* (Assigned by Recorder) 201 Geneva Avenue

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code** 5S3/6L

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**View looking north at the façade.**

**View looking north at the garage.**

**Detail view looking north at the façade porch and entry.**

**View looking northeast at the façade and west elevation.**

**View looking northwest at the façade and east elevation.**
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings DOE # Reviewer Date
NRHP Status Code 6Z

Page 1 *Resource Name or # (Assigned by Recorder) 206 9th Street

P1. Other Identifier:

*N2. Location: □ Not for Publication ☑ unrestricted *a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’Quadrangle Date T R 1/4 of 1/4 of Se B.M

c. Address 206 9th Street City: Huntington Beach Zip 92648

d. UTM (Give more than one for large and/or linear resources) Zone mE mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-117-09

*N3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The single-family residence located at 206 9th Street in Huntington Beach was constructed in 1917 in a Front Gable Roof Cottage style. The building is located near the front of the parcel on the east side of 9th Street, between Walnut and Olive Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular plan. The façade is symmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in textured stucco. The building is covered by a moderately pitched, front gable roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. Other features include a rectangular metal vent located just below the front gable pitch. The primary entry is located at the façade on an entry porch. The porch is sheltered by a dropped front gable roof, supported by two wood brackets. A concrete landing and steps lead to the main entry. The entry itself consists of a wood and glass paneled door with diagonal paneled glazing and an exterior metal screen door. There are no windows visible on the façade and no other windows could be observed on the residence. Landscaping elements of this property include a front patio with mature and juvenile trees and shrubs. Other features include a concrete walkway leading to the main entry, a wood arbor located at the front gate and a surrounding ¾ unfinished wood perimeter fence around the front of the parcel. Alterations to the building include cladding the building in textured stucco. The building is in good condition.

*N3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*N4. Resources Present: ☑ Building □ Structure □ Object □ Site □ District

*N5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*N5b. Description of Photo:

(View, date, accession #)

P5b. Description of Photo: View looking east at façade, 2/2009.

*N6. Date Constructed/Age and Source: ☑ Historic □ Prehistoric □ Both

1917 City of Huntington Beach Building Recor

*N7. Owner and Address:

Richard Doyle
206 9th Street
Huntington Beach, CA 92648

*N8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*N9. Date Recorded: 8/1/2009

*N10. Survey Type: (Describe)

Survey - Reconnaissance

*N11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*Required Information
*Resource Name or #: (Assigned by Recorder) 206 9th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6Z

View looking east at the façade.

View looking northeast at the south elevation.

View looking east at the main entry.

View looking southeast at the north elevation.
The building located at 206 Elmira Avenue is a one-story single family residence constructed in 1922 in the Craftsman style. It is located on the south side of Elmira Avenue and faces north. The building has an irregular plan and likely a concrete foundation. The wood frame building is clad with wood clapboard siding. It is covered by a moderately pitched cross gable roof. The roof is clad with composition shingles and has slightly overhanging open eaves with exposed rafters. Additional features include a wood slat vent below the front facing gable pitch. At the north-facing façade, a concrete pedestrian walkway and steps lead to an open stoop. The primary entry is located within the stoop on the west wall. The primary entrance door consists of a single, wood and glass paneled door surrounded by moderate wood casings and obscured by a metal security door. There are four sets of windows on the façade; they consist of a wood-sash tripartite window and double-hung wood-sash windows, set in moderate wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include a front lawn and palm trees. Additional features include a concrete driveway leading to a front gable garage to the west of the residence. Modifications to the building include a shed roof addition on the east elevation. The building is in good condition.
Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

206 Elmira Avenue

View looking southeast at the facade entry.

View looking south at the façade.

View looking southwest at the façade and east elevation.

View looking southeast at the west elevation.

*NRHP Status Code: 5S3/6L

Resource Name or #: (Assigned by Recorder)
The single-family residence located at 207 9th Street in Huntington Beach was constructed in circa 1905 in a Neo-Classical Box style. The building is located near the front of the parcel on the west side of 9th Street, between Walnut and Olive Avenues. It faces east within a residential neighborhood.

This one-story residence has a rectangular plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in horizontal wood siding. The building is covered by a moderately pitched, hipped roof clad with composition shingles. The eaves are widely overhanging and open with exposed rafters. Other features include a hipped dormer. The primary entry is located at the façade on an entry porch. The wraparound porch is sheltered by an extension of the main roof, supported by wooden posts that sit atop a wooden balustrade. A brick landing and steps lead to the main entry. The entry itself consists of a wood and glass paneled door with diagonal paneled glazing and an exterior wooden screen door. The windows include double hung wood sash, fixed and casement windows. Landscaping elements of this property include a front lawn with a few bushes and small plantings in front of the front porch. Other features include a brick walkway leading to the main entry. Alterations to the building include the two-story rear addition, replacement siding, replacement windows and non-original porch. The building is in good condition.
**P2. Location:**  [Not for Publication] [unrestricted]  
- **a. County:** Orange
- **b. USGS 7.5'Qua:** 207 Elmira Avenue
- **c. Address:** 207 Elmira Avenue
- **City:** Huntington Beach
- **Zip:** 92648
- **d. UTM** (Give more than one for large and/or linear resources):  
  - **Zone:** mE/mN
  - **APN:** 024-184-17

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 207 Elmira Avenue is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the north side of Elmira Street and faces south. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a low pitched front gable roof clad in composition shingles. There are exposed rafter tails underneath the overhanging eaves. Other features include a rectangular wood vent located below the gable pitch. At the south-facing façade, a concrete pedestrian walkway and wooden step lead to a partial-width porch. Wooden posts support the front gable porch roof and wooden balustrade. The primary entrance door is located off-center within the porch and is obscured by a metal security door. There are three windows on the façade, they are asymmetrically spaced and consist of a double-hung wood-sash windows and paired double-hung wood-sash windows within moderate wood casings. Other windows throughout the residence could not be observed. Landscaping features include a front lawn and a mature banana tree near the porch. Modifications to the building include the possible extension of the wood front porch. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- **✓ Building**  
- **Structure**  
- **Object**  
- **Site**  
- **District**

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking northwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**  
- **Historic**  
- **Prehistoric**  
- **Both**
- **1922**
- **Orange County Tax Assessor**

**P7. Owner and Address:**
William D. O'Connell
PO Box 716
Sunset Beach, CA 90742

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

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

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

*NRHP Status Code 6L

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking north at the façade.

207 Elmira Avenue

DPR 523L (01/95)
P2. Location:  
- Not for Publication  
- unrestricted  
- Orange County

b. USGS 7'5"Qua  
- 208 2nd Street  
- Huntington Beach  
- 92648  
- Orange County Tax Assessor

c. Address  
- 208 2nd Street  
- Huntington Beach  
- 92648

d. UTM  
- E: 1/4 of  
- N: 1/4 of

e. Other Locational Data:  
- APN: 024-162-17

P3b. Description:  
The residence located at 208 2nd Street in Huntington Beach was constructed circa 1915 in a Front-Gable Roof Cottage style. This property originally functioned as a single-family residence but has since been modified to accommodate a private office. The building is moderately setback from the front of the parcel on the east side of 2nd Street between Walnut and Olive Avenues. It faces west within a predominately residential neighborhood. This one-story building has a square shaped plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in board and batten wood board siding with wood shingles within the façade gable. The building is covered by a moderately pitched, front gable roof clad with composition shingles. The moderately overhanging eaves are open with exposed rafters. The residence also has a rectangular wood vent below the gable pitch. The primary entry is located at the façade within an entry porch. The porch is sheltered by a dropped, front gable roof supported by squared wood posts. The entry consists of a single wood and glass paneled door. There are three windows on the façade that consist of double-hung vinyl-sash windows. Other windows throughout the residence consist of the same type as those seen on the façade. Landscaping elements of this property include front and side grass lawns. Other features include a ¾ white picket fence surrounding the front of the property and a concrete walkway leading to the main entry. Alterations to the residence include the replacement of the front door and the front and side windows. The condition of the building is good.

P4. Resources Present:  
- Building  
- Site  
- District

P5b. Description of Photo:  
View looking southeast at the façade, 12/2009

P6. Date Constructed/Age and Source:  
- 1918  
- Orange County Tax Assessor

P7. Owner and Address:  
Michael Richard Collins  
2807 Catalpa Street  
Newport Beach, CA  92660

P8. Recorded by:  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

P9. Date Recorded:  
8/1/2009

P10. Survey Type:  
Survey - Reconnaissance

P11. Report Citation:  

*Required Information
Resource Name or # (Assigned by Recorder): 208 2nd Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6L

View looking northeast at the façade and south elevation

View looking southwest at the façade
The building located at 209 Detroit Avenue is a one-story single family residence that was constructed in 1918 in the Craftsman style. It is located on the north side of Detroit Avenue and faces south. The building has a near rectangular plan and likely has a concrete foundation. The wood frame building is clad in textured stucco. The residence is covered by a side gable roof. The roof is clad with composition shingles and has moderately overhanging boxed eaves. Other features include a lattice vent below the pitch of the extended front gable roof. At the south-facing façade, concrete steps lead to a partial-width porch. The porch is sheltered by an extended front gable roof and supported by two squared wood posts on top of stucco piers. The primary entrance door is located within the porch and consists of a wood and glass paneled door with one light and surrounded by a moderate wood casing. There is a double-hung wood-sash window on the façade surrounded by moderate wood casings. Other windows on the façade are obscured by vegetation at the time of the survey. Other windows throughout the residence were not visible. Landscape features include a small yard with mature trees and shrubs obscuring the western portion of the south-facing facade. Additional features include a concrete path leading to the front entry, a stucco wall along the east perimeter, and a ¾ wood perimeter fence with brick supports. The building appears unaltered and in good condition.
View looking north at the façade.
The building located at 210 Memphis Avenue is a one-story single family residence that was constructed in 1925 in a Front-Gable Roof Cottage style. It is located on the south side of Memphis Avenue and faces north. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in dropped horizontal wood board siding with flush vertical wood board siding within the gable pitch. It is covered by a steeply pitched, front gable roof clad in composition shingles. The eaves are slightly overhanging and open. Additional features include two triangular wood vents located below each gable pitch. At the north-facing façade, a concrete path and steps lead to the front entry. The entry itself is located within a secondary dropped front gable roof extension and consists of a single wood and glass paneled door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung aluminum-sash windows with moderate wood casings. Other windows throughout the residence are of the same type as those observed on the façade. Landscape features include front and side lawns with potted plants. Modifications to the building include the replacement of the original windows and front door. The building is in good condition.
*Resource Name or #:* (Assigned by Recorder) 210 Memphis Avenue

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

*NRHP Status Code: 6L

View looking south at the façade.
The single-family residence located at 211 9th Street in Huntington Beach was constructed in 1905 in the Neo-Classical Box style with Folk Victorian influences. The building is located near the front of the parcel on the east side of 9th Street, between Walnut and Olive Avenues. It faces west within a residential neighborhood. This one-story residence has a square plan. The façade is asymmetrical and the building's foundation could not be observed. The residence has a wood-framed structural system and an exterior clad in horizontal beveled wood board siding. The building is covered by a steeply pitched, pyramidal hipped roof clad with composition shingles. The eaves are slightly overhanging and boxed. The building has two dormers, one front gable dormer located at the façade and one side gable dormer located at the north elevation roof ridge. Each dormer has an inset window. The residence also has one exterior chimney clad in horizontal beveled wood board siding, located at the north elevation. The primary entry is located at the façade on an entry porch. The porch is sheltered by a secondary dropped hipped roof, supported by four turned wood posts with scroll brackets and a turned wood balustrade. A wood landing and steps lead to the main entry. The entry itself consists of a single wood door with an oval cut glass glazed panel. There are five windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows with patterned and unpatterned window glazing and one fixed patterned window located within the gable dormer at the façade. Other windows throughout the residence are consistent with those observed at the façade. Landscaping elements of this property include a front lawn with rose bushes and an arbor with mature vines. Other features include a brick walkway and steps leading to the front yard and a ¾ white picket fence surrounding the front of the parcel. Alterations to the building include the addition of a chimney to the north elevation and a possible side addition to the north elevation. The building is in excellent condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*Resource Name or #: (Assigned by Recorder) 211 9th Street

*NRHP Status Code 3CB/5S1

B1. Historic Name: None

B2. Common Name: 211 9th Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Hipped-Roof Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
Originally constructed in 1905; barn constructed on the property in 1917; an addition and a garage constructed in 1923.

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

*B8. Related Features None

B9a. Architect: Unknown

B9b Builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920); Neo-Classical Box (1905-1925)

B10a. Property Type: Residential


B10c. Applicable Criteria: 1, 3

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

Beach Town Resort

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. 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. 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. The men had a vision of a west coast resort like Atlantic City in New Jersey. 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. The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of $95,000. 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. 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.

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. 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. 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. 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. (See Continuation Sheet)

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

*B12. References:
Please see Report for a full list of References.
- Orange County Tax Assessor
- Historic Sanborn Fire Insurance Maps

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 8/1/2009

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2):

Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Neo-Classical Box

Buildings constructed in this style are typically one-story with a compact square or rectangular plan. The roof is typically a high or moderate pitched pyramidal hipped roof. Typical cladding material consists of clapboard siding. Other character defining features include wide window and door casings. The porch may be partial or full-width and typically recessed. On beach cottages, the siding varies from horizontal wood, shingle and board-and-batten. Both beach cottages and regular front-gable cottages have elements of Craftsman and Classical elements such as knee braces, exposed rafter tails, or columns.

Integrity & Evaluation

The subject property, a single-family Neo-Classical Box style residence constructed in 1905, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. There have been some minor alterations, which affects the integrity of materials and workmanship. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be eligible both individually and as a district contributor (see District Record) for the California Register for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style and type, under Criteria 1 and 3, respectively.
View looking northeast at the south elevation.

View looking southeast at the north elevation.

Detail view looking east at the front entry.
This building is a one story, Spanish Eclectic style house constructed in 1931. It has a rectangular plan and the east facing façade is asymmetrical. The exterior is clad in smooth stucco. It is covered by a flat primarily flat roof with a shallow shed roof along the main façade made of terra cotta tile. It has open, shallow eaves with exposed rafter tails. The house has one chimney located on the roof near the south façade. There are two windows on the façade. They are asymmetrically spaced and consist of a wood sash, fixed catenary-arch shaped window located in the center of the façade, and a smaller wood sash, catenary arched shaped window on the southern end of the east façade. The main entry is located on the north end of the east elevation and consists of an arched wooden door. The building fronts onto Crest Avenue and is set behind a small lawn that extends out to sidewalk level. Landscaping elements include mature palm trees, rose bushes and shrubs. There is a paving stone pathway that leads from the sidewalk to the front entrance. The property is enclosed by a decorative iron fence. There are no ancillary buildings visible from Crest Avenue. No apparent alterations could be observed. The condition of the building is excellent to good.
View looking west at façade.
The building located at 211 Memphis Avenue is a one-story single family residence constructed in 1909 in a Craftsman style. It is located on the north side of Memphis Avenue and faces south. The building has a rectangular plan and a concrete foundation. The wood frame building is clad with leveled horizontal wood board siding. It is covered by a moderately pitched front gable roof with two front gable extensions located at each entry on the west elevation. The roof is clad with composition shingles and has moderately overhanging open eaves with exposed knee braces. Additional features include a rectangular wood vent located below the gable pitch. At the south-facing façade, a concrete driveway leads to a set of concrete steps at the west elevation. The primary entry is located at the west elevation on a concrete entry porch. The porch is sheltered by an extended front gable roof and supported by two knee braces. The primary entry was unable to be observed. There are three sets of windows on the façade; they are asymmetrically spaced and consist of fixed and double-hung wood-sash tripartite windows with moderate decorative wood casings. Other windows throughout the residence consist of a combination of double-hung wood-sash bay windows, single double-hung wood-sash windows and fixed wood-sash windows. Landscaping features include a front lawn with mature and juvenile bushes and trees, including palm. Additional features of this property include a concrete driveway located at the western portion of the parcel. Modifications to the building include possible replacement of the original windows. The building is in good condition.
**NRHP Status Code** 3CS

**Resource Name or #** (Assigned by Recorder) 211 Memphis Avenue

**Recorded By** Jennifer Krintz & Nicole Collum

**Date** 8/1/2009

**View looking north at the facade.**
**P1. Other Identifier:**

- **Resource Name or #** (Assigned by Recorder): 215 9th Street
- **NRHP Status Code**: 3CD/SS2

### P2. Location:

- **Not for Publication**: ✗
- **unrestricted**: ✓
- **a. County**: Orange
- **P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.**
- **USGS 7.5′Qua**:
  - **Date**: T
  - **R**: 1/4 of S
  - **Se**: B.M
- **c. Address**: 215 9th Street
- **City**: Huntington Beach
- **Zone**: mE/mN
- **d. UTM**: (Give more than one for large and/or linear resources)
- **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)
  - **APN**: 021-116-14

### P3a. Description:

This building is a 1-story, Colonial Revival house constructed in 1905. It has a rectangular plan and the southeast facing façade is asymmetrical. The exterior is clad in horizontal wood siding and scalloped wood shingles. It is covered by a moderately pitched, hipped roof made of composition shingle. It has shallow boxed eaves. The roof has one dormer/s located over the main entry on the southeast side of the hipped roof. It consists of a moderately pitched front gable dormer with a central square window. The house does not have a chimney visible from 9th Avenue. Decorative elements of this residence include turned wooden porch columns and balusters, lancet arch muntins and delicately carved porch brackets. There are four windows on the façade. They are asymmetrically spaced and consist of three grouped wood sash, double hung located on the south end of the façade and one wood sash, double hung window under the porch. The main entry is located under the porch of the southeast elevation and consists of a partially glazed wood panel door. The building fronts onto 9th Street and is set behind a small lawn that extends out to the sidewalk level. Landscaping elements include mature trees and shrubs. There is a brick pedestrian pathway that leads from the sidewalk to the front entrance. The property is enclosed by a white picket and brick fence. Alterations include re-siding with horizontal wood siding, repairing the dormer window, replacement entry door, addition of carved wooden details to porch, and repainting white. The condition of the building is now excellent to good.

### P3b. Resource Attributes:

- **HP02. Single Family Property**
- **Element of District**: ✓
- **Other (isolates, etc.)**: ✗

### P4. Resources Present:

- **Building**: ✓
- **Structure**: ✗
- **Object**: ✗
- **Site**: ✗
- **District**: ✗

### P5a. Photograph or Drawing:

- **Photograph required for buildings, structures, and objects.**

### P5b. Description of Photo:

- **View looking northwest at façade, 2/2009.**

### P6. Date Constructed/Age and Source:

- **Historic**: ✓
- **Prehistoric**: ✗
- **Both**: ✗

- **1905**
- **City of Huntington Beach Building Recor**

### P7. Owner and Address:

- **Richard Dean & Judith A. Edelen**
- **215 9th Street**
- **Huntington Beach, CA 92648**

### P8. Recorded by:

- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

### P9. Date Recorded:

- **8/1/2009**

### P10. Survey Type:

- **Survey - Reconnaissance**

### P11. Report Citation:

- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

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**DPR 523A (01/04)**

*Required Information*
View looking northwest at façade.
The building located at 215 Geneva Avenue is a one-story, single family residence constructed c. 1920 in the Craftsman style. It is located on the south side of Geneva Avenue and faces north. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad in board and batten siding and horizontal wood board siding underneath the gables. The building is covered by a widely-pitched, front gable roof. The widely-overhanging eaves are closed with exposed rafters. At the north-facing façade, a concrete walkway leads to a corner recessed porch. The porch is supported by two wood posts. The primary entrance is located within the porch and is obscured by an exterior screen door. The windows are primarily double hung vinyl sash windows and some have metal awnings covering. Landscape features include small trees and plantings located around the residence. Additional features of this property include a windmill located to the rear of the building. Modifications to the building include some replacement windows, an enclosed porch, as well as several one and two-story additions. The building is in good condition.
*Resource Name or #: (Assigned by Recorder)  215 Geneva Avenue

Recorded By  Jennifer Krintz & Nicole Collum  Date:  8/1/2009  ✔ Continuation  □ Update

View looking north at the façade.

View looking northeast at the façade and west elevation.

Detail view looking north at the front porch.

DPR 523L (01/95)  *Required Information
*P2. Location:  
- Not for Publication  
- unrestricted  
- Orange  

*c. Address  
- 215 Indianapolis Avenue  

*d. UTM (Give more than one for large and/or linear resources)  
- City: Huntington Beach  
- Zip: 92648  
- Zone:  
- mE/ mN  

*e. Other Locational Data:  
(attach a Location Map as necessary.)  
- APN: 025-054-13  

*P3a. Description:  
(The building located at 215 Indianapolis Avenue is a two-story multi-family residence that was constructed in 1922 in the Transitional Craftsman style. It is located on the north side of Indianapolis Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding with a red brick wall surrounding the lower portion of the building. The residence has a front gable roof and a smaller front gable projection on the façade. There are knee braces and exposed rafter tails underneath the widely overhanging eaves. There are also scalloped shingles underneath the gables. At the south-facing façade, red brick steps lead to a partial-width porch. Squared wooden columns sitting atop brick piers support the front gable porch roof. The primary entrance door is located within the porch and is surrounded by moderate door surrounds and is covered by a metal screen door. The windows are primarily fixed pictures flanked by double hung vinyl and wood sash and are surrounded by moderate casings. There appears to be a two-story addition on the rear of the building. Landscape features include some small plantings near the façade and east elevation. Modifications to the building include some window replacement, siding replacement and the rear addition.)

*P3b. Resource Attributes:  
- HP03. Multiple Family Property  
- HP04. Multiple Family Property  
- HP05. Multiple Family Property  

*P4. Resources Present:  
- Building  
- Site  

*P5a. Photograph or Drawing:  
(View, date, accession #)

*P5b. Description of Photo:  
- View looking northwest at the façade and east elevation  
- Historic  
- Prehistoric  
- Both  
- 1922 Orange County Tax Assessor  

*P6. Date Constructed/Age and Source:  
- 8/1/2009  

*P7. Owner and Address:  
- James L McKay & Barbara Jo Morrison  
- 215 Indianapolis Avenue  
- Huntington Beach, CA 92648  

*P8. Recorded by:  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245  

*P9. Date Recorded:  
- 8/1/2009  

*P10. Survey Type:  
- Survey - Reconnaissance  

*P11. Report Citation:  
(Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014)  

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

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: (Assigned by Recorder) 215 Indianapolis Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 5S3/6L

View looking north at the facade.
This building is a one and a half story, Colonial Revival house constructed in 1930. It has an irregularly shaped plan and the south facing façade is asymmetrical. The exterior is clad in stucco and wood shingle. It is covered by a moderately pitched, cross gable roof made of wood shingle. It has very shallow boxed eaves. The roof has one dormer located on the center side of the side gable roof. It consists of a small shed roof dormer with two multi-light, six-over-six double hung windows. The house has one brick chimney located on the east facade. Decorative elements of this house include faux half-timbering and wood window shutters. There are four clearly visible windows on the façade. They are asymmetrically spaced and consist of one wood sash, multi-light double hung located on the west end of the south façade, in between two wood diamond-pane windows and one wood sash, multi-light casement bay window. The main entry is located near the center of the south elevation and consists of a glazed wood door with sidelights. The building fronts onto Crest Avenue and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include several mature trees and shrubs. There is an asphalt driveway that runs along the east side of the building, and a red gravel pathway that leads from the sidewalk to the front entrance. A low stucco wall encloses the entrance with a wooden gate. There are no ancillary buildings visible from 9th street. No apparent alterations could be observed. The condition of the building is excellent to good.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: (Assigned by Recorder) 216 Crest Avenue

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking north at facades.
P2. Location: √ unrestricted

b. USGS 7.5' Quadrangle: Huntington Beach, Orange County, Orange, 1/4 of SE of B.M.
d. UTM (Give more than one for large and/or linear resources): Zone: 11S, mE/mN

e. Other Locational Data: APN: 024-116-13

P3a. Description: 
This building is a one story Colonial Revival single-family residence constructed in 1910. It has a square plan and the southeast facing façade is asymmetrical. The exterior is clad horizontal wood siding and wood shingle. It has open overhanging eaves with exposed rafter tails. The roof has one dormer located on the southeast side of the hipped roof. It consists of a small front gabled dormer with a wooden vent. The house has no visible chimneys. Decorative elements of this house include simple square porch supports and balustrades. There are two windows on the façade. They are asymmetrically spaced and consist of one wood sash, double-hung located under the porch and one wood sash, double-hung window on the south end of the southeast façade. The main entry is located under the porch of the southeast elevation and consists of a single solid wood door. The building fronts onto 9th Street and is set behind a lawn that extends out to the low brick retaining wall at sidewalk level. Landscaping elements include hedges and a palm tree. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. There are no ancillary buildings visible from 9th Street. Alterations include the addition of a storm door in front of the main entry door. The condition of the building is good.

P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

P4. Resources Present: √ Building  □ Structure  □ Object  □ Site  □ District

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

P5b. Description of Photo: View looking northwest at façade, 2/2009.

P6. Date Constructed/Age and Source: Historic

P7. Owner and Address:
Emami Mahmood
217 9th Street
Huntington Beach, CA 92648

P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

P9. Date Recorded: 8/1/2009

P10. Survey Type: (Describe) Survey - Reconnaissance

P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*P1. Other Identifier:
P2. Location: □ Not for Publication  √ unrestricted

b. USGS 7.5'Quadrangle Date R: T: 1/4 of 1/4 of Se B.M.
c. Address 217 9th Street City: Huntington Beach Zip 92648

d. UTM (Give more than one for large and/or linear resources) Zone mE/mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-116-13

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

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: √ Building  □ Structure  □ Object  □ Site  □ District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: Historic

*P7. Owner and Address:
Emami Mahmood
217 9th Street
Huntington Beach, CA 92648

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

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

*Required Information
*Resource Name or #: (Assigned by Recorder) 217 9th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code 3CB/5S2

View looking northwest at façade.
**P1. Other Identifier:**

*P2. Location:  
- [x] Not for Publication  
- [ ] unrestricted  
- [ ] a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

This building is a one and a half story, single family residence constructed in 1957. The residence does not express a particular style. It has a rectangular plan and the north facing façade is asymmetrical. The exterior is clad in vertical and horizontal siding. It is covered by a low pitched, front gable roof made of composition shingle. It has overhanging, boxed eaves with exposed drafters. There is no chimney visible from the street. Decorative elements on this house include carved bargeboards and decorative wood window shutters. There is one picture window on the west end of the south-facing façade. It consists of a fixed, wood sash center window and two wood sash double hung windows. The picture window has horizontal muntins. Windows on the other elevations are not clearly visible. The main entry is located on the east end of the south-facing façade, and consists of a single, fully-glazed wood door. Other entries include the wood panel door to a balcony located on the second floor. The balcony door is surrounded by sidelights. The building fronts onto Frankfort Avenue and is set behind a lawn that extends to the sidewalk. Landscaping elements include a variety of shrubs planted in the front yard. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. The front of the property is enclosed by a white picket fence with a gate. There are no ancillary buildings visible from the street. No apparent alterations could be observed. The condition of the building is excellent to good.

*P3b. Resource Attributes: (List Attributes and codes)  
HP02. Single Family Property

*P4. Resources Present:  
- [x] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)

View looking south at façade, 2/2009.

*P6. Date Constructed/Age and Source:  
- [x] Historic  
- [ ] Prehistoric  
- [ ] Both

1957  
City of Huntington Beach Building Recor

*P7. Owner and Address:  
Mike E. & Tomi A. Nerhus
218 Frankfort Avenue
Huntington Beach, CA 92648

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

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

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


*Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

*Resource Name or #: (Assigned by Recorder) 218 Frankfort Avenue

*NRHP Status Code 6L

View looking southwest at façade.
This building is a one story, California Bungalow single family residence constructed in 1917. It has a rectangular plan and the southeast facing façade is generally symmetrical. The exterior is clad in horizontal wood siding. It is covered by a moderately pitched, double front gable roof made of composition shingles. It has overhanging, boxed eaves with exposed rafter tails and projecting beams. The house does not have any visible chimneys. Decorative elements of this residence include smooth doric porch support columns and geometric wood screens in the gable ends. There are three windows on the façade. They are asymmetrically spaced and consist of one wood sash, full-height, multi-light casement window located under the porch and two wood sash, fixed windows. The main entry is located near the center of the southeast elevation and consists of a fully glazed single wood door. The building fronts onto 9th Street and is set behind a small lawn that extends out to a low brick retaining wall at the sidewalk level. Landscaping elements include palm trees and low brick planters. There is a concrete pedestrian pathway that leads from the sidewalk to the porch steps at the front entrance. There are no ancillary buildings visible from 9th Street. Alterations include renovation from a duplex to a single family property. The condition of the building is good.
*Resource Name or #: (Assigned by Recorder)  219 9th Street

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  Continuation  

View looking northwest at façade.
The building located at 219 Indianapolis Avenue is a two-story single family residence that was constructed in 1918 in a Front-Gable Roof Cottage style. It is located on the north side of Indianapolis Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof and two shed dormers on the east elevation and one on the west elevation. There are also exposed rafter tails, knee braces and a square vent located underneath the apex of the front gable. At the south-facing façade concrete steps lead to a partial-width corner porch. A square wooden supports the recessed porch roof. There is also a wooden balustrade surrounding the porch. The primary entrance door is located within the porch and is surrounded by moderate door surrounds and is covered by a glass security door. The windows are primarily double hung vinyl or wooden sashes and are surrounded by moderate to narrow casings. Many of these windows are set in ribbon patterns of two or three. There is a large two-story addition located on the rear of the building. Landscape features include a large tree in the front yard with smaller plantings around the white picket fence that surrounds the property. Modifications to the building include the large two-story addition to the rear as well as some replacement windows.
**NRHP Status Code** 3CS  

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<th>Date:</th>
<th>Continuation</th>
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<td>8/1/2009</td>
<td>✔️</td>
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*Resource Name or #:* (Assigned by Recorder) 219 Indianapolis Avenue

---

View looking northwest at the façade and east elevation.  

View looking northeast at the façade and west elevation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #  Other Listings Reviewer Date
DOE #  Review Code

Page 1

*Resource Name or # (Assigned by Recorder) 220 11th Street

P1. Other Identifier:

*b. USGS 7.5'Quadrangle:

c. Address 220 11th Street

d. UTM (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-115-14

*P2. Location:  

* *a. County Orange

*P3a. Description:
The building located at 220 11th Street is a one-story single family residence that was constructed in 1954 a Side-Gable Roof Cottage style. It is located on the southeast side of 11th Street and faces northwest. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in vinyl clapboard siding. The residence is covered by a steeply pitched side gable roof with flared eaves and composition shingle cladding. The eaves are moderately overhanging and open. Additional features include a rectangular vent below the pitch of the gable on the southwest elevation. At the northwest-facing façade a concrete walkway and steps lead to a concrete full-width porch. The porch is sheltered by the principle roof and supported by wood posts. The primary entrance is located within the porch and consists of a single wood door covered by a wood screen door. An additional entry to the residence is located on the northeast-facing elevation. It is obscured by a wood screen door and is about one foot above ground level. There are two windows on the façade; they are symmetrically spaced and consist of two over two double-hung wood-sash windows. The windows are surrounded by moderate wood casings. Other windows throughout the residence consist of double-hung wood-sash windows and an aluminum sliding window. Landscape features include a small yard with a brick planter along the façade and a trellis on the northwest wall of the porch. The building appears unaltered and is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  ✔ Building  ❏ Structure  ❏ Object  ❏ Site  ❏ District

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

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

*P6. Date Constructed/Age and Source:  ✔ Historic  ❏ Prehistoric  ❏ Both

c. 1920 Visual Observation

*P7. Owner and Address:

Vladimir Konovalov
6862 Evening Hill Drive
Huntington Beach, CA 92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Attachments:  ❏ NONE  ❏ Location Map  ❏ Sketch Map  ❏ Continuation Sheet  ✔ Building, Structure, and Object Record

Archaeological Record  ❏ District Record  ❏ Linear Feature Record  ❏ Milling Station Record  ❏ Rock Art Record

Artifact Record  ❏ Photograph Record  Other (List):
**Resource Name or #** (Assigned by Recorder) 220 11th Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code** 6L

Detail view looking southeast at the entry on the façade.

View looking east at the façade and southwest elevation.

View looking south at the northeast elevation.
### P1. Other Identifier:
The Royal Hawaiian Apartments

#### P2. Location:
- **Not for Publication**
- **unrestricted**
- **a. County** Orange

#### (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

- **b. USGS 7.5'Quads**: 220 12th Street
- **c. Address**: Huntington Beach, CA 92648
- **d. UTM** (Give more than one for large and/or linear resources): 
  - Zone: mE/mN
  - APN: 024-034-02
- **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)

#### P3a. Description:
The building located at 220 12th Street is a two-story, courtyard apartment building constructed circa 1965 in the eclectic Tiki architectural style. It is located on the southeast side of 12th Street and faces northwest. The complex has a rectangular plan with a center courtyard and pool. It sits on a concrete foundation and has a wood-framed structural system and an exterior clad with sandstone and bamboo. The main portion of the complex is covered by a flat parapet roof, and the entry way is sheltered by a front gable hipped roof with moderately overhanging eaves. At the northwest-facing elevation, a concrete path leads to the main entrance on the first floor and a sandstone clad stairway leads to the individual apartments on the second floor. The primary first floor entryway consists of a bamboo clad rectangular opening. There are no visible windows on the northwest-facing elevation and other windows throughout the building could not be observed. Additional features of the building include tiki inspired architectural details, including: wooden support posts within the carport shaped like tiki gods and bamboo projections along the bamboo clad carport. Landscaping features include a narrow front lawn, with four mature palm trees lining the walkway and façade exterior. There are no visible alterations to the building. The building is in good condition.

### P3b. Resource Attributes:
- HP03. Multiple Family Property
- HP10. Survey Type: (Describe) Survey - Reconnaissance

### P4. Resources Present:
- ☑ Building
- ☐ Structure
- ☐ Object
- ☐ Site
- ☐ District

### P5a. Photograph or Drawing:
(Photograph required for buildings, structures, and objects.)

### P5b. Description of Photo:
(View, date, accession #)
- View looking southwest at primary façade, 2/2009.

### P6. Date Constructed/Age and Source:
- ☑ Historic
- ☐ Prehistoric
- ☐ Both
  - c. 1965 Visual Observation

### P7. Owner and Address:
- Bauer Investments LP
  - 16511 Cotuit Cir
  - Huntington Beach, CA 92649

### P8. Recorded by:
- Jennifer Krintz & Nicole Collum
- GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

### P9. Date Recorded:
8/1/2009

### P10. Survey Type:
- (Describe)
  - Survey - Reconnaissance

### *Required Information*
- *DPR 523A (01/04)*
- *Attachments:* NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifon Record Photograph Record Other (List):
**State of California - The Resources Agency**
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #:*(Assigned by Recorder)  220 12th Street

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009

**NRHP Status Code** 3CS

- View looking southeast at the primary entrance.
- View looking northeast at the carport.
- Detail view looking southeast at the primary entrance.
- Detail view looking northeast at the front stair.
- Detail view looking at the apartment sign.
- Detail view looking at the apartment sign.

*Required Information*
The building located at 220 Frankfort Avenue is a one-story, single family residence constructed in 1923 in a Front-Gable Roof Cottage style. It is located on the south side of Frankfort Avenue and faces north. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with flushed wood siding on the lower portion and channel drop wood siding on the upper portion. It is covered by a moderately pitched, front gable roof, clad in composition shingles. The widely-overhanging eaves are closed and have exposed rafters. At the north-facing elevation, a concrete walkway leads to a covered stoop. The entry is located on the façade. The front door is obscured by an exterior screen door. There are two windows on the façade; they consist of wood casements with wide wood casings. Other windows throughout the building could not be observed. Landscaping features include small plantings, as well as a palm and fruit tree in the front lawn. There appear to be no modifications to the building. The building is in good condition.
**P1. Other Identifier:**

*P2. Location:*
- Not for Publication
- unrestricted

*P2a. Resource Name or # (Assigned by Recorder): 220 Geneva Avenue

*P2b. USGS 7.5' Quadrangle:*
- c. Address: 220 Geneva Avenue
- City: Huntington Beach
- Zip: 92648
- d. UTM (Give more than one for large and/or linear resources)
- Zone: mE/mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
- APN: 024-183-08

*P3a. Description:*

The building located at 220 Geneva Avenue is a one-story single family property constructed in 1923 in the Spanish Colonial Revival style. It is located on the south side of Geneva Avenue and faces north. The building has a square plan and likely a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a flat roof with a parallel gable parapet wall. The parapet wall has Spanish terracotta tile coping. The building has no overhanging eaves. Other features include a dropped shed roof at the façade clad with Spanish terracotta tile. At the north-facing elevation, a concrete walkway and steps lead to an entry porch. The primary entry is located on the entry porch. The porch is sheltered by a dropped shed roof clad with Spanish terracotta tile and supported by decorative stucco braces. The entrance consists of a single wood paneled door surrounded by sidelights. There are two sets of windows on the façade; they are symmetrically spaced and consist of two wood-sash tripartite windows. The windows are covered by dropped shed roofs supported by triangular stucco brackets. Other windows throughout the residence appear to consist of double-hung likely wood-sash windows. Landscaping features include a front lawn, palm trees and a bush near the entry. Modifications to the building include the possible replacement of the original door. The building is in good condition.

*P3b. Resource Attributes:*

HP02. Single Family Property

*P4. Resources Present:*
- Building

*P5a. Photograph or Drawing:*

(View, date, accession #)

*P5b. Description of Photo:*

View looking southwest at the façade and east ele

*P6. Date Constructed/Age and Source:*
- 1923
- Orange Tax County Assessor

*P7. Owner and Address:*

Christian P. Hajek
10112 Crailet Drive
Huntington Beach, CA 92646

*P8. Recorded by:*

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:*
- 8/1/2009

*P10. Survey Type:*
- Survey - Reconnaissance

*P11. Report Citation:*

*Attachments:*

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
View looking south at the façade.

Detail view looking southeast at the façade entry.
The building located at 221 12th Street is a one-story single-family residence constructed circa 1915 in the Neoclassical box style. It is located on the northwest side of 12th Street and faces southeast. The building has a rectangular shaped plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad with wood clapboard siding. It is covered by a moderately-pitched pyramidal hipped roof clad with composition shingles. The building has wide overhanging eaves. At the southeast facing elevation a concrete path and tile clad steps lead to a full-width wood porch. The entry is located within the porch and is sheltered by the principle roof and supported by squared wood posts and a squared wood balustrade. The entry itself consists of a wood and glass paneled door set within a decorative Victorian style frame. There are two windows on the façade. They are symmetrically spaced and consist of double-hung wood-sash windows set within decorative Victorian style casings. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front patio and side yard with mature trees, including lemon, and a white picket perimeter fence. Alterations to the building include the replacement of the front door. The building is in good condition.
Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  Continuation  Update

*Resource Name or #: (Assigned by Recorder)  221 12th Street

*NRHP Status Code 6L

View looking northwest at the southwest elevation.

View looking at the primary entrance.

View looking northwest at the northeast elevation.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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**P1. Other Identifier:**

- **Resource Name or #:** 221 13th Street

**P2. Location:**
- Not for Publication
- **unrestricted**
- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** Huntington Beach
- **c. Address:** 221 13th Street
- **City:** Huntington Beach
- **Zip:** 92648
- **d. UTM:** Orange County Tax Assessor
- **e. Other Locational Data:** APN: 024-032-07

**P3a. Description:**
The building located at 221 13th Street is a one-story single family residence that was constructed in 1950 in a Front-Gable Roof Cottage style. Since its construction it has been converted into a multiple family residence. It is located on the northwest side of 13th Street and faces southeast. The building has a near rectangular plan and has a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a low pitched, front gable roof, clad with composition shingles. Additional features include a rectangular vent below the front gable pitch. At the southeast-facing façade, a concrete walkway and wooden steps with wooden handrails lead to an entry porch. The primary entry is located within the porch. The porch is sheltered by a dropped shed roof with exposed purlins and supported by wood posts and a wood banister. The entry itself consists of a single wood door with diamond shaped panes. The door is surrounded by moderate wood casings and covered by a metal screen door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung likely aluminum-sash windows set within moderate wood casings. Other windows throughout the residence could not be observed. Landscape features include: a front lawn with shrubs and a juvenile tree near the porch, and bushes and trees along the perimeter. Additional features include a white picket perimeter fence, and a wood lattice arbor. The building appears unaltered and in good condition.

**P3b. Resource Attributes:**
- **HP02. Single Family Property**

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

**P5a. Photograph or Drawing:**
- (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
- View looking west at southeast-facing façade, 2/20

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both
- 1950 Orange County Tax Assessor

**P7. Owner and Address:**
- Christopher Clive Couper
- 11873 Nebraska Avenue
- Los Angeles, CA 90025

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

**P10. Survey Type:**
- Survey - Reconnaissance

**P11. Report Citation:**

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

*DPR 523A (01/04) *Required Information*
221 13th Street

View looking west at façade.

Detail view looking northwest at the façade.

Detail view of main entry.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

NRHP Status Code  6L

Survey #  Other Listings Review Code  Reviewer  Date
DOE #

*Resource Name or #  (Assigned by Recorder)  221 Chicago Avenue

P1. Other Identifier:

*P2. Location:  ☑ Not for Publication  ☑ unrestricted  *a. County  Orange

and  (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’Quadrangle  Date:  R: 1/4 of  1/4 of Se: B.M

c. Address  221 Chicago Avenue  City: Huntington Beach  Zip: 92648

d. UTM  (Give more than one for large and/or linear resources)  Zone:  mE/ mN

e. Other Locational Data:  (e.g., parcel #, directions to resource, etc. as appropriate)  APN: 024-202-15

*P3a. Description:  (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 221 Chicago Avenue is a one-story single family residence that was constructed in 1925 in a Front-Gable Roof Cottage style. It is located on the north side of Chicago Avenue and faces south. The building has a near square plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched front gable roof, clad in composition shingles. The roof has moderately overhanging eaves with exposed purlins. Other features include a triangular wood vent located below the gable pitch. At the south-facing façade, concrete steps lead to a concrete entry porch. The primary entrance is located on the porch. The porch is sheltered by a dropped front gable roof and supported by wood knee braces. The primary entrance door consists of a single, wood and glass paneled door with nine lights. There are two windows on the façade, they are symmetrically spaced and consist of double-hung likely wood-sash windows set within moderate wood casings. Other windows throughout the residence consist of the same type as those observed at the façade. Landscape features include a front lawn with mature shrubs along the façade and a mature tree located to the west. Additional features of this property include a white picket perimeter fence, and a front gable wood shed located in the northeast portion of the parcel. Modifications to the building include the possible replacement of the original door and windows. The building is in good condition.

*P3b. Resource Attributes:  (List Attributes and codes)  HP02. Single Family Property

*P4. Resources Present:  ☑ Building  ☑ Structure  ☑ Object  ☑ Site  ☑ District

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

*P5b. Description of Photo:
(View, date, accession #)

View looking northeast at façade and west elevation

*P6. Date Constructed/Age and Source:  ☑ Historic  ☑ Prehistoric  ☑ Both

1925  Orange County Tax Assessor

*P7. Owner and Address:
Thomas S. Bakman
221 Chicago Avenue
Huntington Beach, CA 92648

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

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

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

*Required Information

DPR 523A (01/04)
221 Chicago Avenue

View looking north at the façade.

View looking northwest at the façade and east elevation.
The building located at 221 Indianapolis Avenue is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the north side of Indianapolis Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof. There is an octagon window located underneath the apex of the front gable. At the south-facing façade, a concrete walkway leads to a covered stoop. Squared wooden posts support the front gable porch roof. The primary entrance door is located within the stoop and is surrounded by thin casings and obscured by a metal security door. The windows are primarily vinyl casements and are surrounded by moderate casings. There is a one-story shed addition located on the east elevation, as well as a rear front gable addition. Landscape features include small trees and plantings located in front of the façade next to the wooden fence surrounding the property. Modifications to the building include replacement windows, as well as side and rear additions.
View looking north at the façade.

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<th>Date</th>
<th>*NRHP Status Code</th>
<th>6L</th>
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<td>Jennifer Krintz &amp; Nicole Collum</td>
<td>8/1/2009</td>
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221 Indianapolis Avenue

*Resource Name or #: (Assigned by Recorder)

*Required Information
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<th><strong>Other Listings</strong></th>
<th><strong>Review #</strong></th>
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**P1. Other Identifier:**

*P2. Location:*
- ☑ Not for Publication
- ☑ unrestricted
- *a. County*
  - Orange
- *b. USGS 7.5'Quadrangle*
  - Date: "T R 1/4 1/4 of Se B.M"

- c. Address
  - 222 2nd Street
  - City: Huntington Beach
  - Zip: 92648

- d. UTM (Give more than one for large and/or linear resources)
  - Zone:
  - mE:
  - mN:

- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-162-16

**P3a. Description:**

The building located at 222 2nd Street is a one-story single family residence constructed in 1924 in the Minimal Traditional style. It is located on the southeast side of 2nd Street and faces northwest. The building has an L-shaped plan and likely a concrete foundation. The wood frame building is clad with aluminum siding. It is covered by a moderately pitched cross gable roof clad in composition shingles. The eaves are slightly overhanging and boxed. Additional features include an exterior brick chimney located at the northeast elevation. At the northwest-facing elevation concrete pavers and steps lead to a concrete entry porch. The entry is located on the porch; it is sheltered by an extended shed roof and supported by two wood trellis posts. The entry itself consists of a single wood and glass paneled door and an exterior wood screen door. There are two windows on the façade; they consist of a vinyl-sash sliding window and a double-hung vinyl sash window. Both windows are set within modern wood casings. Other windows throughout the residence consist of double-hung wood sash windows. Landscaping features include a mature front hedge and a front and side lawn with mature trees and bushes along the façade exterior. Additional features of this property include a single-car carport and shed located at the southeast portion of the parcel. Modifications to the building include the replacement of some windows and the recladding the building's exterior. The building is in fair condition.

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- ✔ Building
- ☐ Structure
- ☐ Object
- ☐ Site
- ☐ District
- ☐ Element of District
- ☐ Other (isolates, etc.)

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

- View looking southeast at the façade, 2/2009

**P6. Date Constructed/Age and Source:**
- ☑ Historic
- ☐ Prehistoric
- ☐ Both

- 1924
- Orange County Tax Assessor

**P7. Owner and Address:**
- David & Delhi Winn
  - 222 2nd Street
  - Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
  - GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

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

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


**Attachments:**
- ✔ Continuation Sheet
- ☐ Building, Structure, and Object Record
- ☐ Archaeological Record
- ☐ District Record
- ☐ Linear Feature Record
- ☐ Milling Station Record
- ☐ Rock Art Record
- ✔ Photograph Record

**Other (List):**

*Required Information*
**Resource Name or #** (Assigned by Recorder) 222 2nd Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009  

- ☑ Continuation  
- ☐ Update

- View looking south at the main house and ancillary building.
- View looking east at the ancillary building.

*NRHP Status Code 6L

**Continuation Sheet**

- Primary #
- HRI #

*Required Information*
The building located at 223 Elmira Avenue is a one-story single family residence that was constructed in 1917 in a Front-Gable Roof Cottage style. It is located on the north side of Elmira Avenue and faces south. The building has a near rectangular plan and likely has a concrete foundation. The wood frame building is clad in wood shingle siding. The residence is covered by a moderate pitch front gable roof, clad with composition shingles. The eaves are slightly overhanging with exposed rafters. Additional features include a rectangular vent below the gable pitch and two chimney stacks on the roof slope. At the south-facing façade, concrete steps lead to a full-width porch. The porch is sheltered by an extended shed roof, clad in composition shingles. It is supported by squared wood posts and a wooden banister. The primary entrance door is located off-center within the porch and consists of sliding vinyl-sash windows. The windows are surrounded by moderate wood casings. A fence obscures the view of windows on other elevations. Landscape features include a small yard with mature shrubs. Additional features include a concrete path leading to the front entrance to the building and a white picket perimeter fence. Modifications to the building include the replacement of the original windows and door. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Resource Name or #: 223 Elmira Avenue
*NRHP Status Code: 6L

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

View looking north at the façade.
**P2. Location:**

- **a. County:** Orange
- **b. USGS 7.5' Quad:** 224 Crest Avenue
- **c. Address:** 224 Crest Avenue
- **d. UTM (Give more than one for large and/or linear resources):** City: Huntington Beach  Zip 92648
- **e. Other Locational Data:** APN: 024-081-11

**P3. Description:**

This building is a one story, Spanish Colonial Revival single-family residence constructed in 1925. It has a rectangular plan and the south facing façade is asymmetrical. The exterior is clad in smooth stucco. It is covered by a predominantly flat roof with a parapet lined with terra cotta tile. It has. There are shallow front gabled roofs over two window bays on the main façade, and a side gable roof over the entry porch. There are no visible chimneys on the house. Decorative elements include a plaster sconce within a recessed niche centered over the main entry. There are two sets of windows, one on either end of the south façade. They are asymmetrically spaced. Each set of windows consists of three wood sash windows: a fixed center window between two double-hung windows. The main entry is located in the center of the south elevation and consists of a wood, partially glazed door under a recessed entry arch. The building fronts onto Crest Avenue and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include mature trees and shrubs. There is a concrete driveway that runs along the east side of the building, and a brick pathway that leads from the sidewalk to the front entrance steps. There are no ancillary buildings visible from 9th Street. No apparent alterations could be observed. The condition of the building is excellent to good.

**P3b. Resource Attributes:**

- HP02. Single Family Property
- HP04. Resources Present: Building

**P5. Photograph or Drawing:**

- (View, date, accession #)

**P5b. Description of Photo:**

View looking north at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic
- Prehistoric

1925 City of Huntington Beach Building Recor

**P7. Owner and Address:**

Denise Macalister
224 Crest Avenue
Huntington Beach, CA 92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**

8/1/2009

**P10. Survey Type:**

Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
*Resource Name or #: (Assigned by Recorder) 224 Crest Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation Sheet

View looking north at façade.
**P1. Other Identifier:**

<table>
<thead>
<tr>
<th><em>Resource Name or #</em> (Assigned by Recorder)</th>
<th>225 Elmira Avenue</th>
</tr>
</thead>
</table>

**P2. Location:**

- **a. County**: Orange
- **b. USGS 7.5'Qua**:
  - Address: 225 Elmira Avenue
  - City: Huntington Beach
  - Zip: 92648
- **c. Address**: 225 Elmira Avenue
- **d. UTM**:
  - Zone: mE/mN
  - APN: 024-184-10
- **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)

**P3a. Description:**

The building located at 225 Elmira Avenue is a one story single family residence that was constructed in circa 1905 in the Neoclassical box style. It is located on the north side of Elmira Avenue and faces south. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding and flush vertical wood board siding along the base of the residence. It is covered by a moderately pitched, pyramidal hipped roof, clad in composition shingles. The eaves are moderately overhanging and boxed. At the southwest-facing façade, concrete steps lead to an entry porch. The porch is sheltered by the principle roof and supported by a wood post and ¾ solid rail. The primary entrance door is located within the porch on the west-facing wall, and consists of a single, wood and glass paneled door with a moderate wood frame. There is one window on the façade; it consists of a vinyl slider surrounded by moderate wood casings. Other windows throughout the residence consist of doublehung vinyl-sash windows. Landscape features include a small yard with a mature tree and shrubbery along the south-facing façade. Additional features include a concrete pedestrian walkway leading to the entry porch. Modifications to the building include the replacement of the original windows and the possible replacement of the original cladding. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**

- **P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(Describe the photograph and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

**P6. Date Constructed/Age and Source:**

- **c. 1905**
- **Visual Observation**

**P7. Owner and Address:**

- **Shaun R. Moore**
  - 225 Elmira Avenue
  - Huntington Beach, CA 92648

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
  - GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

**P9. Date Recorded:**

- **8/1/2009**

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

Survey - Reconnaissance

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


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
View looking north at the façade.
The building located at 226-228 Crest Avenue is a one-story single family residence that was constructed in 1916 in the Craftsman style. It is located on the north side of Crest Avenue. The building has a near rectangular plan and a likely concrete foundation. The wood frame building is sheathed in horizontal wood board siding. The residence has a side gable roof and decorative bargeboards. At the south-facing façade red brick steps with no handrails lead to a partial-width porch. Square wooden posts support the front gable porch roof. The primary entrance door is located off-center within the façade and is surrounded by narrow casings. The windows appear to be aluminum sliders and were obscured by vegetation at the time of the survey. Landscape features include several mature plantings obscuring the façade and side elevations. Modifications to the building include door and window replacement.

P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

P5b. Description of Photo: (View, date, accession #)
View looking north at façade, 2/2009.

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
1916 Orange County Tax Assessor

P7. Owner and Address:
Marcus Erik Kemmerer
226 Crest Avenue
Huntington Beach, CA 92648

P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

P9. Date Recorded: 8/1/2009

P10. Survey Type: (Describe)
Survey - Reconnaissance

*Required Information
View looking northwest at the façade and side elevation.
The building located at 227 12th Street is a one-story single-family residence constructed in 1917 in a Side-Gable Roof Cottage style. It is located on the northwest side of 12th Street and faces southeast. The building has a rectangular shaped plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboard siding. It is covered by a moderately pitched side gable roof clad with composition shingles. The building has moderately overhanging open eaves. Additional features include a brick chimney located at the northeast elevation. At the southeast-facing elevation a brick path and wood steps lead to a partial-width wood porch. The entry is located within the porch and is sheltered by an extended shed roof supported by squared wood posts and an arched turned wood balustrade. The entry itself is obscured by a single metal security door. There are two windows on the facade. They are symmetrically spaced and consist of wood sash casement windows. These windows are consistent with those observed on the facade. Landscaping features include a front lawn, mature shrubs, a side patio, side yard, and a white picket perimeter fence. Alterations to the building include the addition of a single metal security door. The building is in good condition.
*Resource Name or #:*(Assigned by Recorder)  227 12th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009  

*NRHP Status Code 6L

View looking northwest at the southwestern elevation and patio.

View looking northwest at the southwestern elevation.

View looking southwest at the northeast elevation.

Detail view looking at the brick chimney and wood vent.


The single-family residence located at 228 10th Street in Huntington Beach was constructed in 1920 in the Craftsman Cottage style. The building is located near the front of the parcel on the southeast corner of 9th Street and Olive Avenue. This one-story residence has a rectangular plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in wide horizontal dropped wood board siding. The building is covered by a moderately pitched, side gable roof clad with composition shingles. The eaves are moderately overhanging with exposed rafters. Additional features include rectangular metal vents below each gable pitch. The primary entry is located at the façade and within an entry porch. The porch is sheltered by an extended front gable roof, and supported by squared wood posts. The entry itself consists of a single wood and glass paneled door and an exterior metal screen door; sidelights flank either side of the main entry. There are three windows on the façade; they are symmetrically spaced and consist of a fixed rectangular window and two double-hung wood sash windows. Landscaping elements of this property include a front lawn and two landscaped planters with mature plants and shrubs flanking either side of the front entry. Other features of this property include a side garage located at the north elevation. The building appears to be unaltered and is in excellent condition.
*Resource Name or # (Assigned by Recorder): 228 10th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking south at the north elevation.

View looking south at the garage located at the north elevation.

Detail view looking east at the front entry.

Detail view looking east at the façade.
The building located at 228 12th Street is a one-story single-family residence constructed in 1922 in the Craftsman style. It is located on the southeast side of 12th Street and faces northwest. The building has a square shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboard siding and wood shingles within the gable pitches. It is covered by a moderately pitched parallel cross gable roof clad with composition shingles. The building has moderately overhanging open eaves with exposed rafter tails and knee braces. At the northwest-facing elevation a concrete path and steps lead to a partial-width concrete porch. The entry is located within the porch and is sheltered by the principle roof and supported by knee braces. The entry itself consists of a wood and glass paneled door with sidelights. Two additional entries to the building are located on the southern end of the front porch and at the northwest elevation. There are two windows on the façade. They consist of a doublehung wood-sash window and a wood-sash tripartite window. Other windows throughout the building are consistent with those observed on the facade. Landscaping features include a front lawn, mature shrubs and a mature tree. There are no visible alterations to this building. The building is in good condition.
**Resource Name or #:** (Assigned by Recorder) 228 12th Street

**Date:** 8/1/2009

**NRHP Status Code:** 6L

**Recorded By:** Jennifer Krintz & Nicole Collum

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View looking east at the northwest elevation.

Detail view looking southeast at the façade.

Detail view looking southeast at the façade porch and entry.

Detail view looking southeast at the façade.

View looking south at the northeast elevation.

View looking west at the rear of the property.
The building located at 2307 Florida Street is a one-story multi-family property that was constructed in 1958 in the Neoclassical box style. It is located on the west side of Florida Street and faces east. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in smooth stucco. It is covered with a steeply pitched hipped roof clad with composition shingles. The eaves are moderately overhanging and boxed. At the east-facing façade a concrete walkway and steps lead to an uncovered concrete entry porch. The porch is partially surrounded by a ¾ decorative concrete block wall. The entry itself is located within the porch and consists of a single solid wood door. There are two windows on the façade; they are asymmetrically spaced and consist of a double fixed window, and a single fixed window with four lights. Other windows throughout the residence consist of a combination of double-hung wood-sash windows and fixed windows. All of the windows are set within modest wood casings and have applied exterior wood shutters. Landscaping features include a front and side lawn. Additional features of this property include a secondary low pitched, front gable building, located in the western portion of the parcel. The building is clad in smooth stucco and was constructed in the same style as the primary building. The doors and windows are of the same type as those observed on the primary residence. Modifications to the building include replaced wall and roof cladding. The building is in good condition.
*Resource Name or #*(Assigned by Recorder) 2307 Florida Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking west at secondary building.
The building located at 2506 Delaware is a one and a half-story single-family residence constructed in 1911 in the Craftsman style. It is located on the east side of Delaware Street, near its intersection with Yorktown, and faces generally west. The building has a rectangular plan and a likely concrete foundation. The building is clad in wood clapboards and shingles. It is covered by a cross-gabled roof with open, overhanging eaves and clad with composition shingles. On the south elevation, there is an exterior brick chimney. At the west-facing elevation, a concrete path and steps lead to an entry porch. The entry is located within full-width recessed porch which is supported by tapered wood posts. The entry itself is obscured behind a wood screen door. There are two window groupings on the primary elevation, consisting of one fixed window flanked by one-over-one double-hung wood windows, all topped with a multi-light fixed transom. Other windows throughout the building appear to be consistent with those observed on the façade. Landscaping features include a front lawn and mature shrubs. No major alterations could be observed. The building is in good condition. To the rear (east) of the building, there is a front-gabled rectangular garage clad in smooth stucco.
**Resource Name or #**: (Assigned by Recorder) 2506 Delaware St

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<td>B4. Present Use:</td>
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<td>B5. Architectural Style:</td>
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<td>B6. Construction History:</td>
<td>(Construction date, alterations, and date of alterations) Constructed 1911.</td>
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<td>B9b builder:</td>
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<td>B10. Significance:</td>
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<td>B10 Applicable Criteria:</td>
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</table>

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach. (See Continuation Sheet)

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

**B12. References:**
Please see Report for a full list of References.

B13. Remarks:
None

**B14. Evaluator:** Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): Craftsman (1905-1930)

The Craftsman style was popular from circa 1905-1930. This building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full or partial width porches with roof supported by tapered square columns' columns and or/pedestals frequently extend to ground level (without a break at level of porch). Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or wood horizontal siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach.

Evaluation & Integrity

The subject property, a single-family Craftsman style residence constructed in 1911, is associated with the Beach Town Resort period of Huntington Beach's development, which occurred roughly between 1901 and 1920. Its is a good, representative example of the style. There is a large amount of infill within the surrounding areas, diminishing the property's integrity of setting and feeling. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for listing to the California Register for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style, under Criteria 1 and 3, respectively.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions. Based on this above statement, 2506 Delaware Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 2516 Delaware Street is a one-story single family residence that was constructed in circa 1925 in the Craftsman style. Since its original construction it has been converted into a multiple family residence. It is located on the east side of Delaware Street and faces west. The building has a nearly rectangular plan and likely has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched front gable roof clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. Additional features include exposed purlins and a rectangular vent under the gable pitch. At the west-facing façade, a brick step leads to a partial width porch. Wooden posts support the dropped front gable porch roof. The primary entrance door is located off-center within the porch and the wood paneled door is surrounded by narrow casings. There is a fixed tripartite, likely wood-sash, window surrounded by narrow casings. Landscaping features include a front and side lawn with shrubbery lining the brick pedestrian walkway and mature vegetation lining exterior perimeter of the building. Modifications to the building include the replacement of the original door, the addition of a metal awning on the west-facing façade and a shed addition on the northeast corner. The building is in good condition.
View looking northeast at the façade and south elevation.
**Resource Name or #** (Assigned by Recorder) 2520 Delaware Street

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - Orange County

- **b. USGS 7.5' Quadrangle:**
  - 2520 Delaware Street
  - Huntington Beach

- **c. Address:**
  - 2520 Delaware Street

- **d. UTM:**
  - City: Huntington Beach
  - Zip: 92648

- **e. Other Locational Data:**
  - APN: 025-111-44

**P3a. Description:**

The building located at 2520 Delaware Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the east side of Delaware Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched front gable roof, clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. Other features include exposed purlins and a triangular lattice vent located below the gable pitch. At the west-facing façade, a concrete ramp leads to a concrete entry porch. The primary entrance is located on the entry porch. The porch is sheltered by a dropped shed roof, clad in composition shingles, and supported by wood posts. In between the posts is a wrought iron balustrade. The primary entrance consists of a single wood door obscured by a hanging fabric screen. There are two windows on the façade, they are symmetrically spaced and consist of twenty light wood casement windows in moderate wood casings. Other windows throughout the residence include an aluminum slider. Landscape features include a front lawn with shrubs along the entry porch and a few potted plants on the porch. Additional features of this property include a chain link perimeter fence, and a front gable garage located in the northeast portion of the parcel. Modifications to the building include the possible replacement of the original door and windows. The building is in good condition.

**P3b. Resource Attributes:**

- HP02. Single Family Property

**P4. Resources Present:**

- Building

**P5a. Photograph or Drawing:**

- Photograph required for buildings, structures, and objects.

**P5b. Description of Photo:**

View looking east at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic
- 1922
- Orange County Tax Assessor

**P7. Owner and Address:**

- Robert P. Mandic
- 16242 Tisbury Circle
- Huntington Beach, CA 92649

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Photograph Record

*Required Information*
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2

*Resource Name or #: (Assigned by Recorder) 2520 Delaware Street

Recorded By  Jennifer Krintz & Nicole Collum

Date: 8/1/2009  ☑ Continuation  ☐ Update

*NRHP Status Code 6L

View looking southeast at the façade and north elevation.
The building located at 302 Crest Avenue is a one-story single family residence that was constructed in 1922 in the Craftsman style. It is located on the northwest corner of Crest Avenue and Main Street and faces southeast. The building has a near rectangular plan and likely has a concrete foundation. The wood frame building is sheathed in horizontal wood siding. The residence has a low pitched cross-gable roof clad in composition shingles. Additional features include overhanging eaves, exposed purlins, rafter tails and one exterior brick chimney located at the west elevation. At the southeast-facing façade, a curved concrete walkway leads to a small stoop. The stoop is sheltered by a front gable hood. The primary entrance door consists of a single wood paneled door and has a small window. There are two windows on the façade, which are fixed picture windows decorative muntins. Landscape features include a front lawn with small plantings. Additional features include a low brick wall around the front yard as well as a two story two-car garage located on Main Street. Modifications to the building the possible replacement of some of the windows and replacement siding. The garage appears to be a later construction. The buildings are in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property

**P4. Resources Present:**  ✔ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)

View looking northwest at façade, 10/2009.

**P6. Date Constructed/Age and Source:**  ✔ Historic  ☐ Prehistoric  ☐ Both

1922  Orange County Tax Assessor

**P7. Owner and Address:**

Ted L Szuba

302 Crest Avenue

Huntington Beach, CA  92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**P9. Date Recorded:**  8/1/2009

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

Survey - Reconnaissance

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


**Attachments:**  ☐ NONE  ☐ Location Map  ☐ Sketch Map  ☐ Continuation Sheet  ☐ Building, Structure, and Object Record

Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record

Artifact Record  ☐ Photograph Record  ☐ Other (List):
The building located at 305 14th Street is a one-story, multiple-family residence, constructed in 1943 in a Vernacular Front-Gable Roof Cottage style (with the gable orientation referenced in relation to the location of the entrances, not the front of the property). It is located on the northwest side of 14th Street and faces southeast. The building has a nearly rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in wood shingles and vertical wood board siding. It is covered by a front gable roof, clad with composition shingles. The building has slightly overhanging open eaves. At the southeast-facing elevation, a concrete path and steps lead to a full-width porch. The entry to each unit is located within the full-width porch. The porch is sheltered by an extended shed roof, and supported by squared wood posts and a wood lattice balustrade. The entry to each unit consists of a single wood and glass paneled door. There are three windows on the façade, which are asymmetrically spaced and consist of fixed multiple pane wood-sash windows and double-hung wood-sash windows. Other windows throughout the building are consistent with those observed on the facade. Landscaping features include a front lawn, with mature plants and trees along the façade exterior. There are no visible alterations to the building. The building is in good condition.
B1. Historic Name: 305 14th Street
B2. Common Name: 305 14th Street
B3. Original Use: Multi-family Residence
B4. Present Use: Multi-family Residence

*B5. Architectural Style: Vernacular Side Gable Cottage
*B6. Construction History: (Construction date, alterations, and date of alterations)
   Built 1943 (Orange County Tax Assessor)

*B7. Moved?  ☑ No  ☐ Yes  ☑ Unknown

*B8. Related Features
   Outbuilding

B9a. Architect: Unknown, if any

B9b builder: Oil Field Construction Company

*B10. Significance: Theme
   World War II; Oil Boom; Vernacular Architecture

B10 area: Huntington Beach

Period of Significance: 1920-1950
Property Type: Residential
Applicable Criteria: 1,3

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

Huntington Beach Oil Boom

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue and commerce was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
   None

*B12. References:
   Please see Report for a full list of References.
   (January 1922; June 1922-Revised July 1939, Sheet 7; Huntington Beach City Tract, Block 314, Lots 5 & 6)

B13. Remarks:
   None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
   GPA Consulting
   231 California Street
   El Segundo, CA 90245

*Date of Evaluation: 8/1/2009

Sketch Map with north arrow required.

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

**WWII**

After the bombing of Pearl Harbor in December of 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 several hundred acres of land on the Bolsa Chica Mesa and was used by the Army for harbor defense during World War II. Defence structures were built in the northern half of the site, including fortification structures, gun emplacements, water tank, underground tanks and utility systems. It is unknown whether the site saw any military action during the war. By 1948, the site was declared excess and the majority of the land was given back to its original owners.

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. Although the general public was still able to use the beach, it was a detriment to tourism.

In 1944, the United States Navy announced plans to construct an ammunition depot on 5,000 acres of land near Seal Beach. Thousands of personnel were relocated and many civilian jobs were created to support these new residents. With the completion of the Douglas Aircraft plant in Long Beach around the same time, there was an increased demand for housing in Huntington Beach and other nearby communities.

**Vernacular Cottage Architecture**

The subject property, consisting of a long, rectangular-in-plan wood-frame multiple-family residence with a simple gable roof, and a small rectangular-in-plan outbuilding with a gable roof, represents a common form of Vernacular-Cottage or "Folk" style architecture built from the late-nineteenth century through the first half of the twentieth century. The side-gable house was a common form of design applied to cottages and company housing throughout the American West. This particular example, with its long rectangular plan and multiple small units, is a very rare and representative example of a workers dormitory. The subject property appears to retain its original form and massing, as well as its entrance and fenestration patterns. While the exterior siding materials may not be original, they are compatible with the historic character of the Vernacular cottage.

**Evaluation & Integrity**

The subject property is associated with the Oil Boom period of Huntington Beach's history, which was at its height between 1920 and 1950. Its type and original use are mostly intact and remain apparent, making it a good representative example of Vernacular worker housing constructed during the time period. The subject property retains its integrity of location, design, craftsmanship and feeling. The area around it was used for oil production and is now occupied by infill appearing to date from the 1970s onward, diminishing its integrity of setting and association. It appears to have undergone some minor alterations, affecting its integrity of materials. Therefore, the property does not appear to be individually eligible for the National Register of Historic Places because of the changes to its materials and surrounds. However, the property does appear to be individually eligible for the California Register of Historical Resources under Criterion 1 as a good, representative example of oil worker housing from the Oil Boom period.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach's General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 305 14th Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach.
View looking north at the façade and southwest elevation.

View looking northwest at the northeast elevation.

View looking west at the façade entry.

View looking northwest at the center lawn area.

View looking northwest at the shed.

View looking west at the southwest elevation.
The building located at 305 California Street is a two-story multi-family residence that was constructed in 1916 in the Craftsman style. It is located on the west side of California Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a cross gable roof. There are knee braces and exposed rafter tails underneath the overhanging eaves. At the east-facing façade a concrete walkway leads to a partial-width porch. Decoratively cut and paired wooden posts support the porch roof which also doubles as a balcony on the second story. The primary entrance door is located within the porch and is surrounded by a wide door surround. The windows are primarily paired double hung wood sash and are surrounded by moderate casings. There are also replacement vinyl casement windows located on the façade and south elevation. There is also a large two-story addition located to the rear of the main building. Landscape features include small plantings located along the fence which surrounds the property. Modifications to the building include the large two-story addition to the rear of the property, as well as replacement windows and doors.
B1. Historic Name: None
B2. Common Name: 305 California Street
B3. Original Use: Single Family Residence
B4. Present Use: Multi-family Residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1916

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

*B8. Related Features None

*B9a. Architect: Unknown B9b builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920); Craftsman (1905-1930) B10 area: Huntington Beach
Period of Significance: 1901-1920; 19 Property Type: Residential Applicable Criteria: A/1,C/3

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

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. 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. 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. The men had a vision of a west coast resort like Atlantic City in New Jersey. 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. The Los Angeles Times reported in May of 1903 that the transfer had been completed after a sale of $95,000. 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. 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.

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. 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. 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. 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. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(Sketch Map with north arrow required.)

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth

DPR 523B (01/95)  *Required Information
B10. Significance (Continued from Page 2):

Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Craftsman (1905-1930)
The Craftsman style was popular from circa 1905-1930. This building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full or partial width porches with roof supported by tapered square columns' columns and/or pedestals frequently extend to ground level (without a break at level of porch). Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or wood horizontal siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach.

Integrity & Evaluation

The subject property, a single-family Craftsman residence constructed in 1916, is associated with the Beach Town Resort period of Huntington Beach’s history, roughly between 1901 and 1920. The house is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an important example of its style, and is representative of the area’s early development. Therefore, the property appears to be individually eligible for National Register listing for its association with the early history of Huntington beach and as an excellent example of the Craftsman style, under criterion A and C, respectively. It is also individually eligible for the California Register under Criterion 1 and 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 305 California Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach.
**Resource Name or #**: Assigned by Recorder  
**Resource Name or #:** 305 California Street

**Recorded By**: Jennifer Krintz & Nicole Collum  
**Date**: 4/16/2014  
**NRHP Status Code**: 3S

*Required Information

View looking west at the façade.

View looking north at the south elevation of the main building.

View looking north at the rear addition.
The building at 306 Crest Avenue is a one story, single family Craftsman Bungalow constructed in 1922. It has a rectangular plan and the south facing façade is symmetrical. The exterior is clad in horizontal vinyl siding. It is covered by a low pitched, front gable roof made of composition shingle. It has overhanging boxed eaves. There is no visible chimney on the house. Decorative elements include simple wood window surrounds and projecting roof beams. There are two picture windows on the façade. They are symmetrically spaced on either end of the façade and consist of three wood sash fixed windows. The central window is five-over-one, flanked by two three-over-one windows. The main entry is located at the center of the south elevation under an entry porch and consists of a partially glazed wood panel door. The entry porch roof is supported by a squared post and lintel.

The building fronts onto Crest Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include mature street trees and a variety of plants and shrubs planted near the house. There is a pathway that leads to the entrance. There is a white picket fence surrounding the property. There are no ancillary buildings visible from Crest Avenue. No apparent alterations could be observed. The condition of the building is good.
*P2. Location: [☐ Not for Publication] [✓ unrestricted] *a. County Orange

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

This building is a one and a half story, Craftsman Bungalow single-family residence constructed in 1916. It has a rectangular plan and the north facing façade is symmetrical. The exterior is clad in wood shingle. It is covered by a low pitched, front facing double gable roof made of composite shingles. There is a side gable roof over the partial second floor also covered in composite shingle. Both roofs have overhanging, boxed eaves with exposed rafters. The house has a chimney located on the east façade. Decorative elements of include a geometric wood screen in the porch roof gable end and projecting roof beams. There are five windows on the façade. They are symmetrically spaced and consist of two wood sash, fixed single-pane windows located on either side of the main entry door and three grouped wood sash, double hung windows centered on the north elevation of the partial second floor. Windows on the other elevations are asymmetrically spaced, wood sash double hung windows. The main entry is located in the center of the north elevation and consists of a partially glazed wooden door. The building fronts onto Crest and is set behind a lawn that extends out to the sidewalk. Landscaping elements include a brick planter filled with rose bushes and scattered shrubs. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. The property is surrounded by a white wood picket fence. There are no ancillary buildings visible from Crest Avenue. No apparent alterations could be observed. The condition of the building is excellent to good.

*P4. Resources Present: [✓ Building] [□ Structure] [□ Object] [□ Site] [□ District]

*P5b. Description of Photo:

(View, date, accession #)

View looking south at façade, 2/2009.

*P6. Date Constructed/Age and Source: [✓ Historic] [□ Prehistoric] [□ Both]

1916 City of Huntington Beach Building Recor

*P7. Owner and Address:

Tamara Lynne Senese

307 Crest Avenue
Huntington Beach, CA 92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


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

DPR 523A (01/04) *Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2

*Resource Name or #: (Assigned by Recorder) 307 Crest Avenue

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009  

View looking southwest at façade.

DPR 523L (01/95)  

*Required Information
The buildings located at 310 Alabama Street are one-story, multi-family residences constructed in 1950 in a Mid-Century Modern style. They are located at the northeast corner of Alabama Street and Chicago Avenue; their primary elevations face west. The property consists of two identical, mirrored duplexes on one parcel. Each building has a T-shaped plan and a likely concrete foundation. The roofs are combination shed and side-gabled, clad in composition shingles. The boxed eaves have a moderate overhang and plain, wood bargeboards. The wood-frame buildings are clad in wood clapboard and smooth stucco. Each building has two entrances to individual units, one on the north elevation and one on the south elevation. The entries are sheltered by rounded canopies and consist of single wood-paneled doors behind metal screen doors. On the west elevation of each building there are four symmetrically-arranged fixed multi-light wood windows and six double-hung sash two-over-two wood windows. There is an additional two-over-two double hung window to the side of each entrance. There windows on the secondary elevations are obscured by vegetation, but there appears to be two two-over-two double hung wood windows on the north and south elevations. There are no other windows or entrances visible from the public right-of-way. Landscaping features include a front lawn, mature shrubs and trees and a curving concrete path. There is a built-in planter along the primary elevation planted with small shrubs. There does not appear to be any major exterior modifications. The building is in good condition.
301 Alabama Street

Detail view looking northeast at southwest corner of the southern unit.

View looking north at south elevation of the southern unit.
**P2. Location:**  
- **a. County** Orange  
- **b. USGS 7.5'Quadrangle** Date R  
- **c. Address** 310 Crest Avenue  
- **d. UTM** (Give more than one for large and/or linear resources) City: Huntington Beach  
- **e. Other Locational Data:** APN: 024-071-09

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building at 310 Crest Avenue is a two story, single family residence constructed in 1922. It has a rectangular plan and the south facing façade is asymmetrical. The exterior is clad in horizontal and vertical siding. It is covered by a low pitch side gable roof made of composition shingle. It has open, overhanging eaves with exposed rafters. There is no visible chimney. Decorative elements include simple wood window surrounds. There are four asymmetrically arranged windows on the façade. Two windows on the upper story of the east end of the façade appear to be three-over-one double hung wood sash windows. There is a thin wood sash window on the first story, on the east end of the façade, that appears to be fixed. Another thin wood sash window is to the (right) of the entry door. This window also appears to be fixed. On the west elevation, there are two symmetrically arranged wood sash, multi-light windows on the upper story. They appear to be fixed. On the first floor, there are two partially glazed solid wood garage doors.  
The buildings fronts onto Crest Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include mature street trees and a variety of plants and shrubs planted near the house. There is a concrete pathway that leads to the entrance. There is a white picket fence surrounding the property. There are no ancillary buildings visible from Crest Avenue. Alterations include the application of vinyl siding, and the addition of screens over the windows. The condition of the buildings is good.

**P3b. Resource Attributes:** (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- **Building**

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)  
View looking north at façade, 2/2009.

**P6. Date Constructed/Age and Source:**  
- **Historic**
- **Prehistoric**
- **Both**  
1922  
City of Huntington Beach Building Recor

**P7. Owner and Address:**  
Kathy L. Yturralde  
306 Crest Avenue  
Huntington Beach, CA  92648

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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

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

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*Required Information*
The building located at 310 Geneva Avenue is a one-story single family residence that was constructed in circa 1915 in the Craftsman style. It is located on the south side of Geneva Avenue and faces north. The building has a rectangular plan and has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a side gable roof and is clad with a composition roll. There are exposed purlin ends underneath the widely overhanging eaves. At the north-facing façade, wooden steps lead to a full-width porch. Square wooden posts sitting atop a clapboard-clad wall support the front gable porch roof. The primary entrance door is located within the porch and is partially obscured by a metal security door. The windows are primarily picture windows with transoms and are surrounded by moderate casings. Other windows include double hung wood sash windows. Landscape features include small plantings in front of the porch. Modifications to the building include the replacement of the front door. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
(View, date, accession #)
View looking south at façade, 2009.

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c. 1915 Visual Observation

*P7. Owner and Address:
Marjorie M. Fitt
8766 Tulare Drive Unit 402A
Huntington Beach, CA 92648

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record ☐ Other (List):
*Resource Name or #: (Assigned by Recorder) 310 Geneva Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6Z

View looking southwest at the north and east elevations.

View looking southeast at the north and west elevations.
This building is a one story, Colonial Revival single family residence constructed in 1917. It has a square plan and the north facing façade is symmetrical. The exterior is clad in horizontal wood siding. It is covered by a low pitched, hipped roof made of composition shingle. It has shallow, boxed eaves. The house has a chimney located on the east façade. Decorative elements of this house include a pediment over the main entry supported by squared pilasters. There are two symmetrically arranged windows on the façade. They are wood sash, multi-light casement windows located on either side of the centralized main entrance. The main entry is located in the center of the south elevation and consists of a wood panel door. The building fronts onto Crest Avenue and is set behind a lawn that extends to the sidewalk. Landscaping elements include a number of mature shrubs and trees. There is a concrete driveway that runs along the west side of the building, and a paving stone pathway that leads from the sidewalk to the front entrance. The property is enclosed by a white picket fence. There are no ancillary buildings visible from Crest Avenue. No apparent alterations could be observed. The condition of the building is excellent to good.
View looking south at primary façade.
**P1. Other Identifier:**

*Resource Name or # (Assigned by Recorder)*

<table>
<thead>
<tr>
<th>Survey #</th>
<th>DOE #</th>
<th>Other Listings</th>
<th>NRHP Status Code</th>
<th>Review Code</th>
<th>Date</th>
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</thead>
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<tr>
<td></td>
<td></td>
<td></td>
<td>5S3/6L</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**P2. Location:**

- [ ] Not for Publication  
- [✓] unrestricted  
- *a. County* Orange

- [ ] (P2c. P2e, and P2b or P2d. Attach a Location Map as necessary.)

- *b. USGS 7.5'Qua*
  - Date
  - T
  - R
  - 1/4 of
  - 1/4 of
  - Se
  - B.M

- *c. Address* 315 Huntington Street

- *d. UTM (Give more than one for large and/or linear resources)*
  - Zone
  - mE/
  - mN

- *e. Other Locational Data:* (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-202-02

**P3a. Description:**

The building located at 315 Huntington Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the west side of Huntington Street. The building has a rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in aluminum siding. The residence has a front gable roof. There is a vent located underneath the apex of the front gable. At the east-facing façade, a concrete walkway leads to a covered stoop. Wooden posts support the front gable porch roof. The primary entrance door is located within the porch and is surrounded by wide casings. The door itself is wood with a diamond-paned panel. The windows are primarily wooden casements and are surrounded by moderate casings. There is also a vinyl slider window located on the north elevation. Landscape features include small plantings along the low white wooden fence surrounding the property. Modifications to the building include some replacement windows and replacement siding.

**P3b. Resource Attributes:**

- HP02. Single Family Property

**P4. Resources Present:**

- [✓] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District

**P5a. Photograph or Drawing:**

- (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

- (View, date, accession #)

- View looking southwest at the façade and north ele

**P6. Date Constructed/Age and Source:**

- [✓] Historic  
- [ ] Prehistoric  
- [ ] Both

- 1922 Orange County Tax Assessor

**P7. Owner and Address:**

- David H. & Toni A. Solo
- 315 Huntington Street
- Huntington Beach, CA 92648

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- (Describe)

- Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

- [ ] NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
View looking west at the façade.
The building located at 317 12th Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the northwest side of 12th Street and faces southeast. The building has a rectangular plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a low pitched front gable roof. The roof has moderately overhanging eaves with exposed rafters. Other features include a vertical slat vent underneath the gable pitch. At the southeast-facing façade a concrete step leads to a concrete entry porch. The entry is covered by a dropped front gable porch roof supported by oversized decorative brackets. The primary entrance door consists of a single wood and glass paneled door flanked by sidelights and covered by a metal security door. There is one window on the façade; it consists of a tripartite wood-sash window. The windows are set within moderate wood casings. Other windows throughout the residence appear to consist of the same type as those observed at the façade and may include other types but they are obscured by dark screens. Landscaping features include a front lawn without any vegetation at the time of the survey. Additional features include a concrete pedestrian walkway. Modifications to the building include an unoriginal door and possible window replacements. The building is in good condition.
*Resource Name or #*(Assigned by Recorder) 317 12th Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

- [ ] Continuation
- [ ] Update

**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**CONTINUATION SHEET**

**NRHP Status Code 5S3/6L**

*Required Information*

Detail view looking northwest at the façade entry.

View looking west at the northeast elevation.

View looking northwest along the southwest elevation.
The single-family residence located at 319 8th Street in Huntington Beach was constructed in 1922 in a Front-Gable Roof Cottage style. The building is located near the front of the parcel on the east side of 8th Street between Olive and Orange Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular shaped plan. The façade is symmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in textured stucco. The building is covered by a moderately pitched, front gable roof clad with composition shingles. The building also has a triangular wood slat vent located in the front gable pitch. The primary entry is located at the façade in an entry porch. The porch is sheltered by a dropped front gable roof, supported by two squared wood posts clad with textured stucco. A concrete and brick landing with two steps lead to the primary entry. The entry itself consists of a wood and glass paneled door. There are two windows on the façade they are symmetrically spaced and consist of fixed windows with wood frames. Other windows throughout the residence consist of a combination of fixed and sliding vinyl windows. Landscaping elements of this property include a front yard with mature and juvenile trees and hedges. Other features include a concrete pedestrian walkway leading to the main entry. Alterations to the building include cladding the exterior in textured stucco and the replacement of the original windows with fixed and vinyl-sash sliding windows. The building is in good condition.
*Resource Name or #:(Assigned by Recorder) 319 8th Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

---

View looking southeast at the south elevation.

View looking southwest at the north elevation.

View looking east at the main entry.
**P2. Location:**
- **Orange**

**c. Address**
- 320-322 Main Street

**d. UTM**
- City: Huntington Beach
- Zone: mE/
- Zone: mN

**e. Other Locational Data:**
- APN: 024-144-02

**P3a. Description:**
The building located at 320-322 Main Street is a one-story commercial building constructed in 1949 in the Mid-Century Modern style. It is located on the southeast side of Main Street and faces northwest. The building has a rectangular shaped plan and a concrete foundation. The building has a flat roof with a parapet. On the northwest elevation, there are three flush storefronts with brick bulkheads, single fully-glazed wood doors with wood transoms and single-light wood display windows. Above each storefront is neon signage for the respective shops. The building abuts those on either side, and no other windows or entries could be observed. There is no landscaping as the storefronts are flush with the sidewalk. The bulkhead appears to have been replaced. The building is in good condition.

**P3b. Resource Attributes:**
- HP06. 1-3 Story Commercial Building

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
Northwest elevation, looking southeast, 2009.

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**

1949 City of Huntington Beach

**P7. Owner and Address:**
- Robert D Bolen
- 1818 Pine St
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Amanda Yoder
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 4/17/2014

**P10. Survey Type:**
Survey - Reconnaissance

**P11. Report Citation:**

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

*Required Information*
B1. Historic Name: Unknown

B2. Common Name: 320-322 Main Street

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Mid-Century Modern

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

Constructed 1949.

*B7. Moved? ☑ No ☐ Yes ☐ Unknown

*B8. Related Features None

*B9a. Architect: Unknown, if any

*B9b builder: Unknown

*B10. Significance: Theme Post-World War II (1946-1965); Mid-Century Modern (c. 194

Period of Significance: 1946-1965

Property Type: Commercial

Applicable Criteria: 3

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

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. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Please see Report for full list of References

B13. Remarks:

None

*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2): Mid-Century Modern

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Evaluation & Integrity

The subject property, a one-story Mid-Century commercial building, is a good representative example of its type within the City of Huntington Beach. The building retains most aspects of integrity, including location, design, setting, association and feeling; however, alterations to the storefront have diminished its integrity of workmanship and materials and as a result, it does not retain sufficient integrity for National Register listing. However, as much of the commercial stock in the primary downtown core has been redeveloped, the building does appear to be eligible for the California Register as a rare, remaining example of commercial architecture from its time period within the City of Huntington Beach, under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place "is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions." Based on this above statement, 320-322 Main Street would likely qualify for local listing for its visual function within the City of Huntington Beach once the appropriate criteria are in place.
St. Mary's by the Sea Roman Catholic Church
NRHP Status Code 3CS/5S1

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
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<tr>
<td>DOE #</td>
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**Survey Type:** Reconnaissance

*Resource Name or #* Assigned by Recorder: St. Mary's by the Sea Roman Catholic Church

**P1. Other Identifier:**

*P2. Location:* Not for Publication

- **a. County** Orange
- **b. USGS 7.5'Quadrangle**
  - Date: 1/4 of 1/4 of SE B.M
  - **c. Address** 321 10th Street
  - **City** Huntington Beach
  - **Zip** 92648
  - **d. UTM** (Give more than one for large and/or linear resources)
    - Zone: mE/
    - **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN:

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

The building located at 321 10th Street is a one-story church constructed in 1923 in the Craftsman style. It is located on the south side of 11th Street and faces north. The building has an irregularly shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboards smooth stucco. It is covered by a combination cross-gabled and hipped roof clad with composition shingles. The roof has shallow, open eaves. Additional roof features include a short steeple with a cross at the front gable and small gabled dormer vents. At the north-facing elevation a brick path and tiled steps lead to the entry. The entry itself consists of a pair of partially-glazed wood paneled doors flanked by two single partially-glazed wood paneled doors. Above the entry doors are two stained glass windows within arched openings. The remainder of the windows on the building are fixed stained glass or multi-light wood casements. Landscaping features include a lawn, mature shrubs and trees. No major alterations could be observed, and the building is in good condition. The sanctuary building described above shares a parcel with a larger church building that is consistent in style, with a combination roof, stucco and clapboard siding and wood casement windows. The larger building appears to have undergone an addition to the rear elevation. The two buildings are separated by a courtyard.

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

- HP16. Religious Building
- HP1. Other Identifier:

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (isolates, etc.)

**P5b. Description of Photo:**

(View, date, accession #)

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

- **1923**
- City of Huntington Beach

**P7. Owner and Address:**

Roman Catholic Bishop Of the Sea

- **321 10th St**
- Huntington Beach, CA 92648

**P8. Recorded by:**

Amanda Yoder
GPA Consulting

- **231 California Street**
- El Segundo, CA 90245

**P9. Date Recorded:** 4/17/2014

**P10. Survey Type:** Reconnaissance

**P11. Report Citation:**


**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
<table>
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<th>Page 2</th>
</tr>
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**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**BUILDING, STRUCTURE AND OBJECT RECORD**

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<table>
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<th>B3. Original Use:</th>
<th>Religious Building</th>
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<table>
<thead>
<tr>
<th>B4. Present Use:</th>
<th>Religious Building</th>
</tr>
</thead>
</table>

**B5. Architectural Style:** Craftsman

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

**B7. Moved?**

- [ ] No
- [ ] Yes
- [x] Unknown

**B8. Related Features**

- Additional church building on parcel; its use is unknown.

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<thead>
<tr>
<th>B9a. Architect:</th>
<th>Unknown, if any</th>
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</table>

<table>
<thead>
<tr>
<th>B9b builder:</th>
<th>Unknown</th>
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</thead>
</table>

**B10. Significance:**

- **Theme:** Oil Boom (1920-1950); Craftsman (1905-1930)
- **B10 area:** Huntington Beach

**Period of Significance:**

- 1920-1950, 19

**Property Type:** Church

**Applicable Criteria:** 1, 3

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

**Oil Boom (1920-1950)**

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

**B11. Additional Resource Attributes:**

- (List attributes and codes)

  - None

**B12. References:**

- Please see Report for a full list of References

**B13. Remarks:**

- None

**B14. Evaluator:** Amanda Yoder

- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**Date of Evaluation:** 4/17/2014

*(This space reserved for official comments.)*

**Sketch Map with north arrow required.**

**Subject property outlined in red. Base image courtesy of Google Maps.**

*Required Information*
B10. Significance (Continued from Page 2):

Craftsman (1905-1930)

The Craftsman style was popular from circa 1905-1930. This building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full or partial width porches with roof supported by tapered square columns' columns and or/pedestals frequently extend to ground level (without a break at level of porch). Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or wood horizontal siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach.

Evaluation & Integrity

The subject property, a Craftsman church constructed in 1920, is associated with the Oil Boom period of Huntington Beach history, which was at its peak between 1920 and 1950. The church is largely intact and retains integrity of location, design, workmanship and feeling. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. The church appears to have undergone a few minor changes, which affects its integrity of materials. As a result, it does not appear to retain sufficient integrity for National Register eligibility. However, it is a rare example of its style as applied to a religious building, and is representative of the area’s early development. The church was likely build to serve the influx of new residents who flocked to the area following the discovery of oil, and appears to be individually eligible for listing to the California Register for its architecture and association with one of the most important periods of Huntington Beach development, under Criterion 1 and 3.
The building located at 322 3rd Street is a one-story commercial building originally constructed as a single family residence in 1941 in a Side-Gable Roof Cottage style. It is located on the southeast side of 3rd Street and faces northwest. The building has a nearly square plan and a likely concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a moderately pitched side gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. At the northwestfacing elevation a concrete path and steps lead to a concrete entry porch. The entry is located on the porch; it is sheltered by an extended shed roof projection. The entry itself consists of a single wood paneled door with an exterior metal screen door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung wood sash with two-over-two light windows. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include a front lawn with mature shrubs flanking the front entry. There are no visible modifications to the exterior of the building. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #*: (Assigned by Recorder) 322 3rd Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 6L

View looking southeast at the façade.

View looking south at the façade and northeast elevation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # DOE # Other Listings Review Code Reviewer Date

*Resource Name or # (Assigned by Recorder) 323 11th Street

P1. Other Identifier:

*P2. Location: ☑ unrestricted *a. County Orange
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Qua Date T R 1/4 of 1/4 of Se B.M

<table>
<thead>
<tr>
<th>Address</th>
<th>City:</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>323 11th Street</td>
<td>Huntington Beach</td>
<td>92648</td>
</tr>
</tbody>
</table>

*d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-027-10

*P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 323 11th Street is a one-story single family residence constructed in circa 1920 in a Side-Gable Roof Cottage style with a 1948 front gable addition. It is located on the northwest side of 11th Street and faces southeast. The building has an L-shaped plan and a concrete foundation. The wood frame building is clad in horizontal beveled wood board siding. It is covered by a moderately pitched cross gable roof clad with composition shingles. The eaves are moderately overhanging. Additional features include a square wood vent located below the southeast-facing gable pitch. At the southeast-facing elevation a concrete pedestrian walkway and steps lead to an entry porch that faces southeast. The primary entry is located within the porch. It is sheltered by a secondary dropped front shed roof and supported by triangular knee braces. The entry door consists of a single wood door obscured by an exterior metal security door. An additional entry to the residence is located northwestern portion of the building and faces southeast. It consists of a single wood and glass paneled door set in moderate wood casings and covered by a metal screen door. There is one window on the façade; it consists of vinyl-sash double-hung window. Other windows throughout the residence consist of the same type as those observed at the façade. Landscaping features include a front and side lawn and mature shrubs and plants along the perimeter of the building. Additional features include a white wood picket fence. Modifications to the building include a front gable addition in 1948, the possible re-cladding of the roof and replacement of the original entry door and windows. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Element of District ☐ Other (isolates, etc.)

P5. Description of Photo:

(View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

c. 1920 Visual Observation

*P7. Owner and Address:

Susan Perrine Zwilling
30351 Via Reata
Laguna Niguel, CA 92677

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record

Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (01/04) *Required Information
**Resource Name or #:** (Assigned by Recorder) 323 11th Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**Continuation:** ✔

**Update:** ❌

*NRHP Status Code: 6L

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View looking northwest at the façade.

Detail view looking northwest at the façade.

View looking north at the rear extension on the southwest elevation.

View looking north at the rear extension on the southwest elevation.
The single-family residence located at 324 8th Street in Huntington Beach was constructed in 1904 in the Neo-Classical Box style with Queen Anne style influences. The building is located near the front of the parcel on the east side of 8th Street, between Olive and Orange Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular shaped plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in beveled horizontal wood board siding. The building is covered by a steeply pitched, hipped roof clad with composition shingles. The building has one pyramidal eyebrow dormer located at the façade, and one front gable dormer and window located on the north elevation. The primary entry is located at the façade on an entry porch. The porch is sheltered by the primary roof supported by four squared wood posts with decorative Victorian style braces. The porch also has a turned wood balustrade. A wood landing and steps lead with turned wood handrails lead to the primary entry. The entry itself consists of a wood and glass paneled door. There is one pedimented fixed window with a decorative wood frame on the façade. Other windows throughout the residence consist of double-hung vinyl-sash windows with decorative wood frames. Landscaping elements of this property include a front yard with mature and juvenile trees and bushes, including a variety of palm trees and rose bushes. Other features include a white picket fence that surrounds the front of the property and a concrete pedestrian walkway leading to the main entry. Alterations to the building include the replacement of the original doors and windows. The building is in excellent condition.
B1. Historic Name: None
B2. Common Name: 324 8th Street
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
B5. Architectural Style: Neo-Classical Box

**B6. Construction History:** (Construction date, alterations, and date of alterations)
Initially constructed in 1904; an addition to the barn as well as an additional dwelling were constructed in 1915; an addition to the garage was constructed in 1920.

**B7. Moved?**

- **No**
- **Yes**
- **Unknown**

**B8. Related Features**
None

**B9a. Architect: **Unknown
**B9b builder: **Unknown

**B10. Significance:** Theme Beach Town Resort (1901-1920); Neo-Classical Box (1905-1933)

- **B10 area:** Huntington Beach
- **Period of Significance:** 1901-1920; 19
- **Property Type:** Residential
- **Applicable Criteria:** 1, 3

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Neo-Classical Box (1900-1933)

Buildings constructed in this style are typically one-story with a compact square or rectangular plan. The roof is typically a high or moderate pitched pyramidal hipped roof. Typical cladding material consists of clapboard siding. Other character defining features include wide window and door casings. The porch may be partial or full-width and typically recessed. On cottages, the siding varies from horizontal wood, shingle and board-and-batten and may have elements of Craftsman and Classical styles such as knee braces, exposed rafter tails, or columns.

**B11. Additional Resource Attributes:** (List attributes and codes)
None

**B12. References:**
Please see Report for a full list of References.

**B13. Remarks:**
None

**B14. Evaluator:** Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.
View looking southeast at the north elevation.

Detail view looking east at the Palladian window on the façade.

Detail view looking east at the main entry.
The single-family residence located at 324 9th Street in Huntington Beach was constructed in 1913 in a Front-Gable Roof Cottage style. The building is located near the front of the parcel on the east side of 9th Street, between Olive and Orange Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in horizontal beveled wood board siding. The building is covered by a moderately pitched, front gable roof clad with composition shingles. The eaves are slightly overhanging and open with exposed rafters. Additional features include a square wood vent located just below the gable pitch and Craftsman style brackets within the roof pitch. The primary entry is located at the façade on an entry porch. The porch is sheltered by the primary roof supported by a squared wood post and a horizontal wood board clad balustrade. The entry consists of a single wood paneled door and an exterior metal screen door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows and a fixed window. Other windows throughout the residence are consistent with those observed at the façade. Landscaping elements of this property include a front lawn with mature and juvenile trees and shrubs. Other features include a concrete walkway leading to the front entry. The building appears to be unaltered and is in excellent condition.
Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking east at the south elevation.

View looking east at the north elevation.

Detail view looking at front entry.
The building located at 324-328 3rd Street is a one-story multiple-family residential building constructed in 1937 in the Minimal Traditional style. It is located on the southeast side of 3rd Street and faces northwest. The building has an L-shaped plan and a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a moderately pitched hipped roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. At the northwest-facing elevation a concrete path and steps lead to the primary entry to each unit. The entry is located on the stoop and sheltered by the principle roof. The entry itself to each unit consists of a single metal exterior security door and a single solid wood interior door. There are nine windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash two-over-two light windows. Other windows throughout the building consist of the same type as those observed on the façade. Landscaping features include a front lawn with mature trees and shrubs along the façade exterior. Alterations to the building include the addition of metal security doors. There are no other visible modifications to the exterior of the building. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 324-328 3rd Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code 6L

View looking southwest at the northeast elevation and façade.

View looking southwest at the northeast elevation and back yard.

View looking southeast at the southwest elevation.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

**Survey #** | Other Listings | **DOE #**  
--- | --- | ---  
**NRHP Status Code** | **3CS**  

<table>
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**P1. Other Identifier:**  
*Resource Name or #* (Assigned by Recorder)  
325 2nd Street  

**P2. Location:**  
- **Not for Publication**  
- **unrestricted**  
- **a. County** Orange  
- **b. USGS 7.5’Quadrangle**  
  - **Date** TR  
  - **T R**  
  - **B.M**  
- **c. Address**  
  - **325 2nd Street**  
  - **City:** Huntington Beach  
  - **Zip:** 92648  
- **d. UTM** (Give more than one for large and/or linear resources)  
  - **Zone:** mE/mN  
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)  
  - **APN:** 024-164-01  

**P3. Resource Attributes:**  
- **HP06. 1-3 Story Commercial Building**  
- **P4. Resources Present:**  
  - Building  
  - Structure  
  - Object  
  - Site  
  - District  
  - Element of District  
  - Other (isolates, etc.)  

**P5. Photograph or Drawing:**  
(Photograph required for buildings, structures, and objects.)  

**P6. Date Constructed/Age and Source:**  
- **Historic**  
- **Prehistoric**  
- **Both**  
  - **c. 1955**  
  - **Visual Observation**  

**P7. Owner and Address:**  
Lola L Johnson  
Huntington Beach  

**P8. Recorded by:**  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245  

**P9. Date Recorded:**  
4/17/2014  

**P10. Survey Type:**  
Survey - Reconnaissance  

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

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

**Not for Publication**  

---  

The building located at 325 2nd Street is a one-story commercial building constructed circa 1955 in the Mid-Century Modern style. It is located on the southwest corner of 2nd Street and Orange Avenue, facing generally east. The building has a triangular plan and a likely concrete foundation. The wood frame building consists of a steeply-pitched front-gable roof, the eaves of which extend almost to the ground, making up the rear of the building. The front of the building is a full-height glass storefront with full-height fixed wood windows, wood bulkheads and double fully-glazed metal doors at its center. Landscaping features include a shallow lawn with mature shrubs and trees. No major alterations could be observed, and the building is in good condition. It shares a parcel with a one-story residential building that has been altered and was not evaluated.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE AND OBJECT RECORD**

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**Resource Name or #:** (Assigned by Recorder) 325 2nd Street  
**NRHP Status Code:** 3CS

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<td><strong>B2. Common Name:</strong></td>
<td>325 2nd Street</td>
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<tr>
<td><strong>B3. Original Use:</strong></td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>B4. Present Use:</strong></td>
<td>Office</td>
</tr>
</tbody>
</table>

**B5. Architectural Style:**  Mid-Century Modern

**B6. Construction History:**  
(Construction date, alterations, and date of alterations)  
Constructed c. 1955

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

**B8. Related Features**  
Shares parcel with a residential building

<table>
<thead>
<tr>
<th><strong>B9a. Architect:</strong></th>
<th>Unknown, if any</th>
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</thead>
<tbody>
<tr>
<td><strong>B9b builder:</strong></td>
<td>Unknown</td>
</tr>
</tbody>
</table>

**B10. Significance:**  
**Theme**: Post-World War II (1945-1965); Mid-Century Modern (c. 1948)  
**B10 area**: Huntington Beach  
**Period of Significance**: 1946-1959  
**Property Type**: Commercial

(Applicable Criteria: 3)  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Post-World War II

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. (See Continuation Sheet).

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

**B12. References:**
Please see Report for a full list of References.

**B13. Remarks:**
None

**B14. Evaluator:**  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 4/17/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2): Mid-Century Modern

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Evaluation & Eligibility

The subject property, a one-story Mid-Century Modern commercial building, is an exceptional example of its type within the City of Huntington Beach. The vast majority of post-war construction consists of tract housing or post-1970s infill. The building retains most aspects of integrity, including location, design, materials and workmanship; however, the surrounding infill that appears to date from the 1990s and onward diminish its integrity of association and feeling. As a result, the building does not appear to retain sufficient integrity for National Register eligibility. The building does appear to be eligible for listing to the California Register as an example of Mid-Century Modern architecture as applied to a commercial building within the City of Huntington Beach under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 325 2nd Street would likely qualify for local listing for its visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 327 11th Street is a one-story commercial building constructed in 1918 in the Early 20th Century Commercial style. It is located on the southwest corner of 11th Street and Orange Avenue, facing southeast. The building has a rectangular plan and a likely concrete foundation. The building is covered by a flat roof with a stepped parapet. On the southeast elevation, there are two flush storefronts with stucco bulkheads, single fully-glazed metal doors and single-light metal display windows. Alterations to the building include the replacement of storefront windows and doors and the application of faux finish painting to the northeast and southeast elevations. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE AND OBJECT RECORD

Primary #   HRI #

Page 2

*Resource Name or #: (Assigned by Recorder) 327 11th St

*NRHP Status Code 3CS

B1. Historic Name: Unknown

B2. Common Name: 327 11th Street

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Early 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
  Constructed 1918.

*NRHP Status Code 3CS

B7. Moved? □ No □ Yes □ Unknown Date: _______ Original Location: _______

*B8. Related Features
  None

B9a. Architect: Unknown, if any

B9b builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920)
  B10 area: Huntington Beach

Period of Significance: 1901-1920

Property Type: Commercial

Applicable Criteria: 1

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

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

*B12. References:
  Please see Report for a full list of References.

B13. Remarks:
  None

*B14. Evaluator: Amanda Yoder
  GPA Consulting
  231 California Street
  El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.

Subject property outlined in red. Base image courtesy of Google Maps.

DPR 523B (01/95) *Required Information
B10. Significance (Continued from Page 2):

Evaluation & Integrity

The subject property, a one-story commercial building constructed in 1918, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. It is fairly intact and representative of the early commercial buildings that were in use during the time period to serve permanent residents and visitors alike. The subject property retains its integrity of location, design and feeling. It has undergone some alterations, including the installation of new windows and doors, so the integrity of materials and workmanship have been diminished. In addition, the surrounding setting consists primarily of infill dating from the 1970s onwards. However, the property is a rare, remaining example of commercial architecture from one of the earliest periods of development in the City’s history; much of the historic commercial core has been redeveloped. While the property may not retain sufficient integrity for the National Register, the property appears to be individually eligible for the California Register as a rare, remaining example of its type within the City of Huntington Beach under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 327 11th Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**P1. Other Identifier:**

**P2. Location:**  
- *Not for Publication*  
- **unrestricted**  
- *a. County* Orange

**P3b. Resource Attributes:**  
- (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- **Building**

**P5a. Photograph or Drawing:**  
- (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
- View looking southeast at the façade and northeast

**P6. Date Constructed/Age and Source:**  
- *Historic*

**P7. Owner and Address:**  
- Allan John Jr. & Trina Louise Ansdell
  - 328 9th Avenue  
  - Huntington Beach, CA 92648

**P8. Recorded by:**  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
  - 231 California Street  
  - El Segundo, CA 90245

**P9. Date Recorded:**  
- 8/1/2009

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

**P11. Report Citation:**  

**Attachments:**  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
View looking southeast at the primary entry.

View looking southeast at the northeast elevation.

View looking southeast at the façade windows.

View looking southeast at the southwest elevation.
The building located at 328 Main Street is a one-story commercial building constructed in 1949 in the Mid-Century Modern style. It is located on the southeastern corner of Main Street and Orange Avenue and faces generally west. The building has a rectangular plan and a likely concrete foundation. The building is clad smooth stucco. It is covered by a flat roof with a raised parapet. On the west elevation, there are four recessed storefronts with stucco bulkheads, single fully-glazed metal doors with metal transoms and single-light butted display windows with metal surrounds. On the north elevation, there is a double fully-glazed metal door with metal transom, and a full-height metal fixed window. Above each storefront is neon or painted signage for the respective shops. There is no landscaping, the storefronts abut the sidewalk. Some windows may have been replaced, and there may have been an addition to the north end of the east elevation. The building is in good condition.
**Resource Name or #:** (Assigned by Recorder) 328 Main Street  
**NRHP Status Code** 3CS

**B1. Historic Name:** Unknown
**B2. Common Name:** 328 Main Street
**B3. Original Use:** Commercial  
**B4. Present Use:** Commercial

**B5. Architectural Style:** Mid-Century Modern

**B6. Construction History:** (Construction date, alterations, and date of alterations)  
Constructed 1949.

**B7. Moved?** ☑ No  ☐ Yes  ☐ Unknown  
**B8. Related Features** None

**B9a. Architect:** Unknown, if any  
**B9b builder:** Unknown

**B10. Significance:** Theme Post-World War II (1946-1965); Mid-Century Modern (c. 1946-1965)  
**B10 area:** Huntington Beach

**B10 Period of Significance:** 1946-1965  
**B10 Property Type:** Commercial  
**B10 Applicable Criteria:** 3

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

**Post-World War II**

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. (See Continuation Sheet)

**B11. Additional Resource Attributes:** (List attributes and codes) None

**B12. References:**
Please see Report for full list of References.

**B13. Remarks:**
None

**B14. Evaluator:** Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.

Subject property outlined in red. Base image courtesy of Google Maps.
B10. Significance (Continued from Page 2): Mid-Century Modern

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Evaluation & Integrity

The subject property, a one-story Mid-Century commercial building, is a good representative example of its type within the City of Huntington Beach. The building retains most aspects of integrity, including location, design, setting, association and feeling; however, alterations to the storefront have diminished its integrity of workmanship and materials and as a result, it does not retain sufficient integrity for National Register listing. However, as much of the commercial stock in the primary downtown core has been redeveloped, the building does appear to be eligible for the California Register as a rare, remaining example of commercial architecture from its time period within the City of Huntington Beach, under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 328 Main Street would likely qualify for local listing for its visual function within the City of Huntington Beach once the appropriate criteria are in place.

DPR 523L (01/95)  *Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

*Resource Name or # (Assigned by Recorder) 330 Crest Avenue

P1. Other Identifier:
*b. USGS 7.5'Qua Date T 1/4 of 1/4 of Se B.M

P2. Location: ☑ unrestricted  a. County Orange

P3a. Description:
This building is a two story, Spanish Colonial Revival single family residence constructed in 1921. It has a generally square plan and the west facing façade is symmetrical. The exterior is clad in smooth stucco. It is covered by a flat roof with a parapet and a shallow side gable roof over the entry porch. The porch roof is covered in Spanish clay tile. The building appears to have a small brick chimney on the roof near the rear of the building. Decorative elements on the house include blue accent tiles and ornamental iron window hoods and balconets, under the second story windows. There are five windows on the façade. They are symmetrically spaced and consist of two wood sash, fixed windows located on either side of the main entry on the first story. On the second story, there are two pairs of wood sash, double-hung windows arranged above the fixed windows. There is also a single wood sash double hung window on the second story, centered above the main entrance. The main entry is located in the center of the west elevation and consists of a wood panel door with sidelights under a recessed arch. The building fronts onto Crest Avenue and is set behind a lawn that extends to the sidewalk. Landscaping elements include rounded hedges and mature trees. There is concrete pedestrian pathway that leads from the sidewalk to the concrete stoop of the front entrance. There is a brick and iron perimeter fence surrounding the property. There are no ancillary buildings visible from Crest Street. Alterations include a potentially replaced main entry door. The condition of the building is excellent to good.

P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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

P5b. Description of Photo:
(View, date, accession #)
View looking east at façade, 2/2009.

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
1921 City of Huntington Beach Building Recor

P7. Owner and Address:
David D. Saylor
330 Crest Avenue
Huntington Beach, CA 92648

P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

P9. Date Recorded: 8/1/2009

P10. Survey Type: (Describe)
Survey - Reconnaissance

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

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

DPR 523A (01/04) *Required Information
P1. Other Identifier:

*P2. Location:  □ Not for Publication  ✔ unrestricted  *a. County  Orange
and  (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5" Quadrangle  Date  __________ R  _______  1/4 of  ______  1/4 of  Se  ______  B.M
   c. Address  333 Crest Ave  City  Huntington Beach  Zip  92648
   d. UTM (Give more than one for large and/or linear resources)  Zone  __________  mE/  __________ _mN
   e. Other Locational Data:  (e.g., parcel #, directions to resource, etc. as appropriate)  APN: 024-043-01

*P3a. Description:  (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 333 Crest Avenue is a one and two-story single-family residence constructed in 1948 in the Period Revival style. It is located at the corner of Crest and 11th Streets and faces generally east. The building has an irregularly-shaped plan and a likely concrete foundation. The building is clad in stucco and wood clapboards. It is covered by a cross-gabled roof with very shallow boxed eaves and clad with wood shingles. On the east elevation, there is an exterior brick chimney. At the east-facing elevation, a brick path leads to an entry porch. The entry is located within the partial-width porch which is sheltered by an extended shed roof and supported by wood posts. The entry itself consists of a single wood paneled-door, as well as two pairs of French doors with decorative shutters. The windows on the façade consist of multi-light wood double-hung windows with decorative shutters. Other windows throughout the building are consistent with those observed on the façade, though decorative shutters are limited to the east elevation. Landscaping features include a front lawn, mature shrubs and a perimeter hedge wall. The building appears to have been rehabilitated since the 2009 survey. The building is in good condition.

*P3b. Resource Attributes:  (List Attributes and codes)  HP02  Single Family Property
*P4. Resources Present:  ✔ Building  □ Structure  □ Object  □ Site  □ District
   □ Element of District  □ Other (isolates, etc.)

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

*P5b. Description of Photo:  (View, date, accession #)
Property as it appeared on Google Maps, 4/16/14,

*P6. Date Constructed/Age and Source:  ✔ Historic  □ Prehistoric  □ Both
   1948  City of Huntington Beach

*P7. Owner and Address:
Shannon Lee Silveria
333 Crest Ave
Huntington Beach, CA  92648

*P8. Recorded by:
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  4/16/2014

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

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

*Attachments:  □ NONE  □ Location Map  □ Sketch Map  □ Continuation Sheet  □ Building, Structure, and Object Record
   Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record
   Artifact Record  □ Photograph Record  Other (List):
The building located at 334 Crest Avenue is a one-story single family residence that was constructed in 1931 in the Spanish Colonial Revival style. It is located on the east side of Crest Avenue. The building has a near rectangular plan and a likely concrete foundation. The wood frame building is sheathed in stucco siding. The residence has a hipped roof. At the west-facing façade a concrete walkway leads to an open stoop. The primary entrance door is located off-center on the facade and is surrounded by sidelights. At the time of the survey the windows were obscured by vegetation. Landscaping features include excessive vegetation obscuring much of the façade. Modifications to the building include possible replacement windows and door.
334 Crest Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking northeast at the façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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### P1. Other Identifier:

*P2. Location:*
- [ ] Not for Publication
- [✓] unrestricted
- **a. County** Orange

*P3a. Description:* The building located at 405 Alabama Street is a one-story single family residence that was constructed in circa 1920 in no particular architectural style. It is located on the west side of Alabama Street. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in aluminum siding. The residence has a hipped roof with a rear and side gable. There are exposed rafter tails underneath the open eaves. At the east-facing façade, concrete steps lead to a partial-width porch. Wooden posts support the front gable porch roof. In between the posts is a wooden banister. The primary entrance door is located within the porch and is surrounded by moderate door surrounds. The windows are primarily double hung wood sash and are surrounded by moderate casings. There appear to be rear additions on the building. Landscape features include a small walled-in garden surrounding the porch on the façade. Modifications to the building include unoriginal siding and a few rear additions.

*P3b. Resource Attributes:*
- HP02. Single Family Property

*P4. Resources Present:*
- [✓] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District

*P5a. Photograph or Drawing:*
- (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*
- (View, date, accession #)
- View looking northwest at the façade and south ele
- *c. 1920 Visual Observation*

*P6. Date Constructed/Age and Source:*
- [✓] Historic
- [ ] Prehistoric
- [ ] Both
- c. 1920

*P7. Owner and Address:*
- Charles F. Pelkey
- 618 20th Street
- Huntington Beach, CA 92648

*P8. Recorded by:*
- Jennifer Krintz & Nicole Collum

*P9. Date Recorded:*
- 8/1/2009

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

*P11. Report Citation:*

*Attachments:*
- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- [✓] Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record
- [ ] Other (List):
**Resource Name or #**: 405 Alabama Street

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**View looking southwest at the façade and north elevation.**

---

*DPR 523L (01/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

NRHP Status Code 6L

Assigned by Recorder

405 Alabama Street

Continuation

Update
**P1. Other Identifier:**

- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** 405 Crest Avenue
- **c. Address:** 405 Crest Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/mN
- **e. Other Locational Data:** APN: 024-042-05

**P2. Location:**

- **Not for Publication**
- **unrestricted**
- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** 405 Crest Avenue
- **c. Address:** 405 Crest Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/mN
- **e. Other Locational Data:** APN: 024-042-05

**P3a. Description:**

The building located at 405 Crest Avenue is a two-story single family residence that was constructed in 1950 in the Neo-Colonial style. It is located on the southwest side of Crest Avenue. The building has a near rectangular plan. The foundation is not visible. The wood frame building is sheathed in horizontal wood board siding. The residence has a side gable roof and two front gable dormers. At the northeast-facing façade brick steps with wooden handrails lead to an uncovered stoop. The primary entrance door is recessed and located off-center on the façade. The entryway has a wide door surround. The windows are primarily double hung wood sash and are surrounded by narrow casings. There is also an angled bay window with diamond-shaped muntins on the façade. There appears to be a garage in the rear of the property. Modifications to the building include replacement windows.

**P3b. Resource Attributes:**

- **HP02. Single Family Property**

**P4. Resources Present:**

- **Building**
- **Other**

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

- View looking southwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

- 1950 Orange County Tax Assessor

**P7. Owner and Address:**

- **Casey C. Case**
- 605 Barrolhet Avenue
- San Mateo, CA 94402

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- Survey - Reconnaissance

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


*Required Information*
*Resource Name or #*: 405 Crest Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking southwest at the façade.
The building located at 407 14th Street is a one-story, single-family residence constructed in 1917 in the Craftsman style. It is located on the northwest side of 14th Street and faces southeast. The building has a rectangular plan and a concrete foundation. It has a woodframed structural system and an exterior clad in wood shingles. It is covered by a low pitched front gable roof, clad with asphalt shingles. The building has wide overhanging open eaves with exposed rafters. At the southeast-facing elevation, a single door leads to a nearly full-width porch. The entry is located within the porch. The entry itself is a single wood paneled door with an exterior single metal security door. There are no visible alterations to the building. The building is in good condition.
*Resource Name or #:* (Assigned by Recorder) 407 14th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

- View looking north at the façade and southwest elevation.
- View looking northwest at the southwest elevation.
- View looking northwest at the southwest elevation.
- View looking northwest at the southwest elevation.
- View looking northwest at the façade.
- View looking west at the northeast elevation.
The building located at 407 California Street is a one-story multiple family residence that was constructed in 1920 in a Front-Gable Roof Cottage style. It is located on the west side of California Street. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in aluminum siding. The residence has a front gable roof with a rectangular vent underneath the front gable apex. There are exposed rafters beneath the overhanging eaves. At the east-facing façade concrete steps lead to a covered stoop. Squared wooden posts support the front gable porch roof. The primary entrance door is located on the façade within the porch and is surrounded by moderate casings and is covered by a screen door. The windows are primarily double hung vinyl sashes and are surrounded by moderate casings. Landscape features include small plantings surrounding the house. There is also a white fence surrounding the property. Modifications to the building include unoriginal siding and replacement windows and doors.

*P3b. Resource Attributes:* (List attributes and codes)  
HP03. Multiple Family Property

*P4. Resources Present:*  
☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

*P5a. Photograph or Drawing:* (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*  
(View, date, accession #)  
View looking northwest at façade and south elevation

*P6. Date Constructed/Age and Source:*  
☑ Historic  ☐ Prehistoric  ☐ Both

1920  Orange County Tax Assessor

*P7. Owner and Address:*  
Shirly Renee Turner & Tom Wade  
17722 Falkirk Lane  
Huntington Beach, CA 92649

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:*  8/1/2009

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

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

*Attachments:*  
☐ NONE  ☐ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record  
Archeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  
Artifact Record  ☐ Photograph Record  ☐ Other (List):
View looking west at the façade.
The single-family residence located at 408 8th Street in Huntington Beach was constructed in 1923 in a Front-Gable Roof Cottage style. The building is located near the front of the parcel on the east side of 8th Street, between Orange and Pecan Avenues. This one-story residence has a nearly L-shaped plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in textured stucco. The building is covered by a moderately pitched, cross gable roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. Additional features include square wood vents located under the gable pitches. A concrete landing, steps, and iron handrail lead to the entry porch. The porch is sheltered by the primary roof, supported by a decorative wood trellis support. The primary entry is located within the porch and consists of a wood panel door and an exterior metal screen door. There are two windows on the façade. They are symmetrically spaced and consist of a fixed octagon window and a composite picture window flanked by two casement windows and surmounted by an eight light transom. Other windows include double-hung vinyl sash windows and aluminum sash sliding windows. Landscaping elements of this property include a front yard with mature hedges and bushes. Other features include a concrete patio located in the southern portion of the front yard and an iron fence with brick supports surrounding the front of the parcel. Alterations to the building include a possible 1940s addition to the façade, cladding the building in textured stucco, the replacement of some of the windows with aluminum sash sliding windows and a possible rear shed roof addition located at the south elevation. The building is in good condition.
View looking northeast at the south elevation. 

Detail view looking southeast at the front entry. 

Detail view looking east at the side gate located at the façade. 

*DPR 523L (01/95) *Required Information
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
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*Resource Name or #* (Assigned by Recorder)  410 Hartford Avenue

**P1. Other Identifier:**

**P2. Location:**  
- [ ] Not for Publication  
- [X] unrestricted  
  - a. County: Orange

and  
- [P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.]

**b. USGS 7.5' Quad:**  
- Address: 410 Hartford Avenue  
- City: Huntington Beach  
- Zip: 92648

**c. UTM (Give more than one for large and/or linear resources):**  
Zone: mE/ Zone: mN

**d. UTM (Give more than one for large and/or linear resources):**  
Zone: mE/ Zone: mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-212-12

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

The building located at 410 Hartford Avenue is a one-story, single family residence constructed in 1917 in the Craftsman style. It is located on the south side of Hartford Avenue and faces north. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad in clapboard siding along the east and west elevations and stucco on the façade and a small brick wall over the foundation of the residence. It is covered by a moderately pitched, front gable roof, clad in composition shingles. The widely-overhanging eaves are closed with exposed rafters. At the north-facing elevation, concrete steps lead to a partial-width porch. The porch is covered with a front gable roof supported by tapered brick columns. The primary entrance is located on the façade within the porch. The windows are primarily fixed windows with flanking double-hung wood sash windows surrounded by wide casings. Landscape features include a dirt lawn and some mature trees. Additional features of this property include an attached two-car garage. Modifications to the building include some replacement windows, replacement siding on the façade, a one-story shed roof addition to the rear of the building and a two-car garage.

**P3b. Resource Attributes:** (List Attributes and codes)  
- [X] HP02. Single Family Property

**P4. Resources Present:**  
- [X] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

View looking southeast at the façade, 2/2009.

**P6. Date Constructed/Age and Source:**  
- [X] Historic
- [ ] Prehistoric
- [ ] Both

1917 Orange County Tax Assessor

**P7. Owner and Address:**
David & Debbie Veylupek  
410 Hartford Avenue  
Huntington Beach, CA  92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

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

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking south at the façade.

View looking southwest at façade and east elevation.
**P1. Other Identifier:**

**P2. Location:**  
- [ ] Not for Publication  
- [x] unrestricted  
- [ ] County  
- Orange  
- [ ] Address  
- 412 Hartford Avenue  
- City: Huntington Beach  
- Zip: 92648  
- [ ] UTM (Give more than one for large and/or linear resources)  
- Zone: mE/mN  
- [ ] Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
- APN: 024-212-02

**P3b. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 412 Hartford Avenue is a one-story single family residence that was constructed in 1924 in the Craftsman style. It is located on the south side of Hartford Avenue and faces north. The building has a nearly rectangular plan and likely a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a low pitch side gable roof, clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. Additional features include an interior chimney located on the north facing roof slope, exposed purlins, and a lattice wood vent below the extended front gable roof pitch. At the north-facing façade, a set of concrete steps lead to an entry porch. The porch is sheltered by an extended front gable roof and supported by two tapered stucco piers sitting atop stucco pier supports. The primary entrance door is located within the porch and consists of a single wood paneled door set within a moderate wood frame and covered by a metal security door. There are two sets of windows on the façade. They consist of wood-sash tripartite windows, with moderate wood casings. Other windows throughout the residence were obscured by vegetation at the time of the survey. Landscaping features include a front lawn with mature trees and bushes. Additional features of this property include a concrete pedestrian walkway leading to the front entry, concrete landscape curbing, and a front gable garage accessed by a concrete driveway and located to the east of the residence. There are no visible alterations to the exterior of this building. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- [x] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)

*View looking southeast at façade and west elevati*

**P6. Date Constructed/Age and Source:**  
- [ ] Historic  
- Prehistoric  
- [ ] Both  
- 1924  
- Orange County Tax Assessor

**P7. Owner and Address:**  
Timothy N. Bredemeyer  
3746 Aurora Loop  
Rocklin, CA 95677

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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


**Attachments:**  
- [ ] NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

412 Hartford Avenue

*NRHP Status Code 5S3/6L

Resource Name or # (Assigned by Recorder): 412 Hartford Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking south at the façade.

View looking south at the garage.

View looking southwest at the façade and east elevation.

DPR 523L (01/95)

*Required Information
The single-family residence located at 414 9th Street in Huntington Beach was constructed in 1915 in a Front-Gable Roof Cottage style. The building is set far back from the parcel on the east side of 9th Street, between Orange and Pecan Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular plan. The façade is symmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in horizontal beveled wood board siding. The building is covered by a moderately pitched, front gable roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. The primary entry is located at the façade and consists of a wood and glass paneled single door. There is one window on the façade; it is symmetrically spaced and consists of a double-hung wood sash window. Other windows throughout the residence could not be observed. Landscaping elements of this property include a front lawn with mature and juvenile trees and shrubs. Other features include a concrete walkway leading to the front entry and a white picket perimeter fence surrounding the side yard. Alterations to the building include the replacement of the front door. The building appears to be in good condition.
*Resource Name or #*: (Assigned by Recorder) 414 9th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6L

View looking east at façade.

View looking northeast at south elevation.
*Resource Name or # (Assigned by Recorder)* 415 Delaware Street

P1. Other Identifier:

P2. Location:  
- **Not for Publication**  
- **unrestricted**  
- **a. County** Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’Quadrangle*  
Date:  
T: R: 1/4 of 1/4 of Se: B.M

c. Address: 415 Delaware Street  
City: Huntington Beach  
Zip: 92648

d. UTM (Give more than one for large and/or linear resources)  
Zone:  
mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-222-03

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

The building located at 415 Delaware Street is a one-story single family residence that was constructed in 1924 in a Front-Gable Roof Cottage style. It is located on the west side of Delaware Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is sheathed in wood shingle siding. The residence has a low pitched front gable roof, clad in composition shingles. The roof has moderately overhanging eaves with exposed rafter tails. Other features include a vertical slat vent located below the gable pitch. At the east-facing façade, a brick pedestrian walkway leads to the primary entrance. The primary entrance is raised about a foot above ground level and consists of a single, wood paneled door covered by a metal security door and set within a moderate wood casing. There is one vinyl-sash bay window on the façade covered by hipped awning. Other windows throughout the residence consist likely of double-hung and sliding windows. Landscape features include a front lawn with mature shrubs and a potted plant beneath the bay window. Additional features of this property include a front gable garage located in the west portion of the parcel. Modifications to the building include the possible replacement of the original door and some of the original windows. The building is in good condition.

*P3b. Resource Attributes:* (List Attributes and codes)  
HP02. Single Family Property

*P4. Resources Present:*  
- **Building**  
- **Structure**  
- **Object**  
- **Site**

*P5a. Photograph or Drawing:*  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*  
(View, date, accession #)  
View looking southwest at the façade and north elevation

*P6. Date Constructed/Age and Source:*  
- **Historic**  
- **Prehistoric**  
- **Both**

1924  
Orange County Tax Assessor

*P7. Owner and Address:*  
Jeffrey & Rene Carnival  
6691 Harbor Key Circle  
Huntington Beach, CA 92648

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:*  
8/1/2009

*P10. Survey Type:*  
Survey - Reconnaissance

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


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

*Required Information*
### NRHP Status Code: 6L

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<th>Date</th>
<th>Continuation</th>
<th>Update</th>
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<td>Jennifer Krintz &amp; Nicole Collum</td>
<td>8/1/2009</td>
<td>✔️</td>
<td></td>
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View looking west at the façade.
**P1. Other Identifier:**
- **a. County:** Orange
- **b. USGS 7.5' Qua:** 416 Elmira Avenue
- **c. Address:** 416 Elmira Avenue
- **d. UTM:** City: Huntington Beach Zip 92648
- **e. Other Locational Data:** APN: 024-222-02

**P2. Location:**
- **Not for Publication:** ☑ unrestricted
- **a. County:** Orange
- **b. USGS 7.5’ Qua:** 416 Elmira Avenue
- **c. Address:** 416 Elmira Avenue
- **d. UTM:** City: Huntington Beach Zip 92648
- **e. Other Locational Data:** APN: 024-222-02

**P3a. Description:**
The building located at 416 Elmira Avenue is a one-story single family property constructed in 1924 in the Spanish Colonial Revival style. It is located on the south side of Elmira Avenue and faces north. The building has a square plan and a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a flat roof, and clad in Spanish terracotta tile. The building has no overhanging eaves. At the south-facing elevation, a concrete walkway and steps lead to an entry porch. The entrance consists of an oversized single wood paneled door. There are two sets of windows on the facade they are symmetrically spaced and consist of wood-sash tripartite windows. Other windows throughout the residence appear to consist of fixed wood-sash windows. Landscaping features include a front lawn, palm trees and potted plants. Modifications to the building include the addition of an attached shed roof garage on the east elevation. The building is in good condition.

**P3b. Resource Attributes:**
- (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**
- ☑ Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
- View looking southeast at the façade and west elevation.

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

1924 Orange County Tax Assessor

**P7. Owner and Address:**
Christopher J. & Terri L. Taylor
1840 Pine Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

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

**P11. Report Citation:**
(Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014)

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
View looking south at the façade.

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 5S3/6L

Resource Name or #: 416 Elmira Avenue

*Required Information
The building located at 418 California Street is a one-story multi-family residence that was constructed in circa 1940 in the Minimal Traditional style. It is located on the south side of Elmira Avenue and faces north. The building has an L-shaped plan and has a likely concrete foundation. The wood frame building is sheathed in what appears to be horizontal wood board siding. The residence has a hipped roof, clad with asphalt shingles. At the north-facing façade, a concrete pathway leads to four primary entrances. Three of the entrances are covered by a shed roof extension of the main roof and are supported by square wooden posts. One entrance is uncovered. The windows are primarily double hung wood or vinyl sash windows and vinyl or wood sliders. Landscape features include small plantings along the façade as well as a shared front lawn. Alterations to the building include the possible replacement of some of the original windows. The building is in good condition.
**P1. Other Identifier:**
- **Resource Name or #**: 418 Elmira Avenue
- ** Assignment by Recorder**

**P2. Location:**
- ** Not for Publication**
- **unrestricted**
- **a. County**: Orange
- **b. USGS 7.5'Quadrangle**
  - **Date**: T
  - **R**: 1/4 of 1/4 of Se
  - **B.M**: mE/mN
- **c. Address**: 418 Elmira Avenue
- **City**: Huntington Beach
- **Zip**: 92648
- **d. UTM**
  - **Zone**: APN: 024-222-01
  - **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)

**P3a. Description:**
The building located at 418 Elmira Avenue is a one-story single family residence that was constructed in 1924 in the Spanish Colonial Revival style. It is located on the south side of Elmira Avenue and faces north. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in stucco. The residence has a flat roof and has red clay tile coping. There are tile ornaments along the upper portion of the facade. At the north-facing façade, a concrete walkway and steps lead to a covered stoop. The stoop has a flat roof with red clay tile coping and an arched entryway. The primary entrance door is located in the porch and consists of a single wood paneled door. The windows are primarily picture windows flanked by two double hung wood sash windows. Additional features of this property include an attached garage located adjacent to the west elevation. Landscaping features include small plantings along the façade. Modifications to the building include some window replacement. The building is in good condition.

**P3b. Resource Attributes:**
- **HP02. Single Family Property**

**P4. Resources Present:**
- **Building**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
- **View looking south at façade, 2/2009.**

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **1924**
- **Orange County Tax Assessor**

**P7. Owner and Address:**
- **Christopher J. Taylor**
- **1840 Pine Street**
- **Huntington Beach, CA 92648**

**P8. Recorded by:**
- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**
- **8/1/2009**

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

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")
- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

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

*Required Information*
View looking southeast at the façade and west elevation.
The building located at 423 7th Street is a one-story single-family residence constructed circa 1940 in no particular architectural style. It is located on the southeast side of 7th Street and faces northwest. The building has a rectangular shaped plan and a likely concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are slightly overhanging and open with exposed rafter tails. At the northwest-facing elevation a concrete path and steps lead to an entry porch. The entry is located on the porch and sheltered by a secondary hipped roof. The entry itself consists of a single wood paneled door. There is one window on the façade; it is symmetrically spaced and consists of a fixed arched multiple pane wood-sash window. Other windows throughout the building consist of double-hung wood-sash windows. Landscaping features include a front lawn with a white picket perimeter fence. Alterations to the building include the addition of a fabric awning above the façade window and a secondary roof above the primary entry door. The building is in good condition.
**Resource Name or #**: (Assigned by Recorder) 423 7th Street

**NRHP Status Code**: 6Z

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**View looking southeast at the southwest elevation.**

**View looking southeast at the primary entry.**

**View looking southeast at the northeast elevation.**
The building located at 501 Frankfort Avenue is a one-and-one-half story single family residence that was constructed in 1946 in the Craftsman style. It is located on the north side of Frankfort Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in aluminum siding. The residence has a front gable roof with two front gable dormers on the west elevation. There are exposed rafter tails as well as decorative knee braces underneath the eaves. At the southfacing façade, concrete steps lead to a partial-width porch. Squared wooden posts sitting atop stone piers support the shed porch roof. The primary entrance door is located on the facade and is surrounded by moderate casings. The windows are primarily double hung wood sashes and are surrounded by broken pediment casings. There is also a large picture window on the west elevation. There is a large front gable extension to the east of the main house. Landscape features include palm trees and smaller plantings surrounding the porch. There is also a white picket fence surrounding the property. Modifications to the building include wall cladding replacement.
<table>
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<th>Date</th>
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<tr>
<td>Jennifer Krintz &amp; Nicole Collum</td>
<td>8/1/2009</td>
<td></td>
</tr>
</tbody>
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| *Resource Name or #: (Assigned by Recorder) | 501 Frankfort Avenue |

| View looking east at the west elevation. |
| View looking southeast at the west elevation. |

DPR 523L (01/95)
The building located at 502 Alabama Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the east side of Alabama Street. The building has a rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in stucco siding. The residence has a front gable roof. There is a square vent underneath the gable. At the west-facing façade red brick steps lead to a wooden full-width open porch. Square wooden posts support the small front gable porch roof. The rest of the porch is left uncovered. The primary entrance door is located within the porch and is surrounded by moderate casings. The windows are primarily aluminum sliders and are surrounded by moderate casings. There is a one-story shed addition on the south elevation. Landscape features include a small yard and a fence surrounding the property. Modifications to the building include the side addition, unoriginal siding as well as replacement windows and door.

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking east at the façade, 2/2009.

**P6. Date Constructed/Age and Source:**
Historic
1922
Orange County Tax Assessor

**P7. Owner and Address:**
William D. O'Connell
PO Box 716
Sunset Beach, CA  90742

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

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

*Required Information*
View looking southeast at the north elevation and façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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**Primary #**  
**HRI #**  
**Trinomial**

**504 7th Street**  
*Resource Name or # (Assigned by Recorder)*

### P1. Other Identifier:

- **P2. Location:**  
  - Not for Publication  
  - unrestricted  
  - a. County: Orange

- **b. USGS 7.5’Qua**  
  - Date:  
  - T: R: 1/4 of 1/4 of Se: B.M

- **c. Address:**  
  - City: Huntington Beach  
  - Zip: 92648  
  - 504 7th Street  
  - APN: 024-131-09

- **d. UTM (Give more than one for large and/or linear resources):**  
  - Zone: mE/ mN

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

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

The single-family residence located at 504 7th Street in Huntington Beach was constructed in 1905 in the Neo-Classical Box style with Queen Anne style influences. The building is located near the front of the parcel on the east side of 7th Street between Acacia and Pecan Avenues. It faces west within a residential neighborhood. This one-story residence has a rectangular shaped plan. The façade is symmetrical and the foundation of the building could not be observed. The building has a wood-framed structural system and an exterior clad in smooth river rock, beveled horizontal wood board siding, fishscale and vignetted shingles. The building is covered by a moderately pitched, hipped roof clad with wood shingles. The moderately overhanging eaves are boxed. The residence has two hipped dormers clad with wood shingles; one is located at the façade and the other is located at the south elevation. The primary entry is located at the façade on an entry porch. The porch is sheltered by a dropped hipped roof supported by turned wood posts. A set of brick stairs leads to the primary entry. The entry itself consists of a wood paneled door with a decorative fan design. There are three windows on the façade; the windows are symmetrically spaced and consist of double-hung vinyl-sash windows and one fixed window. The windows are set within wood frames. Other windows throughout the residence are consistent with those observed at the façade. Additional features of this building include two bays located at the south elevation. Landscaping elements of this property include a front and side yard with mature trees and bushes including rose bushes. Other features include a white picket fence surrounding the perimeter of the parcel. Alterations to the building include a large two-story addition to the north elevation, the addition of a variety of cladding materials including vignetted and fishscale shingles and smooth river rock, the windows and doors of the residence appear to have been replaced. The building is in excellent condition.

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

- HP02. Single Family Property

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

**P5a. Photograph or Drawing:**  
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)

- View looking northeast at the façade, 12/2009.

**P6. Date Constructed/Age and Source:**  
- Historic  
- Prehistoric  
- Both

- 1905  
- City of Huntington Beach Building Recor

**P7. Owner and Address:**  
- Thomas Alan Shaw  
- 504 7th Street  
- Huntington Beach, CA 92648

**P8. Recorded by:**  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245

**P9. Date Recorded:**  
- 8/1/2009

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

- Survey - Reconnaissance

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


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

**Required Information**
**B1. Historic Name:** None

**B2. Common Name:** 504 7th Street

**B3. Original Use:** Single Family Residence  
**B4. Present Use:** Single Family Residence

**B5. Architectural Style:** Neo-Classical Box with Queen Anne Influences

**B6. Construction History:** (Construction date, alterations, and date of alterations)  
Constructed 1905

**B7. Moved?**  
☑ No  
☐ Yes  
☐ Unknown

**B8. Related Features**  
None

**B9a. Architect:** Unknown  
**B9b builder:** Unknown

**B10. Significance:** Theme  
Beach Town Resort (1901-1920); Neo-Classical Box (1900-1933)

**B10 area:** Huntington Beach  
Period of Significance: 1901-1920; 19  
Property Type: Residential  
Applicable Criteria: 1,3

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

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

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

**Neo-Classical Box (1900-1933)**

Buildings constructed in this style are typically one-story with a compact square or rectangular plan. The roof is typically a high or moderate pitched pyramidal hipped roof. Typical cladding material consists of clapboard siding. Other character defining features include wide window and door casings. The porch may be partial or full-width and typically recessed. On cottages, the siding varies from horizontal wood, shingle and board-and-batten and may have elements of Craftsman and Classical styles such as knee braces, exposed rafter tails, or columns.

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

**B12. References:**
- Please see Report for a full list of References.
- Orange County Tax Assessor
- Historic Sanborn Fire Insurance Maps

**B13. Remarks:**
None

**B14. Evaluator:** Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(Sketch Map with north arrow required.)

(This space reserved for official comments.)
B10. Significance (Continued from Page 2): Integrity & Evaluation

The subject property, a single-family Neo-Classical Box style residence with Queen Anne influences constructed in 1905, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. There have been some minor alterations, which affects the integrity of materials and workmanship. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for listing in the California Register for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style and type, under Criteria 1 and 3, respectively.
*Resource Name or #: (Assigned by Recorder) 504 7th Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 4/16/2014

View looking southeast at the façade and north elevation.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**  

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*Required Name or # (Assigned by Recorder) 505 15th Street

**P1. Other Identifier:**

*P2. Location:  
☐ Not for Publication  
✓ unrestricted  

*a. County  
Orange

and  
(P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Quadrangle  
Date  
T  
R  
1/4 of  
1/4 of  
Se  
B.M

c. Address  
505 15th Street  
City: Huntington Beach  
Zip 92648

d. UTM (Give more than one for large and/or linear resources)  
Zone  
mE/  
mN

e. Other Locational Data:  
(e.g., parcel #, directions to resource, etc. as appropriate)  
APN: 023-148-11

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

The building located at 505 15th Street is a one-story, single-family residence constructed in 1923 in a Front-Gable Roof Cottage style. It is located on the northwest side of 15th Street and faces southeast. The building has a rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in wood shingles and wood clapboard siding on the northeast and southwest elevations. It is covered by a low pitched front gable roof, clad with composition shingles. The building has wide overhanging open eaves with exposed rafters. At the southeast-facing elevation, a concrete path and steps lead to a partial-width porch. The entry is located within the porch. The porch is sheltered by a dropped front gable roof and supported by knee brackets and squared wood posts. The entry itself consists of a single wood and glass paneled door. There is one window on the façade. It is symmetrically spaced and consists of a wood-sash tripartite window. Other windows throughout the building consist of double-hung wood-sash windows. Landscaping features include a front garden, with mature citrus trees and bushes. There are no visible alterations to the building. The building is in good condition.

**P3b. Resource Attributes:**  
(List Attributes and codes)  
HP02. Single Family Property

**P4. Resources Present:**  
✓ Building  
☐ Structure  
☐ Object  
☐ Site  
☐ District  

**P5a. Photograph or Drawing:**  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*  
(View, date, accession #)  
View looking west at façade and northeast elevation

*P6. Date Constructed/Age and Source:*  
☐ Historic  
☐ Prehistoric  
☐ Both  
1923  
Orange County Tax Assessor

**P7. Owner and Address:**

Ronald W. Detweiler  
505 15th Street  
Huntington Beach, CA 92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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


*Required Information*
View looking northwest along the northeast elevation.

View looking northwest along the southwest elevation.

View looking north at the façade and southwest elevation.

Detail view looking northwest at the façade.
The building located at 506 Alabama Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the west side of Alabama Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof. At the east-facing façade, concrete steps lead to a covered stoop. Square wooden posts support the shed porch roof. In between the posts is a wooden balustrade. The primary entrance door is located on the façade within the porch and is surrounded by moderate casings and is covered by a metal screen door. The windows are primarily double hung wood sash and are surrounded by moderate casings. There are also metal-slatted awnings over the windows. Landscape features include a tree located next to the porch and a white fence surrounding the property. Modifications to the building include possible porch replacement and unoriginal awnings.
506 Alabama Street

**Resource Name or #:** (Assigned by Recorder)  

**NRHP Status Code:** 5S3/6L

**Recorded By:** Jennifer Krintz & Nicole Collum  

**Date:** 8/1/2009

**View looking east at the façade.**
The building located at 505-507 8th Street is a one-story multiple-family residence constructed in 1920 in a Craftsman style. It is located on the northwest side of 8th Street and faces southeast. The property has an irregular shaped plan and a likely concrete foundation. Both the main and secondary houses are wood-framed buildings. The secondary house, 507 8th Street was likely added in the late 1940s and is clad in dropped wood board siding. 505 8th Street is clad in horizontal clapboard siding. The secondary house is covered by a moderately pitched hipped roof, while 505 8th Street is covered by a moderately pitched side gable roof. Both are clad in composition shingles and have moderately overhanging open eaves with exposed rafter tails. Additional features include a brick chimney located at the southwest elevation of 505 8th Street and triangular wood vents at the apex of the secondary house's hipped roof. At the southeast-facing elevation of both 505 and 507 8th Street, a concrete path and steps lead to an entry porch. The entry of each building is located on the porch and sheltered by the primary roof. The entry to each building consists of a single wood and glass paneled door; 507 also has an exterior wood screen door. There are a total of six windows visible on the façade of both buildings. They consist of fixed multiple paneled wood-sash windows and double-hung wood sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn with mature trees and shrubs along the façade exterior. The secondary house appears to have been built in circa 1940. The buildings are in good condition.
*Resource Name or #: (Assigned by Recorder) 505-507 8th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6L

View looking northwest at the southeast elevation of 505 8th Street.

View looking northwest at the northeast elevation.

View looking west at the entry.

View looking northwest at the façade.
### State of California - The Resources Agency
#### DEPARTMENT OF PARKS AND RECREATION
**PRIMARY RECORD**

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#### NRHP Status Code: 3CS

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#### NRHP Status Code: 3CS

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<th><em>Resource Name or #</em> (Assigned by Recorder)</th>
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#### P1. Other Identifier:

**P2. Location:**

- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**and**

- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5'Qua**

- Date: T R 1/4 of 1/4 of Se B.M

- Address: 509 Pecan Avenue
- City: Huntington Beach
- Zip: 92648

- UTM (Give more than one for large and/or linear resources)
- Zone: mE/ mN

- Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
- APN: 024-131-15

#### P3a. Description:

The single-family residence located at 509 Pecan Avenue in Huntington Beach was constructed circa 1915 in the Craftsman style. The building is located near the front of the parcel on the east side of 2nd Street between Walnut and Olive Avenues. It faces southeast within a predominately residential neighborhood. This one-story building has a square shaped plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in horizontal dropped wood board siding and wood shingles within the gable pitches. Other features include a triangular wood vent within the gable pitch. The building is covered by a moderately pitched cross gable roof clad with composition shingles. The moderately overhanging eaves are open with exposed brackets. The primary entry is located at the façade within an entry porch. The entry itself is sheltered by a dropped front gable roof supported by a squared wood post and a wood balastrade. A wood landing and steps lead to the front entry. The entry consists of a single wood and glass paneled door and an exterior metal screen door. There are three windows on the façade that consist of a pair of double-hung wood-sash windows and one double-hung wood-sash tripartite window. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping elements include a front and side grass lawn and mature and juvenile trees and shrubs. Other features include a concrete walkway leading to the main entry. There are no visible alterations to the residence. The condition of the building is excellent.

#### P3b. Resource Attributes:

- (List Attributes and codes) HP02. Single Family Property

#### P4. Resources Present:

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

#### P5a. Photograph or Drawing:

(Photograph required for buildings, structures, and objects.)

#### P5b. Description of Photo:

(View, date, accession #)

- View looking north at façade and southwest elevation

#### P5c. Dates and Source:

- **Historic**
- **Prehistoric**
- **Both**

- 1915 Orange County Tax Assessor

#### P6. Date Constructed/Age and Source:

1915

#### P7. Owner and Address:

Lewie Paris Derigo
807 Main Street
Huntington Beach, CA 92648

#### P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

#### P9. Date Recorded:

8/1/2009

#### P10. Survey Type:

Survey - Reconnaissance

#### P11. Report Citation:


**DPR 523A (01/04)**

*Required Information*
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

509 Pecan Avenue

*Resource Name or #*(Assigned by Recorder)

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 3CS

View looking northwest at façade.

View looking west at façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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**Page 1**

**P1. Other Identifier:**

- **P2. Location:**  
  - [ ] Not for Publication  
  - [x] unrestricted  
  - **a. County** Orange
  - (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

- **b. USGS 7.5' Quarter:**
  - **Date** T  
  - **R**  
  - 1/4 of  
  - 1/4 of Se  
  - B.M

- **c. Address** 510 Alabama Street
- **City:** Huntington Beach
- **Zip** 92648

- **d. UTM**
  - (Give more than one for large and/or linear resources)
  - Zone:
  - mE/
  - mN

- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-184-15

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

The building located at 510 Alabama Street is a one-story single family residence that was constructed in 1910 in the Neoclassical Box style and has been extensively altered since its original condition. It is located on the west side of Alabama Street. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a hipped roof and a side gable on the south elevation. There are exposed rafter tails underneath the widely overhanging eaves. At the east-facing façade, what appear to be concrete steps lead to a partial-width porch. Turned wooden posts sitting atop a clapboard wall support the front gable porch roof. The primary entrance door is located on the facade and is surrounded by moderate door surrounds. The windows are primarily double hung wood sash and are surrounded by moderate casings. There is also a fixed picture window on the façade. There is a one-story shed addition located to the rear of the property as well as a side gable extension on the south elevation. Landscape features include a white fence that surrounds the property as well as small plantings located near the façade. Modifications to the building include the side gable extension on the south elevation, as well as a rear one-story addition and some window replacement.

**P3b. Resource Attributes:** (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- [x] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

- **P5b. Description of Photo:**
  - (View, date, accession #)
  - View looking southeast at the façade and north elevation

- **P6. Date Constructed/Age and Source:**  
  - [x] Historic
  - [ ] Prehistoric
  - [ ] Both
  - 1910 Orange County Tax Assessor

**P7. Owner and Address:**

- Aurel and Felicia Andra
- 2344 Sierra View Court
- Riverside, CA 92503

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**  
- 8/1/2009

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

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


**Attachments:**  
- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- [x] Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record
- [ ] Other (List):
*Resource Name or #: (Assigned by Recorder) 510 Alabama Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009  🔄 Continuation  ☐ Update

View looking east at the façade.
The building located at 512 California Street is a one-story single family residence that was constructed in 1912 in the Neoclassical box style. It is located on the east side of California Street and faces west. The building has a rectangular plan and likely has a concrete foundation. The wood frame building is clad in textured stucco. The residence is covered by a pyramidal hipped roof clad with composition shingles. The eaves are slightly overhanging and boxed. At the west-facing façade concrete steps lead to the primary entry. The primary entrance door is located within an arched stucco surround and consists of wood and glass paneled double doors. There is one fixed picture window located on the façade within an arched stucco surround. Other windows throughout the residence could not be observed. Landscape features include a small yard with mature trees and shrubs. Additional features include a concrete path leading to the front entry and a ¾ wooden perimeter fence. Modifications to the building include cladding the building in textured stucco, the addition of arched stucco surrounds around the front entry and window and re-cladding the roof with composition shingles. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:** ✔ Building □ Structure □ Object □ Site □ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

**P6. Date Constructed/Age and Source:** ✔ Historic □ Prehistoric □ Both

1912 Orange County Tax Assessor

**P7. Owner and Address:**
Lee Anne Carrothers
512 California Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
The building located at 519 Delaware Street is a one-story single family residence that was constructed circa 1920 in the Craftsman Cottage style. It is located on the west side of Delaware Street and faces east. The building has a near rectangular plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched side gable roof, clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. At the east-facing façade, concrete steps lead to a concrete entry porch. The primary entrance is located on the porch. The porch is sheltered by an extended front gable roof, supported by wood knee braces. The primary entrance door consists of a single, wood and glass paneled door with one light and is covered by a metal security door. There are two windows on the façade, they are symmetrically spaced and consist of double-hung wood-sash windows set within moderate wood casings. Other windows throughout the residence were not visible. Landscape features include a front lawn with sparse shrubs. Additional features of this property include concrete driveway strips located to the south and a front gable shed located in the west portion of the parcel. The building appears unaltered and in good condition.
View looking west at the façade.
The building located at 519 Pecan Avenue is a two-story single family residence constructed in 1905 in a Front-Gable Roof Cottage style. It is located on the northwest side of Pecan Street and faces southeast. The building has a rectangular plan and a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are slightly overhanging and open. Additional features include two shed roof extensions at the northeast and southwest roof slopes. At the northeast-facing elevation a concrete path leads to the front entry. The entry consists of a single wood and glass paneled door, sheltered by a shed roof extension. There are four windows on the façade; they are asymmetrically spaced and consist of double-hung wood-sash windows and metal casement windows. The second story windows also have applied flush horizontal wood board shutters. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include a front lawn and a mature tree. Modifications to the building include the second story shed roof additions at the northeast and southwest roof slopes, the dropped shed roof extension above the main entry and the replacement of some of the original windows. The building is in fair condition.

Note: 519 Pecan has been slightly modified since the time of survey. As of 2014, the primary door and the porch roof that sheltered it have been replaced with a partially-glazed wood door and a shallow, front-gabled porch roof supported by carved brackets.
*Resource Name or #:* (Assigned by Recorder) 519 Pecan Avenue

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- **Continuation**
- **Update**

View looking northwest at the façade.

View looking north at the façade and southwest elevation.
### State of California - The Resources Agency
#### DEPARTMENT OF PARKS AND RECREATION
#### PRIMARY RECORD

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

*Required Name or # (Assigned by Recorder) 522 11th Street

**P1. Other Identifier:**

- **P2. Location:**  
  - [ ] Not for Publication  
  - [ ] unrestricted  
  - [ ] a. County Orange

- **b. USGS 7.5'Quadrangle:**
  - [ ] Address 522 11th Street
  - [ ] Date T R 1/4 of 1/4 of Se B.M
  - [ ] City: Huntington Beach
  - [ ] Zip: 92648
  - [ ] mE/mN

- **c. Address:** 522 11th Street
- **d. UTM:** (Give more than one for large and/or linear resources)
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
  - [ ] APN: 024-101-03

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 522 11th Street is a one-story single-family residence constructed 1914 in a Front-Gable Roof Cottage style. It is located on the southeast side of 11th Street and faces northwest. The building has a rectangular shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in asbestos siding. It is covered by a moderately pitched gable roof clad in composition shingles. The eaves are slightly overhanging and open. Additional features include an interior brick chimney located at the center of the roof ridge and a square wood vent below the gable pitch. At the northwest-facing elevation a concrete path and steps lead to an enclosed partial width porch. The entry is located at the porch and is sheltered by an extended shed roof. The entry itself consists of a single wood and glass paneled door and an exterior metal security door. There are two windows on the façade. They are symmetrically spaced and consist of fixed vinyl-sash windows. Other windows throughout the building consist of vinyl sliding windows, double-hung wood-sash windows and a tripartite wood-sash bay window. Landscaping features include a front lawn, potted plants and a side yard. Alterations to the building include the enclosure of the front porch, the addition of asbestos shingle cladding, and the replacement of some of the original windows. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
- [ ] HP02. Single Family Property

**P4. Resources Present:**
- [ ] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(Describe)

**P6. Date Constructed/Age and Source:**
- [ ] Historic
- [ ] Prehistoric
- [ ] Both
  - [ ] c. 1920 Visual Observation

**P7. Owner and Address:**
- Theoda Agnes Marsh
  - 915 Florida Street
  - Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
  - GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

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

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


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

DPR 523A (01/04)
*Resource Name or #*: (Assigned by Recorder) 522 11th Street

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**Continuation**: Yes

**Update**: No

View looking southeast at the northeast elevation.

View looking at the primary entrance.

View looking southeast at the southwest elevation.

View looking southeast at the southwest elevation.
The building located at 522 Main Street is a one-story commercial building constructed in 1922 in the Western Falsefront style. It is located on the east side of Main Street, north of its intersection with 6th Street and faces west. The building has a front-gabled roof with flush eaves, hidden behind a flat parapet wall on its primary elevation. The building is clad in smooth stucco and vertical wood boards. On the west elevation, there is a recessed storefront with brick bulkheads, single partially-glazed wood paneled door and single-light wood windows. The storefront is sheltered by a rounded canvas awning. No other windows or entries on the building could be observed. There is no landscaping as the storefront is flush with the sidewalk. Some storefront materials appear to have been replaced and the canvas awning was installed, but the building is in good condition.
B1. Historic Name: Unknown

B2. Common Name: 522 Main Street

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Western Falsefront

*B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed 1922

*B7. Moved? ☑ No ☐ Yes ☐ Unknown

*B8. Related Features None

*B9a. Architect: Unknown, if any

*B9b builder: Unknown

*B10. Significance: Theme Oil Boom (1920-1950)

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria: 1

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

Oil Boom

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

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

*B12. References:
   Please see Report for a full list of References.

B13. Remarks:
   None

*B14. Evaluator: Amanda Yoder
   GPA Consulting
   231 California Street
   El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2): The subject property, a one-story Western Falsefront commercial building constructed in 1922, is associated with the Oil Boom period of Huntington Beach’s development, which was at its height between 1920 and 1950. It is fairly intact and representative of the early commercial buildings that were in use during the time period. The subject property retains its integrity of location, design, setting, feeling and association. It has undergone some alterations, including the replacement of some storefront elements, so the integrity of materials and workmanship have been diminished. However, the property is a rare, remaining example of commercial architecture from one of most important periods of development in the City’s history; much of the historic commercial core has been redeveloped. While it may not retain sufficient integrity for the National Register, it appears to be individually eligible for the California Register as a rare, remaining example of its type within the City of Huntington Beach under Criterion 1. Due to its build date being quite close to the discovery of oil, the building may also be associated with the Beach Town Resort period in Huntington Beach’s history.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 522 Main Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
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<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>523 7th Street</td>
<td><em>Resource Name or # (Assigned by Recorder)</em></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**P1. Other Identifier:**

*P2. Location:*  
- **Not for Publication**
- **unrestricted**
- **a. County** Orange

*P2c. P2e, and P2b or P2d. Attach a Location Map as necessary.*

*b. USGS 7.5’Qua*  
- Date  
- **T**  
- **R**  
- **1/4 of 1/4 of Se**  
- **B.M**

*c. Address*  
- Huntington Beach

*d. UTM (Give more than one for large and/or linear resources)*

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

**APN:** 024-104-09

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

The building located at 523 7th Street is a one-story single family residence that was constructed in 1922 in a Side-Gable Roof Cottage style. It is located on the northwest side of 7th Street and faces southeast. The building has a near rectangular plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a low pitched side gable roof clad in composition shingles. The roof has moderately overhanging eaves, triangular knee braces and exposed purlins. At the southeast-facing façade a concrete walkway and steps with one metal handrail leads to a concrete entry porch. The primary entrance is located offcenter on the entry porch and is sheltered by an extended shed roof clad in composition shingles and supported by trellis wood posts. The primary entrance consists of a single door obscured by a metal security door. There are two windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows with a geometric design in the top light. The windows are flanked by applied louvered shutters. Other windows throughout the residence consist of the same type as those observed at the façade, sans the geometric design, and include a wood-sash slider. Landscape features include a front lawn with shrubs along the façade and a mature tree to the southeast. Additional features include a front gable garage located to the southwest of the building. Modifications to the building include a shed addition on the northeast elevation. The building is in good condition.

**P3b. Resource Attributes:** *(List Attributes and codes)*  
- HP02. Single Family Property

**P4. Resources Present:** *(Check boxes)*  
- Building
- Structure [ ]
- Object
- Site
- District

**P5a. Photograph or Drawing:** *(Photograph required for buildings, structures, and objects.)*

**P5b. Description of Photo:** *(View, date, accession #)*

View looking northwest at the main house and garage.

**P6. Date Constructed/Age and Source:** *(Check boxes)*  
- Historic
- Prehistoric
- Both

1922 Orange County Tax Assessor

**P7. Owner and Address:**

Shirley C. Delillo  
1238 Polaris Drive  
Newport Beach, CA 92660

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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


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

Other (List):

*Required Information*
View looking north at the façade and southwest elevation.

View looking northwest at the garage.

View looking north at the southwest elevation.

View looking northwest at the façade entry.

View looking west at the northeast elevation.
The building located at 524 11th Street is a one-story single family residence constructed in 1914 in a Front-Gable Roof Cottage style. It is located on the southeast side of 11th Street and faces northwest. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed roof beams. Additional features include a rectangular wooden vent below the gable pitch and scallop-edged bargeboards. At the northwest-facing elevation wood steps with handrails lead to a partial-width porch. The primary entry is located within the porch; it is sheltered by a dropped shed roof and supported by squared posts atop a solid ¾ rail. The entry itself consists of a single door obscured by a metal security door. There are two windows on the façade. They consist of two double-hung vinyl-sash windows. Other windows throughout the residence consist of an aluminum-sash sliding window, a bay window and possibly fixed or double-hung windows on the southwest elevation. Landscaping features include a front lawn and shrubs near the porch. Additional features include a concrete pedestrian walkway, porch swing and a white picket fence along the northwest perimeter. Modifications to the building include the possible replacement of the original windows, the installation of a handicapped rail next to the entry door and a bay window on the northeast elevation, and possibly a rear addition. The building is in fair condition.
524 11th Street

View looking south at the façade and northeast elevation.

Detail view looking southeast at the façade entry.

View looking east at the façade and southwest elevation.
The Public Library is located at 525 Main Street in Huntington Beach. It was constructed in 1950 in the Mid-Century Modern style with International style influences. The building is located near the center of the parcel on the west side of Main Street and is bounded by 6th Street and Acacia and Pecan Avenues. It faces east within a mixed residential and commercial neighborhood. This one-story building has a rectangular shaped plan. The façade is asymmetrical and the foundation of the building is concrete. The building is covered by a low pitched, side gable roof with wide overhanging open eaves with no exposed rafters or roof beams. Additional features include tapered concrete side butresses along the east and west elevations. At the west-facing façade a concrete ramp leads to the primary entry. The entry is located within a double-height alcove. The alcove is clad in marble tile and sheltered by the principle roof. The entry doors consist of two metal and glass paneled double doors. There are seven sets of windows on the façade. They are assymetrically spaced and consist of multiple paneled metal casement, and fixed metal-sash windows. Other windows throughout the building are consistent with those observed at the façade. Other significant features of this building include: a double-height angled glass wall at the north elevation, and three connected, smaller, one-story rectangular buildings at the south, and west elevations. Landscaping features of this building include a perimeter grass lawn, mature trees and flowering plants near the exterior of the building. The building appears unaltered and is in good condition.

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


P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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

P5b. Description of Photo:
(View, date, accession #) View looking southeast at north elevation, 6/2009.

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

1950 City of Huntington Beach Building

P7. Owner and Address:
City of Huntington Beach
PO Box 190
Huntington Beach, CA  92648

P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

P9. Date Recorded: 8/1/2009

P10. Survey Type: (Describe) Survey - Reconnaissance

*Resource Name or # *(Assigned by Recorder) 525 Main Street

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County Orange

P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Se B.M

c. Address 525 Main Street City: Huntington Beach Zip 92648

d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-135-01

P10. Survey Type: (Describe) Survey - Reconnaissance

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

*DPR 523A (01/04) *Required Information
| **B1. Historic Name:** | Huntington Beach Public Library |
| **B2. Common Name:** | Huntington Beach Public Library |
| **B3. Original Use:** | Library |
| **B4. Present Use:** | Library |
| **B5. Architectural Style:** | Mid-Century Modern |
| **B6. Construction History:** | Constructed 1950 |

| **B7. Moved?** | No |
| **B8. Related Features** | Triangle Park |
| **B9a. Architect:** | McClellan, MacDonald & Markwith |
| **B9b builder:** | Unknown |
| **B10. Significance:** | Theme Post-World War II (1946-1965); Mid-Century Modern (ca. 193 |
| **B10 area:** | Huntington Beach |
| **Period of Significance:** | (1945-1964); (c Property Type: Government/Educational Applicable Criteria: A/1, C/3 |

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.

Infrastructure and Parks

Early Huntington Beach infrastructure, in addition to basic needs such as streets and water, included providing 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. (See Continuation Sheet)

| **B11. Additional Resource Attributes:** | (List attributes and codes) |
| **B12. References:** | Please see Report for a full list of References. |

| **B13. Remarks:** | None |

| **B14. Evaluator:** | Jennifer Krintz & Nicole Collum |
| **GPA Consulting** | 231 California Street |
| El Segundo, CA 90245 |

| **Date of Evaluation:** | 8/1/2009 |

(Subject properly outlined in red. Base image courtesy of Google Maps.)
B10. Significance (Continued from Page 2): The Library Board orchestrated the purchase of four lots on Walnut Avenue and 8th Street, and constructed a two-story brick library, named the Carnegie Library.

Between 1911 and 1917, the Huntington Beach Company gave the city three parcels of land for use as parks. 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.

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. On April 9th of that year, townspeople attended the dedication of the clubhouse, celebrating with demonstrations by champion fly fishers and boat racing.

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.

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.

Mid-Century Modern (ca. 1935-1964)

The Mid-Century Modern style is a general architectural style popular from the late 1940s into the early 1960s. These buildings have a blend of stylistic features including streamline modern, art deco and art modern. These buildings have varying character-defining features of straight and curved lines, chevrons and patterned decorative screens. Siding is typically stucco and the rooflines are typically flat or very widely pitched. Decorative features are emphasized through the use of lines and varied textures such as flagstone, sandstone, concrete patterned screens.

Integrity & Evaluation

The library at 525 Main Street was listed on the National Register in 2013 and retains all aspects of its integrity and historic significance.
View looking west at the primary façade.

View looking north at the south elevation.

View looking north at the south elevation.

View looking northwest at the façade and south elevation.

View looking south at the north elevation.

View looking southeast at the north and west elevations.
This building is a one story, single family house in the Minimal Traditional style, constructed in 1922. It has a generally rectangular plan and the southeast facing façade is symmetrical. The exterior is clad in horizontal siding. It is covered by a low-pitched, side gable roof made of composition shingle. It has overhanging, boxed eaves. The house has a brick chimney located on the northeast elevation. Decorative elements on the house include simple wood window surrounds and projecting roof beams. (list any decorative elements). There are two windows on the façade. They are symmetrically spaced and consist of wood sash, multi-light casement windows located on either side of the main entry door. Windows on the other elevations are wood sash fixed and horizontal sliding windows. The main entry is located in the center of the southeast elevation and consists of a glazed wood door underneath a shallow entry porch. There are no other entries visible from the street. The building fronts onto 8th Street and is set behind a lawn that extends out to a concrete retaining wall abutting the sidewalk. Landscaping elements include a variety of shrubs planted near the house in a brick planter. There is a concrete driveway that runs along the northwest side of the building, and a concrete pedestrian pathway that leads from the sidewalk to the concrete front entrance steps. No apparent alterations could be observed. The condition of the building is good to fair.
527 8th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking west at façade.

*Required Information
The building located at 527 Lake Street is a one-story single family residence constructed in 1920 in Front-Gable Roof Cottage style. It is located on the west side of Lake Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered by a low pitched front gable roof clad with composition shingles. The roof has moderately overhanging open eaves with three exposed rafters at the façade. At the east-facing façade stone steps lead to an open concrete patio. The primary entry is located within the patio and is sheltered by the primary roof. The entry itself consists of a single wood and glass paneled door. There is one set of windows on the façade; they are symmetrically spaced and consist of a pair of wood-sash casement windows with six lights per sash. Other windows throughout the residence consist of sliding vinyl-sash windows. Landscaping features include a perimeter planter along the front of the property with mature and juvenile plants and trees, including palm. Additional features of this property include a white picket entry gate to the property and a ¾ textured concrete block perimeter wall. Modifications to the building include the replacement of some windows and the addition of metal rain gutters. The building is in good condition.
*NRHP Status Code: 6L

Resource Name or #: 527 Lake Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continent Update

View looking southwest at the façade and north elevation.
The building located at 5452 Old Pirate Lane is a two-story, single-family residence constructed in circa 1910 in the Queen Anne style. It is located on the south side of Old Pirates Lane and faces north. The building has a nearly square shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in horizontal clapboard siding and plain shingles on the second-story and river rock cladding at the base of the first floor. It is covered by a steeply pitched cross gable roof, with flared open eaves with exposed rafter tails. The roof is clad with composition shingles. Additional features include a rectangular casement window flanked by two arched wood louver vents below each gable pitch. The primary entry is located at the north-facing façade within a partial width porch. The porch is sheltered by the principle roof and supported by two rounded Doric wood columns on top of a solid clapboard balustrade. The entry door consists of a single wood and glass paneled door. There are five windows on the façade. They consist wood-sash tripartite, double-hung wood sash, and wood-sash casement windows. Other windows throughout the building are consistent with those observed at the façade. Landscaping features include a front yard with an open courtyard and mature trees and shrubs scattered throughout. Other elements include a concrete driveway located in the eastern portion of the parcel and a white picket perimeter fence. The building appears unaltered and is in good condition.
B1. Historic Name: None
B2. Common Name: 5452 Old Pirate Lane
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
*B5. Architectural Style: Queen Anne
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1910
*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
*B8. Related Features None
B9a. Architect: Unknown B9b builder: Unknown
*B10. Significance: Theme Early Settlement and Agricultural Development; (1848-1919); B10 area: Huntington Beach
Period of Significance: 1848-1906; 18 Property Type: Residential Applicable Criteria: A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Early Settlement and Agricultural Development (1848-1906)
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.
A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.
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, Samede, and McAleer. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).
B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References:
Please see Report for a full list of References.
B13. Remarks: None
*B14. Evaluator: Jennifer Krintz & Nicole Collum GPA Consulting 231 California Street El Segundo, CA 90245
*Date of Evaluation: 8/1/2009
(This space reserved for official comments.)
As Wintersburg and its agriculture continued to prosper, demand for social institutions such as churches and schools grew. In 1904, there was a Methodist Church (known today as the Warner Avenue Baptist Church) and the Japanese Presbyterian Church.

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Wintersburg (1890-1940)

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained in Southern California. 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.
The subject property, a single-family Queen Anne residence constructed around 1910, is associated with the history of Wintersburg area, between 1890 and 1940. The house is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an important example of its style, and is representative of the area’s early development. Therefore, the property appears to be individually eligible for National Register listing for its association with the early history of Wintersburg and as an excellent example of the Queen Anne style, under criterion A and C, respectively. It is also individually eligible for the California Register under Criterion 1 and 3.
View looking south at the primary façade and west elevation.
The single-family residence located at 602 7th Street in Huntington Beach was constructed in 1933 in the Craftsman style. The building is located near the front of the parcel on the east side of 7th Street between Acadia and Palm Avenues. It faces west within a residential neighborhood. This one-story residence has a T-shaped plan. The façade is symmetrical and the foundation is concrete. The building has a wood-framed structural system and an exterior clad in dropped horizontal wood board siding. The building is covered by a moderately pitched, clipped side gable roof clad with composition shingles. The slightly overhanging eaves are boxed. The residence has one exterior brick chimney located at the south elevation and one exterior horizontal wood clad chimney located at the east elevation. The primary entry is located at the façade on an entry porch. The porch is sheltered by an extended front gable roof, supported by two squared wood posts. A concrete landing and steps lead to the primary entry. The entry consists of a solid wood panel door with a decorative stained glass inset. There are four windows on the façade; they are symmetrically spaced and consist of two sets of double-hung vinyl-sash windows with six lights per sash. The windows are set within wood frames and have decorative exterior louvered wood shutters. Landscaping elements of this property include a front and side yard with mature palm trees and hedges. Other features include a white picket fence surrounding the perimeter of the parcel and a three-car garage located at the south elevation. Alterations to the building include a large rear addition and three-car garage at the south elevation, and the windows have been replaced. The building is in excellent condition.
602 7th Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

View looking southeast at the north elevation.

View looking northeast at the façade and south elevation.

View looking north at the south elevation.

View looking northwest at the three-car garage.

View looking west at the east elevation.
<table>
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<td>Primary #</td>
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<td><em>Resource Name or #</em></td>
<td>(Assigned by Recorder)</td>
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<tr>
<td>602 9th Street</td>
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**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - *a. County* Orange
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5’Qua**
  - Date: T
  - R: 1/4 of 1/4 of Se: B.M
- c. Address: 602 9th Street
- City: Huntington Beach
- Zip: 92648
- d. UTM (Give more than one for large and/or linear resources)
  - Zone: mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-093-16

**P3a. Description:**

The single-family residence located at 602 9th Street in Huntington Beach was constructed in 1937 in the Spanish Colonial Revival style. The building is located near the front of the parcel on the east side of 9th Street, between Acacia and Palm Avenues. It faces west within a residential neighborhood. This one-story residence has a square plan. The façade is asymmetrical and the building has a concrete foundation. The residence has a wood-framed structural system and an exterior clad in textured stucco. The building is covered by a moderately pitched, parallel cross gable roof clad with composition shingles. The eaves are slightly overhanging and boxed at the façade. The eaves on the north and south elevations have exposed rafters. Additional features include rectangular metal vents below each gable pitch. The primary entry is located at the façade and within an entry porch. The entry is sheltered by the principle roof, and consists of a single, solid wood door and an interior metal screen door. There are six windows on the façade; they are symmetrically spaced and consist of a fixed arched picture window, a pair of louvered windows and three double-hung wood-sash windows within an extended bay. Other windows throughout the residence could not be observed. Landscaping elements of this property include a front lawn with mature trees and shrubs. Other features include a set of concrete steps and a concrete walkway leading to the front entry. Possible alterations to the building include cladding the building in textured stucco and the addition of louvered windows located on the façade. The building appears to be in good condition.

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

- HP02. Single Family Property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Other

**P5b. Description of Photo:**

(View, date, accession #)

- View looking east at the façade, 12/2009.

**P6. Date Constructed/Age and Source:**

- Historic
- Prehistoric
- Both

- 1937 City of Huntington Beach Building Recor

**P7. Owner and Address:**

- Milton W. Li Van Dyke
- 21571 Surveyor Circle
- Huntington Beach, CA 92646

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

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

- Survey - Reconnaissance

**P11. Report Citation:**


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*Resource Name or #: (Assigned by Recorder) 602 9th Street

*NRHP Status Code 6L

View looking east at the north elevation.

View looking north at the south elevation.

Detail view looking east at the primary entry.

Detail view looking east at the bay located at the south end of the façade.

View looking north at the south elevation.
The building located at 602 California Street is a one-story single family residence that was constructed in 1917 in a Front-Gable Roof Cottage style. It is located on the east side of California Street and faces west. The building has a rectangular plan and has a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding. It is covered by a moderately pitched, front gable roof clad with composition shingles. The roof has wide overhanging open eaves with exposed rafters. Additional features include a square wood vent located below the gable pitch, and a shed roof eyebrow dormer located at the south roof slope. At the west-facing façade a concrete walkway and wood steps lead to a partial-width wood porch. The porch is sheltered by the primary roof and is supported by squared wood posts and wood balustrade. The entry itself consists of an oversized single wood vent located below the gable pitch, and a shed roof eyebrow dormer located at the south roof slope. The porch is sheltered by the primary roof and is supported by squared wood posts and wood balustrade. The entry itself consists of an oversized single wood vent located below the gable pitch, and a shed roof eyebrow dormer located at the south roof slope.

Additional features of this property include a single-car garage located at the south portion of the parcel. Modifications to the building include the addition of a single-car garage in the southern portion of the parcel and the replacement of some of the original windows with aluminum-sash sliding windows. The building is in good condition.
View looking east at the façade.
The building located at 602 Huntington Street is a one-story single family residence that was constructed in 1920 in the Neoclassical box style. It is located on the east side of Huntington Street and faces west. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a moderately pitched, pyramidal hipped roof, clad in composition shingles. The eaves are moderately overhanging and open with exposed rafters. At the west-facing façade a concrete path and wood steps lead to a partial-width wood porch. The porch is sheltered by an extended front gable roof and is supported by squared wood posts and a solid ¾ porch wall clad in horizontal wood board siding. The primary entry is located within the porch and is obscured by a single metal security door. There are three windows on the façade; they are symmetrically spaced and consist of two double-hung wood-sash windows and one fixed window. Other windows throughout the residence are of the same type as those observed on the façade. Landscape features include a front and side lawn with mature and juvenile trees. Additional features of this property include a side driveway and carport located to the north and a white picket perimeter fence with center arbor. Modifications to the building include the roof re-cladding and the additions of a metal security door and metal rain gutters. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*NRHP Status Code 3CS

Resource Name or # (Assigned by Recorder) 602 Huntington Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking east at the façade.
The building at 605 Alabama Street is a one-story single family residence constructed in 1912 in a Front-Gable Roof Cottage style. It is located on the west side of Alabama Street. The building has a near rectangular plan and the foundation is not visible. The wood frame building is clad with wood clapboard siding. The residence has a front gable roof with a decorative bargeboard, knee braces and exposed rafter tails under the open eaves. At the east-facing façade, wooden steps with no handrails lead to a partial-width porch. Squared wooden posts support the front gable porch roof. The primary entrance door is located off-center within the porch and is surrounded by moderate door surrounds. The windows are primarily vinyl casements and are surrounded by moderate casings. Modifications to the building include replacement windows, as well as altered fenestration on the south elevation.
605 Alabama Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

*NRHP Status Code 3CS

View looking northwest at the south elevation and façade.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Survey #
DOE #

Other Listings
Review Code
Reviewer
Date

*Resource Name or # (Assigned by Recorder) 606 12th Street

P1. Other Identifier:

*P2. Location:  
☐ Not for Publication  
✓ unrestricted  
* a. County  Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:

 ☑ Building  
☐ Structure  
☐ Object  
☐ Site  
☐ District

☐ Element of District  
☐ Other (isolates, etc.)

*P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and Source:

☑ Historic  
☐ Prehistoric

☐ Both

1922  Orange County Tax Assessor

*P7. Owner and Address:

Randolph M. Vargas
606 12th Street
Huntington Beach, CA 92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Attachments:  
☐ NONE  
☐ Location Map  
☐ Sketch Map  
☑ Continuation Sheet  
☐ Building, Structure, and Object Record

☐ Archaeological Record  
☐ District Record  
☐ Linear Feature Record  
☐ Milling Station Record  
☐ Rock Art Record

☐ Artifact Record  
☐ Photograph Record  
Other (List):  

DPR 523A (01/04)  

*Required Information
<table>
<thead>
<tr>
<th>View looking southeast at the façade.</th>
<th>View looking southeast at the façade and northeast elevation.</th>
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</thead>
<tbody>
<tr>
<td>Detail view looking southeast at the façade entry.</td>
<td>View looking southeast at the southwest elevation.</td>
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</table>
The building located at 607 Huntington Street is a one-story single family residence that was constructed in 1915 in a Front-Gable Roof Cottage style. It is located on the west side of Huntington Street and faces east. The building has a rectangular plan and a concrete foundation. The wood frame building is likely clad with asbestos siding. It is covered with a steeply pitched front gable roof clad with composition shingles. The eaves are moderately overhanging and open. Additional features include a rectangular wood vent located below the gable pitch. At the east-facing façade a concrete walkway and brick clad concrete steps lead to a concrete and brick entry porch. The porch is sheltered by a dropped front gable roof, supported by two knee braces and enclosed on the north and south with a decorative wrought iron railing. The entry itself is located within the porch and consists of a single wood and glass paneled door. There are two windows on the façade; they are asymmetrically spaced and consist of a fixed window with 16 lights and a double-hung wood-sash window with eight lights per sash. Other windows throughout the residence consist of a combination of double-hung wood-sash windows and sliding vinyl-sash windows. All of the windows are set within modest wood casings. Landscaping features include a front and side lawn with mature bushes. Modifications to the building include the replacement of some windows and re-cladding the building with asbestos siding. The building is in good condition.
View looking northwest at the façade and south elevation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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*Resource Name or # (Assigned by Recorder) 610 13th Street

1. Other Identifier:

- **P2. Location:** [ ] Not for Publication [ ] unrestricted
  *a. County* Orange
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5'Qua**
  - Date: [ ]
  - R: [ ]
  - 1/4 of 1/4 of Se: [ ] B.M
- c. Address 610 13th Street
  - City: Huntington Beach
  - Zip: 92648
- d. UTM (Give more than one for large and/or linear resources)
  - Zone: [ ]
  - mE/ mN: [ ]
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-013-05

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

The building located at 610 13th Street is a one-story, single-family residence constructed in 1951 in the Ranch style. It is located on the southeast side of 13th Street and faces northeast. The building has a nearly rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in board and batten wood board siding and plywood siding. It is covered by a moderately pitched cross gable roof, clad with composition shingles. The building has moderately overhanging open eaves. Additional features include diamond shaped decorative embellishments below the gable pitch. At the northeast-facing elevation, a concrete path and brick steps lead to a partial width porch. The entry is located within the porch. The porch is sheltered by the principle roof, and supported by squared posts and a squared balustrade with an "x" design pattern. The entry itself is obscured by a single metal security door. There are four windows on the façade. They are asymmetrically spaced and consist of two wood-sash tripartite windows, and two double-hung wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn, mature trees and mature shrubs along the façade exterior. Alterations to the building include the addition of a metal security door. The building is in good condition.

3. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

4. Resources Present:

- [ ] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (isolates, etc.)

5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

5b. Description of Photo:

(View, date, accession #)

- View looking southeast at façade, 2/2009.

6. Date Constructed/Age and Source:

- [ ] Historic
- [ ] Prehistoric
- [ ] Both

- 1951 Visual Observation

7. Owner and Address:

- A. Lyndon Wells Jr.
- 280 Novara Drive
- Long Beach, CA 90803

8. Recorded by:

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

9. Date Recorded: 8/1/2009

10. Survey Type: (Describe)

Survey - Reconnaissance

11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

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

*Required Information*
Detail view looking southeast at the primary entry.

View looking southeast at the northeast elevation.

Detail view looking southeast at the façade windows.

View looking southeast at the southwestern elevation.

View looking southeast at the primary entry.

View looking northwest at the southeast elevation.
The building located at 610 Huntington Street is a one-story single family residence that was constructed in 1920 in a Front-Gable Roof Cottage style. It is located on the east side of Huntington Street and faces west. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in wide, flush, horizontal wood board siding. It is covered by a steeply pitched, front gable roof, clad in composition shingles. The eaves are moderately overhanging and open with exposed rafters. Additional features include a rectangular vent located below the gable pitch. At the west-facing façade, a concrete path and concrete steps lead to a partial-width enclosed porch. The porch is sheltered by a secondary dropped front gable roof. The primary entry is located at the porch and consists of a vinyl and glass paneled door and an exterior wood screen door. There are two windows on the façade, they are symmetrically spaced and consist of fixed 19-light wood windows. Other windows throughout the residence consist of a combination of fixed and double-hung wood-sash windows. Landscape features include a front and side lawn with mature and juvenile trees. Additional features of this property include a white picket perimeter fence. Modifications to the building include the likely enclosing of the porch and the shed roof addition to the north elevation. The building is in good condition.
Resource Name or #: 610 Huntington Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking east at the façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**NRHP Status Code**: 6L

*Resource Name or #* (Assigned by Recorder) 612 Alabama Street

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - **a. County** Orange
  - (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5'Quadrangle Date & R: 1/4 of 1/4 of Se & B.M**
  - City: Huntington Beach
  - Zip: 92648
  - d. UTM (Give more than one for large and/or linear resources)
  - Zone: mE/mN

- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-183-14

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 612 Alabama Street is a two-story single family residence that was constructed in 1920 in the Craftsman Airplane style. It is located on the east side of Alabama Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in asbestos siding; the garage is clad in board-and-batten wood siding. The first story is covered by a low pitched, side gable roof and the second story is covered by a low pitched front gable roof. Both are clad with asphalt sheets. The eaves are moderately overhanging and open with exposed rafters. At the west-facing façade concrete steps lead to an entry porch. The porch is sheltered by a secondary dropped side gable roof, and the extended shed roof of the single-car garage. The entry itself consists of a single wood and glass panel door. There are 10 windows on the façade; they are asymmetrically spaced and consist of the fixed aluminum, fixed wood and wood casements. Landscape features include a narrow front and side garden with small plants and shrubs. Additional features include a brick planting barrier. Modifications to the building include: the addition of a second story, a single-car, shed roof garage and the possible remodeling of the side gable extension located at the north elevation. Some windows have also been replaced. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**
- Building
- | Object |
- Site
- District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking northeast at the façade and south end of building

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both
- 1920
- Orange County Tax Assessor

**P7. Owner and Address:**
Marjorie J. Ferguson
612 Alabama Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

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

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

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

DPR 523A (01/04)

*Required Information*
612 Alabama Street

View looking southeast at the façade.

View looking predominantly east at the façade.

View looking east at the façade.
**State of California - The Resources Agency**
DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
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<th>Date</th>
</tr>
</thead>
</table>

**NRHP Status Code** 3CS

**Primary #**

**HRI #**

**Trinomial**

### P1. Other Identifier:

- **Resource Name or #** (Assigned by Recorder) Brewster's Ice

- **P2. Location:**
  - Not for Publication
  - unrestricted

  - **a. County** Orange

  - **b. USGS 7.5'Quadrangle**
    - 613 6th Street
    - City: Huntington Beach
    - Zip: 92648

  - **c. Address** 613 6th Street
    - City of Huntington Beach Building Recor

  - **d. UTM** (Give more than one for large and/or linear resources)
    - Zone: mE/mN

  - **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
    - APN: 024-172-06

### P2. Description:

The commercial building located at 613 6th Street in Huntington Beach was constructed circa 1943 in no particular architectural style. The building is moderately setback from the front of the parcel on the north side of 6th Street (just before the street becomes Frankfort Avenue) between Lake and Alabama Streets. It faces south within a predominately residential neighborhood. This one-story building has a rectangular shaped plan. The façade is symmetrical and the building has an elevated concrete foundation. The building has a wood-framed structural system and an exterior clad in plywood board siding. The building is covered by a low pitched, side gable roof clad with composition shingles. The moderately overhanging eaves are open with exposed rafters. The building has three primary entries located at the façade on an elevated porch. The porch is sheltered by an extended shed roof. Each entry consists of a single solid metal door. The building has no windows. Landscaping elements of this property include a side flower bed with mature trees and shrubs. Other features include a concrete semi-circular driveway. The building appears unaltered and is in fair condition.

### P3b. Resource Attributes:

- HP06. 1-3 Story Commercial Building

### P4. Resources Present:

- Building

### P5a. Photograph or Drawing:

(Photograph required for buildings, structures, and objects.)

### P5b. Description of Photo:

(View, date, accession #)

- View looking north at the façade, 12/2009.

### P6. Date Constructed/Age and Source:

- Historic

- 1943 City of Huntington Beach Building Recor

### P7. Owner and Address:

- Virgil E. Brewster
  - 7922 Speer Ave
  - Huntington Beach, CA 92647

### P8. Recorded by:

- Jennifer Krintz & Nicole Collum

### P9. Date Recorded:

- 8/1/2009

### P10. Survey Type:

- (Describe)
  - Survey - Reconnaissance

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


**Attachments:**

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

**Required Information**
Brewster's Ice

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 3CS

View looking west at the east elevation.
The building located at 613 Huntington Street is a one-story single family residence that was constructed circa 1920 in the Neoclassical box style. It is located on the west side of Huntington Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with wood clapboard siding. It is covered with two moderately pitched pyramidal hipped roofs with a front gable extension. The roofs are clad with composition shingles and have moderately overhanging boxed eaves. Additional features include a rectangular wood vent below the gable pitch and a triangular wood vent located within the secondary dropped front gable porch roof extension. At the east-facing façade a concrete walkway and brick-clad concrete steps lead to a concrete entry porch. The porch is sheltered by the front gable roof extension and supported by squared wood posts. The entry itself is located within the porch and consists of a single wood and glass paneled door with flanking sidelights. There are two windows on the façade; they are asymmetrically spaced and consist of double-hung wood-sash windows. Other windows throughout the residence consist of the same type as those observed on the façade. All of the windows are set within modest wood casings. Landscaping features include a front and side lawn with mature bushes and trees, including palm. Additional features include a wood perimeter fence with concrete corner planters with palm trees. Modifications to the building include the modification of the pyramidal hipped roof located at the south end of the façade. The building is in good condition.

*Required Information*
613 Huntington Street

View looking west at the façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
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<th>Reviewer</th>
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<tbody>
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</tr>
</tbody>
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*Resource Name or # (Assigned by Recorder) 613 Pecan Avenue

**P1. Other Identifier:**

*P2. Location: [ ] Not for Publication [✓] unrestricted  
*a. County* Orange  
and [(P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*P2b. USGS 7.5’Qua Date R 1/4 of 1/4 of Se B.M  
c. Address 613 Pecan Avenue  
City: Huntington Beach  
Zip 92648  
d. UTM (Give more than one for large and/or linear resources) Zone: mE/ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-132-01

*P3a. Description:* (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 613 Pecan Avenue is a one-story single family residence constructed in 1905 in a Side-Gable Roof Cottage style. It is located on the southwest side of Pecan Street and faces northeast. This building is located on the same parcel as 428 7th Street and was most likely an ancillary building originally associated with that property. The building has a rectangular plan and a concrete foundation. The wood frame building is clad with a combination of flush vertical wood board siding with wood shingles on the façade and southeast elevation. It is covered by a moderately pitched side gable roof clad in composition shingles. The eaves are slightly overhanging and open with exposed rafter tails at the façade. At the northeast-facing elevation a concrete path and steps lead to the front entry. The entry consists of a single wood and glass paneled door and an exterior wood screen door. There are three windows on the façade, they are asymmetrically spaced and consist of a double-hung wood-sash window and two vinyl-sash sliding windows. Each window is set within moderate wood casings. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include juvenile and mature plants flanking the front entry. Modifications to the building include the conversion of the building from a garage to a single family residence, and the replacement of some of the windows. The building is in fair-good condition.

*P3b. Resource Attributes:* (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:* [✓] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ]

*P5. Photograph or Drawing:* (Photograph required for buildings, structures, and objects.)

*P5a. Photograph or Drawing:

*P5b. Description of Photo:* (View, date, accession #)

*P6. Date Constructed/Age and Source:* [✓] Historic [ ] Prehistoric [ ] Both  
1905 Orange County Tax Assessor

*P7. Owner and Address:*  
Kathleen Gail Umphenour  
29278 Winding Brook Drive  
Menifee, CA 92584

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:* 8/1/2009

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

*P11. Report Citation:* (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

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

DPR 523A (01/04)  
*Required Information
*Resource Name or #: (Assigned by Recorder)  613 Pecan Avenue

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  Continuation

View looking west at the façade and southeast elevation.

Detail view looking southwest at the main entry at the façade.
The building located at 614 Huntington Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the east side of Huntington Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in dropped horizontal wood board siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafters. Additional features include an exterior chimney clad in horizontal wood board siding at the south elevation. At the west-facing façade a brick path and steps lead to an entry porch. The porch is sheltered by a secondary dropped front gable roof and supported by two knee brackets. The primary entry is located at the porch and consists of a wood and glass paneled door and an exterior metal screen door. There are two windows on the façade; they are asymmetrically spaced and consist of vinyl-sash sliding windows with moderate wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscape features include front and side lawns with mature and juvenile trees, including palm. Additional features of this property include a white picket perimeter fence and gate. Modifications to the building include the replacement of the original windows and cladding the exterior chimney in horizontal wood board siding. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 614 Huntington Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking east at the façade.
The building located at 614 Orange Avenue is a one-story single family residence constructed in 1917 in the Craftsman style. It is located on the northeast side of Orange Avenue and faces southwest. The building has a nearly square plan and likely a concrete foundation. The wood frame building is clad in patterned horizontal wood board siding. The eaves are widely overhanging and open with exposed roof beams. The primary entry is located within the porch; it is sheltered by the principle roof and supported by a squared wood lintel with squared columns on top of a solid ¾ rail. There are two windows on the façade; they consist of two wood-sash fixed windows and vinyl-sash sliding windows. Landscaping features include a front and side lawn. Modifications to the building include the possible replacement of the original door. The building is in good condition.

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

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: Historic

*P7. Owner and Address:

*P8. Recorded by:

*P9. Date Recorded: 8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance
View looking north at the façade and southeast elevation.

View looking east at the façade and northwest elevation.

View looking northeast at the primary façade.

View looking north at the façade and southeast elevation.
### State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
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<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

P1. **Other Identifier:**

- **P2. Location:**
  - [ ] Not for Publication  
  - [✓] unrestricted  
  - **a. County** Orange

- **b. USGS 7.5'Qua**
  - **c. Address** 615 California Street
  - **City:** Huntington Beach
  - **Zip** 92648

- **d. UTM**
  - **Zone:**
  - **mE/ZN:**

- **e. Other Locational Data:**
  - (e.g., parcel #, directions to resource, etc. as appropriate)
  - **APN:** 024-216-02

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

The building located at 615 California Street is a one-story single family residence that was constructed in 1923 in a Front-Gable Roof Cottage style. It is located on the west side of California Street and faces east. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in stucco. The residence is covered by a low pitched front gable roof, clad with composition shingles. The eaves are moderately overhanging and boxed. Additional features include a rectangular metal vent located below the gable pitch. At the east-facing façade wood steps lead to a full-width concrete porch sheltered by an extended shed roof and supported by squared posts with a wood balustrade. There are two entries located on the porch; they consist of single, wood and glass paneled doors. There are two windows on the façade; they are symmetrically spaced and consist of aluminum-sash sliding windows. Other windows throughout the residence could not be observed. Landscape features include a small garden with mature and juvenile trees and shrubs. Additional features include a stone path leading to the front entry. Modifications to the building include cladding the building in smooth stucco, remodeling the front porch and the replacement of the original windows with aluminum-sash sliding windows. The building is in good condition.

*P3b. Resource Attributes:* (List Attributes and codes)  
- HP02. Single Family Property

*P4. Resources Present:*  
- [✓] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District  
- [ ] Element of District  
- [ ] Other (isolates, etc.)

**P5b. Description of Photo:**

(View, date, accession #)

- View looking southwest at the façade and north ele

*P6. Date Constructed/Age and Source:*  
- [✓] Historic  
- [ ] Prehistoric  
- [ ] Both  

- **1923**  
- Orange County Tax Assessor

*P7. Owner and Address:*  
- Paul Valenzuela  
- 615 California Street  
- Huntington Beach, CA 92648

*P8. Recorded by:*  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245

*P9. Date Recorded:*  
- 8/1/2009

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

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

**Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

*Attachments:*  
- [ ] NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: (Assigned by Recorder) 615 California Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

*NRHP Status Code 6L

View looking west at the façade.
**P2. Location:**  
- **Not for Publication** 
- **unrestricted** 
- **a. County** Orange

**P3a. Description:**  
The building located at 616 7th Street is a one-story, single-family residence constructed in 1939 in the Minimal Traditional style. It is located on the southeast side of 7th Street and faces northwest. The building has a near rectangular shaped plan and a concrete foundation. The wood frame building is clad in horizontal beveled wood board siding. It is covered by a moderately pitched side gable roof clad in composition shingles. The eaves are slightly overhanging and open with exposed rafter tails. At the northwest-facing elevation a brick path and steps lead to an entry porch. The entry is located on the porch and is sheltered by an extended shed roof. The entry itself consists of a single wood paneled door and an exterior metal screen door. There are four windows on the façade; they are symmetrically spaced and consist of double-hung vinyl-sash windows with wood shutters and fixed wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. There are no visible alterations to exterior of the building except for the possible replacement of the original windows with vinyl-sash windows. The building is in good condition.
**Resource Name or #:** (Assigned by Recorder) 616 7th Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 6L

*Required Information*

View looking south at the façade and northeast elevation.

View looking southwest at the southeast elevation.

View looking northwest at the garage.

View looking east at the façade and southwest elevation.

View looking southeast at the façade porch and entry.

View looking east at the main house façade and southwest elevation.
**P2. Location:**  
- **Not for Publication**  
- **unrestricted**  
- **a. County** Orange

- **b. USGS 7.5'Qua**  
  - **Date**  
  - **T R 1/4 of 1/4 of Se B.M**

- **c. Address** 616 Huntington St  
  - **City:** Huntington Beach  
  - **Zip:** 92648

- **d. UTM** (Give more than one for large and/or linear resources)  
  - **Zone:** mE/ mN

- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)  
  - **APN:** 024-216-08

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

The building located at 616 Huntington Street is a one-story single-family residence constructed in 1911 in the Front-Gable Roof Cottage style. It is located on the eastern side of Huntington Street, south of Geneva Avenue, and faces west. The building has a rectangular plan and a likely concrete foundation. The building is clad in wood clapboards. It is covered by a front-gabled with shallow, open eaves and clad with composition shingles. On the northwest elevation, concrete walkway and steps lead to the entry porch. The full-width entry porch is sheltered by a projecting, front-gabled roof supported by wood posts and a low wall. The entry itself is a singlewood-paneled door. The windows on the primary elevation are one-over-one wood double-hung windows. Other windows on the building are consistent with those on the façade. Landscaping features include a shallow front lawn and concrete planters. No major alterations could be observed. The building is in good condition.
**Building, Structure and Object Record**

**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**Primary #**

**HRI #**

---

**Resource Name or #:** (Assigned by Recorder) 616 Huntington St

**NRHP Status Code** 3CS

---

**B1. Historic Name:** None

**B2. Common Name:** 616 Huntington Street

**B3. Original Use:** Single Family Residence

**B4. Present Use:** Single Family Residence

**B5. Architectural Style:** Front-Gable Roof Cottage

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

Constructed 1911.

---

**B7. Moved?**

☐ No  ☐ Yes  ☑ Unknown

**B8. Related Features**

None

---

**B9a. Architect:** Unknown, if any

**B9b builder:** Unknown

**B10. Significance:** Theme Beach Town Resort (1901-1920)

**Period of Significance:** 1901-1920

**Property Type:** Residential

**Applicable Criteria:** 1, 3

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

**Evaluation & Integrity**

The subject property, a single-family cottage constructed in 1911, is associated with the Beach Town Resort period of Huntington Beach’s development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style and type, under Criteria 1 and 3, respectively.

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

None

---

**B12. References:**

Please see Report for a full list of References.

---

**B13. Remarks:**

None

---

**B14. Evaluator:** Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

---

*Sketch Map with north arrow required.*

Subject property outlined in red. Base image courtesy of Google Maps.

---

DPR 523B (01/95)

*Required Information*
B10. Significance (Continued from Page 2): Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place "is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions." Based on this above statement, 616 Huntington Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 617 10th Street is a one-story single-family residence constructed in 1915 in the Neo-Classical Box style. It is located on the southeast side of 9th Street and faces northwest. The building has a wood-framed structural system and an exterior clad in beveled horizontal wood board siding and random rubble masonry. It is covered by a moderately pitched hipped roof with a front gable porch extension; both are clad with composition shingles with moderately overhanging open eaves and exposed rafter tails and roof beams. A rectangular wood vent is located below the front gable pitch. At the northwest-facing elevation a concrete path and steps lead to a partial-width porch. There are two primary entries located on the porch. They are sheltered by a front gable roof extension supported by a masonry balustrade wall and squared wood posts. The northern end of the porch is partially enclosed with glass. The entries themselves consist of single wood paneled doors with exterior metal screen doors. There are two windows on the façade; they consist of a double-hung wood-sash tripartite window with wood shutters and a multiple-paned fixed wood-sash window. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn with mature and juvenile shrubs and trees, including palm, along the façade exterior. Alterations to the building include the possible partial enclosure of the front porch with multiple-paned windows. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 617 10th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking north at the southwest elevation.

Detail view looking north at window on southwest elevation.

Detail view looking northwest at the porch on the façade.

View looking west at the northeast elevation.
The building located at 617 California Street is a one-story single family residence that was constructed in 1933 in the Spanish Colonial Revival style. It is located on the west side of California Street and faces east. The building has a square plan and likely has a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by two overlapping moderately pitched, front gable roofs clad with terracotta tile. The roof has slightly overhanging eaves. Additional features include an exterior chimney clad in smooth stucco at the north elevation and three circular clay vents located below each gable pitch. At the east-facing façade a concrete walkway and steps lead to a partial-width alcove. The alcove is sheltered by an extended shed roof and supported by smooth stucco walls with rounded rectangular openings. The entry itself consists of a single wood and glass paneled door. There are two visible windows on the façade; they appear to be symmetrically spaced and consist of a pair fixed windows the material is unknown due to tall front vegetation. Other windows throughout the residence could not be observed. Landscaping features include a front garden with mature trees, including palms, and shrubs. Additional features of this property include a picket perimeter fence and arbor. Modifications were unable to be determined due to tall landscaping around the building. The building is in good condition.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2

*Resource Name or #: (Assigned by Recorder) 617 California Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 6L

View looking west at façade.

DPR 523L (01/95)  *Required Information
The building located at 617 Delaware Street is a one-story single family residence that was constructed in 1923 in a Side-Gable Roof Cottage style. It is located on the west side of Delaware Street and faces east. The building has a near square plan and a likely concrete foundation. The wood frame building is likely sheathed in vinyl clapboard siding and river rock. The residence has a moderately pitched side gable roof with an extended shed roof in the rear and clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. Additional features include an exterior concrete chimney on the north-facing elevation. At the east-facing façade, concrete steps lead to a concrete entry porch clad in river rock. The primary entrance is located off-centered on the porch. The primary entrance consists of a single, wood and glass paneled door with diamond-shaped muntins. There are two windows on the façade, they consist of an aluminum slider set within moderate wood casings and an aluminum sash squared bay window. Other windows throughout the residence were not visible. Landscape features include a front lawn with mature shrubs along the façade, and a mature tree located to the east. Additional features of this property include a concrete pedestrian walkway to the entry and a river rock retaining wall lining the front yard. Modifications to the building include the replacement of the front door and front windows. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

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

*P5b. Description of Photo: (View, date, accession #)
(View looking northwest at façade and south elevation)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric 
☐ Both 1923 Orange County Tax Assessor

*P7. Owner and Address:
Michael Santillanes
2134 Main Street #185
Huntington Beach, CA 92648

*P8. Recorded by:
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

*Required Information
*Resource Name or #: (Assigned by Recorder) 617 Delaware Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

*NRHP Status Code 6L

View looking west at the façade.
*Resource Name or # (Assigned by Recorder) 617 Geneva Avenue

P1. Other Identifier:

*P2. Location:  
- **Not for Publication**  
- unrestricted  
- a. County Orange
  
and  
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 617 Geneva Avenue is a one-story, single family residence constructed in 1946 in a Front-Gable Roof Cottage style. It is located on the north side of Geneva Avenue and faces south. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad with board and batten siding. It is covered by a moderately pitched, cross gable roof, clad in composition shingles. The eaves are closed. At the south-facing façade, a concrete sidewalk leads to a wrap-around wooden porch. The primary entrance is located within the wraparound porch and is sheltered by a pergola-like shelter. The porch is supported by squared wood posts and a wood balustrade. The windows are primarily aluminum sliders. Landscape features include two mature trees along the concrete walkway and small plantings surrounding the façade and porch. Modifications to the building include replacement windows. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes)  
- HP02. Single Family Property

*P4. Resources Present:  
- Building

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source:  
- Historic
- 1946
- Orange County Tax Assessor

*P7. Owner and Address:  
- Wallace Jay Gialenes
- 617 Geneva Avenue
- Huntington Beach, CA 92648

*P8. Recorded by:  
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

*P9. Date Recorded:  
- 8/1/2009

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

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

Resource Name or # (Assigned by Recorder): 617 Geneva Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*Required Information

View looking north at the façade.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

*Required Information*

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication  
  - unrestricted
  
  *a. County Orange*

- **b. USGS 7.5'Qua**
  - Date T R 1/4 of 1/4 of Se B.M
  
  *c. Address 618 Hartford Avenue City: Huntington Beach Zip 92648*

- **d. UTM (Give more than one for large and/or linear resources)**
  - Zone: mE/ mN

- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-241-08

**P3b. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 618 Hartford Avenue is a one-story single family residence that was constructed in 1928 in a Front-Gable Roof Cottage style. It is located on the south side of Hartford Avenue and faces north. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is sheathed in vinyl siding. The residence has a low pitched front gable roof, likely clad in composition shingles. The roof has moderately overhanging eaves with exposed rafters. Other features include a rectangular vent located below the gable pitch and triangular knee braces. At the north-facing façade, concrete steps with wooden handrails lead to a concrete entry porch. The primary entrance is located on the porch and is sheltered by a dropped front gable roof, supported by wooden posts and wooden banister. The primary entrance consists of a single, wood paneled door and is covered by a metal security door. There are two windows on the façade, they are symmetrically spaced and consist of fixed twenty-four light vinyl-sash windows set within moderate wood casings. Other windows throughout the residence consist of double-hung vinyl-sash windows. Landscape features include a front lawn with mature shrubs along the chain link perimeter fence and entry porch. Additional features include a concrete pedestrian walkway leading to the entry porch. Modifications to the building include the replacement of the windows, a shed addition on the west elevation, and the building appears to have been re-clad. The building is in good condition.

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

- HP02. Single Family Property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

- Photograph required for building, structures, and objects.

---

**P5b. Description of Photo:**

(View, date, accession #)

*P6. Date Constructed/Age and Source:*

- historic
- prehistoric
- Both

- 1928 Orange County Tax Assessor

**P7. Owner and Address:**

- Debra L. Putnam
- 618 Hartford Avenue
- Huntington Beach, CA 92648

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- Survey - Reconnaissance

---

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


**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

*Other (List):*
618 Hartford Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking southwest at the façade and east elevation.

View looking southeast at the façade and west elevation.
The building located at 620 Huntington Street is a one-story single family residence that was constructed in 1910 in the Neoclassical box style. It is located on the east side of Huntington Street and faces west. The building has a square plan and likely a concrete foundation. The wood frame building is clad with a combination of board-and-batten wood siding and standard course brick on the facade. The north elevation is clad in textured stucco. It is covered with a steeply pitched hipped roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. At the west-facing façade a set of concrete steps lead to a concrete entry porch. The porch is sheltered by an extended shed roof, supported by two wood brackets. The entry itself is located on the porch and consists of a wood paneled door and an exterior metal screen door. There are two windows on the façade; they are symmetrically spaced and consist of aluminum-sash sliding windows. Other windows throughout the residence consist of a combination of tripartite aluminum-sash windows and aluminum-sash sliding windows. Landscaping features include a front lawn and mature trees and bushes near the exterior of the building. Additional features of this property include a wood perimeter fence surrounding the back yard of the property. Modifications to the building include cladding the north elevation in textured stucco and the replacement of the building’s original windows and doors. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 620 Huntington Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking east at façade.

*Required Information
**P1. Other Identifier:**

*Resource Name or #* (Assigned by Recorder) 621 10th Street

**P2. Location:**
- **Not for Publication**
- **unrestricted**

- **a. County** Orange

- **b. USGS 7.5’Quads**
  - Date: 1/4 of T
  - R: 1/4 of Se
  - B.M

- **c. Address** 621 10th Street
- **City:** Huntington Beach
- **Zip:** 92648

- **d. UTM**
  - (Give more than one for large and/or linear resources)
  - Zone: mE/mN

- **e. Other Locational Data:**
  - (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-091-09

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

The building located at 621 10th Street is a one-story single-family residence constructed in 1914 in a Front-Gable Roof Cottage style. It is located on the southeast side of 10th Street and faces northwest. The building has a rectangular shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in clapboard siding and wood shingles. It is covered by a steeply pitched front gable roof clad in composition shingles. The eaves are widely overhanging and open with exposed rafter tails and knee braces. Additional features include a triangular wood vent. At the northwest-facing elevation, a concrete path and steps lead to an enclosed entry porch. The entry is located at the porch and is sheltered by the principal roof. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade. They consist of a double-hung wood-sash window and a tripartite fixed wood window with transom. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front yard and white picket perimeter fence. Alterations to the building include the partial enclosure of the front porch. The building is in good condition.

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

- **HP02. Single Family Property**

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

View looking north at façade and southwest elevation

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**

1914 Orange County Tax Assessor

**P7. Owner and Address:**
Andrew C. Bramblett
621 10th Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

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

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

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

*Required Information*
**Resource Name or # (Assigned by Recorder):** 621 10th Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 6L

---

**Detail view looking northwest at the façade.**

**Detail view looking northwest at the façade.**

**View looking north at the southwest elevation.**

**View looking west at the northeast elevation.**
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Reviewer</th>
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**NRHP Status Code:** 6L

**Primary #:**

**HRI #:**

**Trinomial:**

**Survey #**

**DOE #:**

**Other Listings**

**Review Code**

**Date**

---

**P1. Other Identifier:**

*a. County* Orange

*b. USGS 7.5'Quadrangle* City: Huntington Beach

**c. Address** 622 10th Street

**d. UTM** (Give more than one for large and/or linear resources)

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

**APN:** 024-092-02

---

**P2. Location:**

- **Not for Publication**
- **unrestricted**

- **Orange**

- **c. Address** 622 10th Street

- **City:** Huntington Beach

- **Zip:** 92648

**Zone:**

- **mE/ mN**

---

**P2c. Resource Name or #**

- **Assigned by Recorder** 622 10th Street

---

**P3a. Description:**

The building located at 622 10th Street is a one-story single-family residence constructed c. 1920 in the Craftsman style. It is located on the southeast side of 10th Street and faces northwest. The building has a rectangular shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in clapboard siding. It is covered by a low pitched parallel front gable roof clad in composition shingles. The eaves are widely overhanging and open with exposed rafter tails and roof beams. At the northwest-facing elevation a concrete path and steps lead to a partial-width porch. The entry is located at the porch and is sheltered by the principal roof supported by square wood columns and a squared wood balustrade. The entry itself consists of a single wood and glass paneled door. There is one window on the façade. It consists of a tripartite multiple paneled bay window. Other windows throughout the building consist of vinyl-sash sliding windows and double-hung vinyl windows. Landscaping features include a front patio, potted plants, a side yard, and a white picket perimeter fence. Alterations to the building include the replacement of the original windows. The building is in good condition.

---

**P3b. Resource Attributes:**

- **List Attributes and codes** HP02. Single Family Property

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(Photograph required for buildings, structures, and objects.)

**P5c. Date:**

**Source:**

- **Historic**
- **Prehistoric**
- **Both**

**c. 1920**

**Visual Observation**

---

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

**c. 1920**

**Visual Observation**

---

**P7. Owner and Address:**

- **Timothy T. Le**

622 10th Street

Huntington Beach, CA 92648

---

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**

GPA Consulting

231 California Street

El Segundo, CA 90245

---

**P9. Date Recorded:**

8/1/2009

---

**P10. Survey Type:**

- **Reconnaissance**

---

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


---

**Attachments:**

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**
- **Photograph Record**
- **Other (List):**
*Resource Name or #:* (Assigned by Recorder) 622 10th Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009  

**NRHP Status Code 6L**

View looking east at the southwest elevation.

View looking south at the northeast elevation.

View looking southeast at the façade entry.
**P1. Other Identifier:**
- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** 623 Geneva Avenue
- **c. Address:** 623 Geneva Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/ mM
- **e. Other Locational Data:** APN: 024-241-17

**P2. Location:**
- **Not for Publication**
- **unrestricted**
- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** 623 Geneva Avenue
- **c. Address:** 623 Geneva Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/ mM
- **e. Other Locational Data:** APN: 024-241-17

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- **✓ Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
- Photograph required for buildings, structures, and objects.

**P5b. Description of Photo:**
- View looking northwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**
- **Historic**
- 1948
- Orange County Tax Assessor

**P7. Owner and Address:**
- Brian T. Anderson
- 1948
- 7 Riviera
- Coto de Caza, CA 92679

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

**P10. Survey Type:**
- Survey - Reconnaissance

**P11. Report Citation:**

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

---

**P1. Other Identifier:**
- **Resource Name or #** (Assigned by Recorder): 623 Geneva Avenue

**P2. Location:**
- **Not for Publication**
- **unrestricted**
- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** 623 Geneva Avenue
- **c. Address:** 623 Geneva Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/ mM
- **e. Other Locational Data:** APN: 024-241-17

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- **✓ Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
- Photograph required for buildings, structures, and objects.

**P5b. Description of Photo:**
- View looking northwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**
- **Historic**
- 1948
- Orange County Tax Assessor

**P7. Owner and Address:**
- Brian T. Anderson
- 7 Riviera
- Coto de Caza, CA 92679

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

**P10. Survey Type:**
- Survey - Reconnaissance

**P11. Report Citation:**

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

---

**Required Information**
623 Geneva Avenue

*Resource Name or #: Assigned by Recorder

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking north at the façade and southwest elevation.

Detail view looking north at the façade.

View looking north at the façade and southwest elevation.

Detail view looking northwest at the façade.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings DOE # Review Code Reviewer Date

Page 1

*Resource Name or # (Assigned by Recorder) 627 Frankfort Avenue

P1. Other Identifier:

*P2. Location:  □ Not for Publication  ✔ unrestricted  *a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

The building located at 627 Frankfort Avenue is a one-story single family residence that was constructed in 1939 in a Side-Gable Roof Cottage style. It is located on the northwest side of Frankfort Avenue and faces southeast. The building has a near rectangular plan and likely has a concrete foundation. The wood frame building is clad in vinyl clapboard and whitewashed brick siding. It is covered by a low pitched, side gable roof clad with composition shingles. The roof has moderate overhanging open eaves with exposed rafters. Additional features include a gabled dormer located at the façade. At the southeast-facing façade, curved concrete steps lead to a concrete entry porch. The porch is sheltered by the primary roof and is supported by wood posts. The entry itself consists of a single wood door surrounded by moderate casings and covered by a metal screen. There are three sets of windows on the façade, they consist of vinyl-sash and aluminum-sash fixed windows. Other windows throughout the residence could not be observed. Landscaping features include a front yard with mature trees and shrubs. Modifications to the building include the replacement of windows and the replacement of the original cladding. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes)  HP02. Single Family Property

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

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

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

View looking northwest at façade, 2/2009.

*P6. Date Constructed/Age and Source:  ✔ Historic  □ Prehistoric  □ Both

1939 Orange County Tax Assessor

*P7. Owner and Address:  

James L. Oliver

627 Frankfort Avenue

Huntington Beach, CA 92648

*P8. Recorded by:  

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Attachments:  □ NONE  □ Location Map  □ Sketch Map  ✔ Continuation Sheet  □ Building, Structure, and Object Record  

Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record  

Artifact Record  □ Photograph Record  Other (List):  

DPR 523A (01/04)  

*Required Information
*Resource Name or #: (Assigned by Recorder) 627 Frankfort Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code 6Z

View looking northwest at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
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**NRHP Status Code**: 3CS/7N1

**Resource Name or #** (Assigned by Recorder): 628 Hartford Avenue

**P1. Other Identifier:**

- **P2. Location:**
  - **Not for Publication**
  - **unrestricted**
  - **a. County**: Orange

- **b. USGS 7.5'Quadrangle**: Unnamed
- **Date**
- **T**: 1/4 of
- **R**: 1/4 of
- **Se**: B.M
- **c. Address**: 628 Hartford Avenue
- **City**: Huntington Beach
- **Zip**: 92648
- **d. UTM** (Give more than one for large and/or linear resources)
- **Zone**: mE/
- **mN**: mN

- **e. Other Locational Data:**
  - (e.g., parcel #, directions to resource, etc. as appropriate)
  - **APN**: 024-241-13

**P3. Description:**

The building located at 628 Hartford Avenue is a one-story, single family residence constructed in 1946 in the Spanish Colonial Revival style. It is located on the south side of Hartford Avenue and faces north. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad in stucco. It is covered by a moderately pitched, side gable roof, clad in red clay tile. Additional features include an exterior stucco chimney located at the east elevation. At the north-facing elevation, a concrete sidewalk leads to a partial-width porch. The primary entrance is located within the porch and is sheltered by an extended shed roof supported by wooden posts and balustrade. The windows are primarily vinyl sliders. Landscaping features include small plantings surrounding the porch and façade. Additional features of this property include an attached garage located to the rear of the property. Modifications to the building include replacement windows. The building is in good condition.

**P3b. Resource Attributes:**

- **HP02. Single Family Property**
- **Element of District**
- **Other** (isolates, etc.)

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5. Photograph or Drawing:**

- **P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

- **P5b. Description of Photo:**
  - **View looking southwest at façade and east elevati**
  - **Source:**
    - **Historic**
    - **Prehistoric**
    - **Both**
    - **1946**
    - **Orange County Tax Assessor**

**P6. Date Constructed/Age and Source:**

- **1946**
- **Orange County Tax Assessor**

**P7. Owner and Address:**

- **William M. Bruce**
- **19350 Ward Street**
- **Huntington Beach, CA 92646**

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**

- **8/1/2009**

**P10. Survey Type:**

- **Survey - Reconnaissance**

**P11. Report Citation:**

- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

**Attachments:**

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

DPR 523A (01/04)
View looking south at the façade.
**P2. Location:**  
- **Not for Publication**  
- **unrestricted**  
  
*P2c. County*  
Orange

*P2e. Address*  
637 Frankfort Avenue

*P2b. USGS 7.5' Quad*  
1/4 of 1/4 of Southeast of B.M.

*P2d. Address*  
637 Frankfort Avenue

*P2e. City*  
Huntington Beach

*P2f. Zip*  
92648

*UTM*  
Zone: mE/ mN

*APN*  
024-242-20

*P3a. Description:*  
The building located at 637 Frankfort Avenue is a one-story, single family residence constructed in 1936 in the Spanish Colonial Revival style. It is located on the northwest side of Frankfort Avenue and faces southeast. The building has an L-shaped plan and likely a concrete foundation. The wood frame building is clad with stucco. It is covered by a moderately pitched, cross gable roof, clad in composition shingles and red tile coping. The shallow eaves have exposed rafter tails. Additional features include an exterior brick chimney located at the northeast elevation. Additional features include narrow arched vents underneath the gable pitches. At the southeast-facing elevation, a concrete walkway leads to a recessed concrete entry porch. The primary entryway is arched and located within the façade. The windows are primarily unoriginal double hung vinyl sash windows with sandwich muntins. There is also a large fixed arched window located on the façade. Landscaping features include a small walled-in garden with flowers and other small plantings surrounding the façade as well as a front lawn. Modifications to the building include some replacement windows. The building is in good condition.

*P3b. Resource Attributes:*  
- HP02. Single Family Property

*P4. Resources Present:*  
- Building
- Structure
- Object
- Site
- District

*P5a. Photograph or Drawing:*  
(Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*  
(View, date, accession #)

*P6. Date Constructed/Age and Source:*  
- Historic
- Prehistoric
- Both

1936 Orange County Tax Assessor

*P7. Owner and Address:*  
James A. Lane

637 Frankfort

Huntington Beach, CA 92648

*P8. Recorded by:*  
Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*P9. Date Recorded:*  
8/1/2009

*P10. Survey Type:*  
Survey - Reconnaissance

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


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

*Required Information*
*NRHP Status Code 6L

Resource Name or #: 637 Frankfort Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009  
Continuation: [✓]  Update: [ ]

View looking northwest at the façade.

View looking north at the façade.
The building located at 701 Main Street is a one-story, single family residence constructed in a Mid-Century Modern style. It is located on Main Street, at the northwest corner of its intersection with Palm Avenue, its primary elevation facing east. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco and brick. It is covered by a low-pitched shed roof with moderately-overhanging boxed eaves. The main entry is flush with the east elevation and consists of a single wood paneled door behind a metal screen door. The door is located within a projecting entrance porch which is enclosed by a low brick wall, supported by wood posts and covered by a flat roof that wraps around the east elevation to the south elevation to shelter a secondary entrance. On either side of the main entry are two sliding wood windows. The secondary entrance on the south elevation consists of a single wood-paneled door behind a wood screen door. There is a single wood sliding window on the south elevation. On the west elevation there is a single wood slab door and a sliding wood window. There are no other windows or doors visible from the public right-of-way. Landscaping features include a front lawn, mature trees and an integrated planter on the primary elevation. The glass in the windows appears to have been replaced and the building appears to be connected to an adjacent building via a breezeway. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(Plot, date, accession #)

View looking north at façade, 11/2013.

**P6. Date Constructed/Age and Source:**
☑ Historic ☐ Prehistoric ☐ Both

1952 Orange County Tax Assessor

**P7. Owner and Address:**
June B. Bechtold Family Trust
707 Main Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
11/5/2013

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

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

**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record ☐ Other (List):
**Resource Name or #**: (Assigned by Recorder) 701 Main Street

**Recorded By**: Amanda Yoder

**Date**: 4/15/2014

**NRHP Status Code**: 6L

View looking northwest at south and east elevations.

View looking northeast at west and south elevations.
**P1. Other Identifier:** 708 Huntington Street

**P2. Location:**
- **Not for Publication**
- **unrestricted**

**a. County** Orange

**b. USGS 7.5'Qua** Date T R 1/4 of 1/4 of Se B.M
- **c. Address** 704 Huntington Street
- **City:** Huntington Beach
- **Zip** 92648
- **d. UTM** (Give more than one for large and/or linear resources)
- **Zone:** mE/ mN
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-215-10

**P3a. Description:**
The building located at 704 Huntington Street is a one-story single family residence constructed with Queen Anne influences. It is located on the east side of Huntington Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding. It is covered by a moderately pitched gable-onhip roof clad in wood shingles. The eaves are slightly overhanging and boxed. Additional features include a front gable dormer located at the center façade roof slope. At the west-facing façade a brick path and steps lead to a partial-width concrete porch. The porch is sheltered by a secondary dropped hip roof and supported by turned wood posts, balustrade, and decorative support brackets. The primary entry is located within the porch and consists of a single wood and glass paneled door. There are five windows on the façade; they are symmetrically spaced and consist of vinyl-sash sliding windows and fixed windows with decorative wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscape features include a front and side lawn with mature and juvenile bushes and trees, including palm. Modifications to the building include the replacement of the original windows and doors. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

View looking northeast at façade and south elevati

**P6. Date Constructed/Age and Source:**
- ✔ Historic
- Prehistoric
- Both
- c. 1905 Visual Observation

**P7. Owner and Address:**
Melvyn Ott
708 Huntington Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**
- ✔ NONE
- Location Map
- Sketch Map
- Continuation Sheet
- ✔ Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- ✔ Photograph Record
- Other (List):
**B1.** Historic Name: None

**B2.** Common Name: 704 Huntington Street

**B3.** Original Use: Single Family Residence

**B4.** Present Use: Single Family Residence

**B5.** Architectural Style: Queen Anne

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

Constructed c. 1905

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

**B8.** Related Features None

**B9a.** Architect: Unknown, if any

**B9b.** Builder: Unknown

**B10.** Significance: Theme Beach Town Resort (1901-1920); Queen Anne (1880-1910)

**B10 area:** Huntington Beach

**B10 period of significance:** 1901-1922; 18

**B10 property type:** Residential

**B10 applicable criteria:** A/1, C/3

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

Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Queen Anne

The Queen Anne style was popular from circa 1880-1910. This style was named by a group of 19th century English architects led by Richard Norman Shaw. The style emphasizes human scale and domestic comfort in response to the almost outlandish design and scale of Gothic Revival architecture. In America, Queen Anne style houses were mostly constructed with wood materials and built as residences. The advent of the railroad in the 1860s allowed for easier access to pre-made materials such as patterned shingles and decorative brackets. Character-defining features of this style include steeply-pitched roofs, an asymmetrical façade, wraparound porches, along with decorative elements such as patterned shingles, brackets and spindle work. (See Continuation Sheet)

**B11.** Additional Resource Attributes: (List attributes and codes) None

**B12.** References:

Please see Report for full list of References

**B13.** Remarks:

None

**B14.** Evaluator: Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)
**Resource Name or #:** (Assigned by Recorder) 704 Huntington Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 4/16/2014

**NRHP Status Code:** 3S

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View looking east at the façade.

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*Required Information*
The building located at 708 California Street is a two-story single family residence that was constructed in 1931 in the Spanish Colonial Revival style. It is located on the east side of California Street and faces west. The building has a square plan and likely a concrete foundation. The wood frame building is clad in smooth stucco. The first floor of the residence is covered by a moderately pitched shed roof with a front gable projection, and the second story is covered by a moderately pitched side gable roof. Each roof section is clad with clay tiles. The eaves are moderately overhanging with exposed rafters and brackets. Additional features include one interior chimney located at the center of the second-story roof, one exterior chimney located at the south elevation and circular clay vents below the front gable projection. At the west-facing façade a terracotta path leads to an entry courtyard with terracotta tiled steps that lead to a partial-width tiled porch. The porch is sheltered by the primary roof and supported by two archways clad in smooth stucco. The primary entry is located within the porch. The door could not be observed. There are seven windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows, one fixed square window and one fixed arched window. Other windows throughout the residence are of the same type as those observed at the façade. Landscape features include a front lawn with mature and juvenile trees and vines. Additional features include a wooden perimeter fence. Modifications to the building include the addition of a skylight at the second story. The building is in good condition.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

**Resource Name or #:** (Assigned by Recorder)  
708 California Street

_Recorded By_  
Jennifer Krintz & Nicole Collum

_Date:_ 8/1/2009

*NRHP Status Code 6L*

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View looking east at the façade.
The building located at 713 12th Street is a one-story, single family residence constructed in 1961 in a Mid-Century Modern style. It is located on 12th Street, south of its intersection with Crest Avenue. Its primary elevation faces southeast. The building has a rectangular plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco and covered by a flat roof. The roof has deeply overhanging, open eaves with projecting beams. The main entry is recessed and consists of a pair of wood slab doors. The remainder of the façade is obscured by a tall wood porch enclosure, but there appears to be a grouping of floor-to-ceiling fixed wood windows to the side of the entrance. No other windows or entries are visible from the public right-of-way. Landscaping features include a front lawn, a mature tree and a concrete path. There does not appear to be any major exterior modifications. The building is in good condition.
B1. Historic Name: None

B2. Common Name: 709 12th Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Mid-Century Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

- Constructed 1961.
- Garage constructed 1961.

B7. Moved? [ ] No [ ] Yes [ ] Unknown

B8. Related Features

B9a. Architect: Unknown, if any

B9b builder: Shoreline

B10. Significance: Theme Post-World War II (1946-1965); Mid-Century Modern (c. 194

B10 area: Huntington Beach

Period of Significance: 1961

Property Type: Residential

Applicable Criteria: C/3

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

Post World War II (1945-1964)

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. (Continued page 3).
B10. Significance (Continued from Page 2): Mid-Century Modern (ca. 1935-1964)

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Evaluation & Integrity

The subject property, a single-family Mid-Century Modern residence, is a good example of its type within the City of Huntington Beach. The vast majority of post-war single-family housing in Huntington Beach consists of more modest tract houses, usually in a simple Ranch or Minimal Traditional style. The building retains most aspects of integrity, including location, design, setting, association and feeling. While it is a good example of Mid-Century Modern architecture, it is not as distinctive as some examples in the City that rise to the level of National Register eligibility. However, it does stand out amongst the more common tract housing and appears to be eligible for the California Register as an good example of post-war residential architecture within the City of Huntington Beach under Criterion 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 709 12th Street would likely qualify for local listing for its visual function within the City of Huntington Beach.
*Resource Name or #: (Assigned by Recorder)  709 12th Street

Recorded By: Amanda Yoder  
Date: 11/5/2013

- View looking north at façade.
- View looking west at the façade.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date
NRHP Status Code 6L

P1. Other Identifier:

*Resource Name or # (Assigned by Recorder) 710 11th Street

P2. Location:  
☐ Not for Publication  ✓ unrestricted
* a. County Orange

P2c. Address 710 11th Street

P2d. UTM (Give more than one for large and/or linear resources)

c. Address 710 11th Street

d. UTM (Give more than one for large and/or linear resources)

P2e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

P3. Other Identifier:

P3a. Description: The building located at 710 11th Street is a one-story single-family residence constructed in 1954 in the Minimal Traditional style. It is located on the southeast side of 11th Street and faces northwest. The building has a square shaped plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in smooth and scored stucco. It is covered by a low pitched gable-on-hip roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. Additional features include an interior brick chimney located at the southwestern elevation. At the northwest-facing elevation a concrete path and steps lead to a partial-width porch. The entry is located within the porch and is sheltered by the principle roof supported by squared wood posts with decorative elongated support braces. The entry itself consists of a single solid wood door. There are four windows on the façade. The them consist of double-hung likely wood-sash windows and a fixed multi-pane wood-sash window. Other windows throughout the building are consistent with those observed on the facade. Landscaping features include a front lawn, flower beds along the principle façade exterior and a river rock perimeter property wall. There are no visible alterations to the exterior of the building. The building is in good condition.

P4. Resources Present:

☑ Building  □ Structure  □ Object  □ Site  □ District

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

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

View looking southeast at the façade, 2/2009.

P6. Date Constructed/Age and Source:  
Historic □ Prehistoric  
Both □
1954 Orange County Tax Assessor

P7. Owner and Address:

Stephen & Dalva E. Dwyer
710 11th Street
Huntington Beach, CA 92648

P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

P9. Date Recorded: 8/1/2009

P10. Survey Type: (Describe)
Survey - Reconnaissance

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

*Required Information
View looking south at the façade and northeast elevation.
*P2. Location:  
- Not for Publication
- unrestricted
- a. County: Orange
  
- b. USGS 7.5'Quadrangle: 711 Main Street
  - Date: T
  - R: 1/4 of 1/4 of Se: B.M
  
- c. Address: 711 Main Street
- City: Huntington Beach
- Zip: 92648

- d. UTM (Give more than one for large and/or linear resources): Zone: mE/mN

- e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-072-17

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 711 Main Street is a one-story, single-family residence constructed circa 1925 in the Spanish Colonial Revival style. It is located on the west side of Main Street and faces east. The building has a nearly rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a moderately pitched cross gable roof, clad with clay tile and has no overhanging eaves. At the east-facing elevation, a concrete path and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by an extended shed roof and supported by two stuccoed archways. The entry itself is a single wood and glass paneled door. There are four windows on the façade. They are symmetrically spaced and consist of double-hung wood-sash windows. Other windows throughout the building consist of fixed wood-sash windows, and wood-sash casement windows. Landscaping features include a front yard, with mature trees and a surrounding wood perimeter fence. Alterations include the addition of a two-car garage. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes)
- HP02. Single Family Property
  - Element of District
- Other (isolates, etc.)

*P4. Resources Present:
- Building
- Structure
- Object
- Site
- District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
- View looking northeast at façade and south elevation

*P6. Date Constructed/Age and Source:
- Historic
- Prehistoric
- Both
  - c. 1925
  - Visual Observation

*P7. Owner and Address:
- Helen Xuereb Robertson
- 416 De Sola Terrace
- Corona del Mar, CA 92625

*P8. Recorded by:
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

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

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

**Resource Name or #**: Assigned by Recorder

*NRHP Status Code: 3CD/5S2

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

- View looking northeast at the west elevation.
- View looking east at the west elevation.
- View looking northeast at the west elevation.
- View looking northeast at the west elevation.
- View looking north at the west elevation.
- View looking at the rear entrance.
*Resource Name or #* (Assigned by Recorder) 712 Delaware Street

### P1. Other Identifier:

*P2. Location:*  
- Not for Publication  
- unrestricted  
- Orange  
- California  
- Huntington Beach  
- 712 Delaware Street  
- 92648  
- mE/mN  
- APN: 024-241-03  
- UTM Zone  
- 1945  
- Orange County Tax Assessor  
- GPA Consulting  
- 21202 White Horse Lane  
- Huntington Beach, CA 92646  
- 231 California Street  
- El Segundo, CA 90245  
- 92646  
- 8/1/2009  
- Reconnaissance  
- Jennifer Krintz & Nicole Collum  
- The building located at 712 Delaware Street is a one-story single family residence that was constructed in 1945 in the Neoclassical box style. It is located on the east side of California Street and faces west. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in dropped horizontal wood board siding. It is covered by a moderately pitched, pyramidal hipped roof, clad in composition shingles. The eaves are moderately overhanging and boxed with decorative brackets. Additional features include a front gable dormer located at the north roof slope. At the west-facing façade, a brick path leads to an uncovered full-width wood porch with a turned wood balustrade. The primary entry is located within the porch and consists of a single wood paneled door. There is one window on the façade, it is symmetrically spaced and consists of a tripartite vinyl-sash window. Other windows throughout the residence could not be observed. Landscape features include a mature and juvenile trees including, palm. Modifications to the building include the replacement of the original windows and doors. The building is in good condition.

*P3b. Resource Attributes:* (List Attributes and codes)  
- HP02. Single Family Property

*P4. Resources Present:*  
- Building  
- Object  
- Site  
- District  
- Other (isolates, etc.)  
- Element of District  
- Unpublished

*P5. Photograph or Drawing:* (Photograph required for buildings, structures, and objects.)

*P5a. Photograph or Drawing:* (View, date, accession #)  
- View looking southeast at façade, 2/2009.

*P6. Date Constructed/Age and Source:*  
- Historic  
- Prehistoric  
- Both  
- 1945  
- Orange County Tax Assessor

*P7. Owner and Address:*  
- Scott D. Van Derripe  
- 21202 White Horse Lane  
- Huntington Beach, CA 92646

*P8. Recorded by:*  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245

*P9. Date Recorded:*  
- 8/1/2009

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

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

*Attachments:*  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifactual Record  
- Photograph Record  
- Other (List):
*Resource Name or #: (Assigned by Recorder) 712 Delaware Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 6L

View looking east at the façade.
The building located at 713 Hill Street is a one-story, single family residence constructed in 1905 in the Neo-Classical Box style with Victorian influences. It is located on the northeast side of Hill Street and faces southwest. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad with narrow horizontal wood board siding. It is covered by a steeply pitched, hipped roof, clad in composition shingles. The widely-overhanging eaves have decorative exposed rafter tails. Additional features include two hipped roof dormers as well as a brick chimney located within the roof surface. At the southwest-facing elevation, a patterned brick walkway and steps lead to a brick partial-width porch. The recessed porch roof is supported by two Tuscan-like columns. The primary entrance is located within the porch. The windows are primarily double hung wood sash. There is also an angled bay window on the façade as well as a fixed picture window with Queen Anne diamond muntins within the porch. Landscape features include small plantings along the facade. Additional features of this property include a single-car garage and a gazebo. Modifications to the building include replacement windows. The building is in good condition.
B1. Historic Name: None

B2. Common Name: 713 Hill Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Hipped-Roof Cottage

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

Constructed 1905

*B7. Moved? No

*B8. Related Features None

B9a. Architect: Unknown

B9b. Builder: Unknown

*B10. Significance: Theme Beach Town Resort (1901-1920); Neo-Classical Box (1905-1933)

Period of Significance: 1901-1920; 1905-1933

Property Type: Residential

Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Beach Town Resort (1901-1920)

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Neo-Classical Box (1905-1933)

Buildings constructed in this style are typically one-story with a compact square or rectangular plan. The roof is typically a high or moderate pitched pyramidal hipped roof. Typical cladding material consists of clapboard siding. Other character defining features include wide window and door casings. The porch may be partial or full-width and typically recessed. On cottages, the siding varies from horizontal wood, shingle and board-and-batten and may have elements of Craftsman and Classical styles such as knee braces, exposed rafter tails, or columns. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Please see Report for a full list of References.

B13. Remarks:

None

*B14. Evaluator: Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth

DPR 523B (01/95)
B10. Significance (Continued from Page 2): Integrity & Evaluation

The subject property, a single-family Neo-Classical Box style residence constructed in 1905, is associated with the Beach Town Resort period of Huntington Beach's development, which occurred roughly between 1901 and 1920. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property's integrity of setting and feeling. There have been some minor alterations, which affects the integrity of materials and workmanship. However, it remains an important example of the style while representing one of the earliest periods of development in Huntington Beach history. Therefore, it appears to be individually eligible for both the National and California Registers for its association with one of the earliest periods of development in Huntington Beach and as a good representative example of its style and type, under Criteria A/1 and C/3, respectively.
*Resource Name or #: (Assigned by Recorder) 713 Hill Street

Recorded By: Jennifer Krintz & Nicole Collum  
Date: 4/16/2014  

- View looking northeast at the façade.
- View looking north at the façade and southeast elevation and garage.
- Detail view looking northeast at the façade entry.
- Detail view of bay window looking north.

*NRHP Status Code 3S

*Required Information
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOE #</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Resource Name or # (Assigned by Recorder)  713 Main Street*

**P1. Other Identifier:**

*P2. Location:  ☐ Not for Publication  ☑ unrestricted  *a. County  Orange* 
   and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Qua  Date  T  R  1/4 of  1/4 of  Se  B.M*

c. Address  713 Main Street  City: Huntington Beach  Zip  92648

d. UTM (Give more than one for large and/or linear resources)  Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  APN: 024-072-16

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

This building is a one story, single-family California Bungalow residence constructed in 1923. It has a rectangular plan and the east facing façade is symmetrical. The exterior is clad in horizontal wood siding and wood shingle. It is covered by a low-pitched, front gable roof made of composition shingle. It has shallow, boxed eaves. The house has a chimney located on the south façade. Decorative elements on this house include wood screens in the gable ends and simple wood window surrounds. There are two windows on the façade. They are asymmetrically spaced and consist of two vinyl sash, horizontal sliders located under the entry porch. The main entry is located in the center of the east elevation under an entry porch and consists of a single partially glazed wood panel door. The entry porch is covered by a low-pitched front gable roof and supported by thin, square wooden posts. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include mature trees and built-in brick planters. There is a concrete driveway that runs along the south side of the building, and brick pedestrian pathway that leads from the sidewalk to the brick steps of the entry porch. There is a detached garage to the rear of the property. The east façade of the garage, facing the street, consists of a partially paneled roll-up garage door as well as a single wood panel door for pedestrian entry. Alterations include installation of new vinyl windows and what appears to be a new vinyl garage door. The condition of the building is good.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property  [ ] Element of District  [ ] Other (isolates, etc.)

**P4. Resources Present:**  [ ] Building  [ ] Structure  [ ] Object  [ ] Site  [ ] District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:** (View, date, accession #)

View looking west at façade, 2/2009.

**P6. Date Constructed/Age and Source:**  [ ] Historic  [ ] Prehistoric  [ ] Both

1923  City of Huntington Beach Building Recor

**P7. Owner and Address:**

William C. King
713 Main Street
Huntington Beach, CA 92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**  8/1/2009

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

Survey - Reconnaissance

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


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

DPR 523A (01/04)  *Required Information*
View looking west at primary façade.
*P2. Location:  
- Not for Publication  
- unrestricted  
  a. County Orange

b. USGS 7.5'Qua Date T R 1/4 of 1/4 of Se B.M

c. Address 717 Main Street City: Huntington Beach Zip 92648

d. UTM (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-072-15

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

This building is a one and a half story, single-family Craftsman Bungalow residence, constructed in 1913. It has a generally rectangular plan and the northeast facing façade is asymmetrical. The exterior is clad in horizontal wood siding. It has open, overhanging eaves with exposed rafter tails. The roof has one dormer located on the northeast side of the side gable roof. It consists of two, four-over-one wood sash double hung windows centered under a shed roof. The house has a chimney located on the south facing secondary façade. The house is sparsely decorated with simple wood support brackets and window surrounds. There are two windows on the façade. They are asymmetrically spaced. There is one wood sash, grouped picture window under the entry porch consisting of a central fixed window and two four-over-one double hung windows. Also under the entry porch is a smaller wood sash window that appears to be four-over-one double hung. Windows on the other elevations appear to be the same wood sash four-over-one double hung windows. The main entry is located near the northwest end of the northeast elevation and consists of a single partially glazed wood door recessed under an entry porch. Thick wood and brick Craftsman columns support the entry porch, which is approached by concrete steps. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include mature trees and manicured hedges. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance and around the property. There are no ancillary buildings visible from Main Street. Alterations include the installation of a window air conditioning unit to a dormer window on the northeast façade, the addition of metal screens over the windows as well as a screened storm door. The condition of the building is good.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District

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

*P5b. Description of Photo: (View, date, accession #)

View looking southwest at façade, 2/2009.

*P6. Date Constructed/Age and Source:  
- Historic  
- Prehistoric  
- Both

1913 City of Huntington Beach Building Recor

*P7. Owner and Address:  
James William Goddard
717 Main Street
Huntington Beach, CA 92648

*P8. Recorded by:  
Jennifer Krinz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

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

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

*Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Reture Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
View looking west at primary façade.
The building located at 719 Alabama Street is a one-story single family residence that was constructed in circa 1920 in a Front-Gable Roof Cottage style. It is located on the west side of Alabama Street and faces east. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched front gable roof with a shed roof extension. The roof is clad in composition shingles. There are exposed triangular knee braces under the widely overhanging eaves. At the east-facing façade, concrete steps lead to a partial-width porch. The porch is sheltered by the principle roof and supported by squared wooden posts sitting atop a clapboard wall. The primary entrance door consists of a single solid wood door with an exterior metal screen door. There are two windows on the façade; they are symmetrically spaced and consist of fixed wood-sash windows within moderate wood casings and applied wooden louvered shutters. Other windows throughout the residence consist of fixed and sliding wood and vinyl sash windows. Landscape features include a front lawn and mature shrub planters along the façade. Modifications to the building include a shed roof extension carport located at the south elevation, possible replacement of the original cladding and the replacement of some of the windows. The building is in good condition.
*NRHP Status Code 6L

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

719 Alabama Street

View looking southwest at the façade and north elevation.
P1. Other Identifier:

*P2. Location:  
- [ ] Not for Publication  
- [x] unrestricted  
- [ ] (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

- [a. County] Orange
- [b. USGS 7.5'Quads:]
  - Date T R 1/4 of Se B.M
  - Address 719 Delaware Avenue
  - City: Huntington Beach
  - Zip 92648

- [c. Address] 719 Delaware Avenue
- [d. UTM] (Give more than one for large and/or linear resources)
  - Zone: mE/ mN
- [e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)] APN: 024-212-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 719 Delaware Street is a one story single family residence that was constructed in 1924 in the Spanish Colonial Revival style. It is located on the west side of Delaware Street and faces east. The building has a square plan and likely a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a flat roof clad in Spanish terracotta tile. Additional features include a slightly projected front gable wall embellishment, covered in Spanish clay tiles above the tripartite window. At the east-facing façade, a concrete walkway and steps lead to a partial-width porch. The porch is partially sheltered by a dropped shed roof extension clad in Spanish terracotta tiles and supported by two arched archways; one located at the façade and one at the north elevation. The entry itself is obscured by a single metal security door. There are two sets of windows on the façade; they consist of a tripartite vinyl-sash window set in narrow wood casings and a double-hung vinyl-sash window set in narrow wood casings. Other windows throughout the residence appear to be of the same type as those observed at the façade and may include a vinyl-sash sliding window. Landscape features include a front and side lawn, a small walled in garden, and a tree at the northeast corner. Additional features include a concrete driveway along the south perimeter. The building appears to be unaltered. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  
- [x] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source:  
- [ ] Historic  
- [ ] Prehistoric  
- [ ] Both
  
  - [1924] Orange County Tax Assessor

*P7. Owner and Address:  
- Zwi Steindler
  
  - 719 Delaware Street
  - Huntington Beach, CA 92648

*P8. Recorded by:  
- Jennifer Krintz & Nicole Collum

- GPA Consulting
  
  - 231 California Street
  - El Segundo, CA 90245

*P9. Date Recorded:  
- 8/1/2009

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

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

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

View looking northwest at the façade and south elevation.

View looking southwest at the façade and north elevation.

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 6L

(Directed by Recorder)
The building located at 719-721A-721B Main Street is a one-story multiple family residence constructed in 1922 in the Neo Classical Box style. It is located on the west side of Main Street and faces east. The building has a nearly square plan and likely a concrete foundation. The wood frame building is clad with a combination of wood shingles and regular coursed brick at the façade. It is covered by a steeply pitched hipped roof clad with unknown material. The eaves are moderately overhanging and open with decorative exposed beams. Other features include an exterior brick chimney located at the south elevation. At the east-facing façade a concrete pedestrian walkway and brick steps lead to partial-width porch. The primary entry is located within the entry porch on the south wall. It is sheltered by the principle roof and supported by squared wood posts with decorative exposed wood beams. The entry itself is obscured by an exterior metal security door. There is one visible window on the façade; it is symmetrically spaced and consists of a double-hung likely vinyl-sash window with moderate wood casings. Other windows throughout the residence could not be observed. Landscaping features include a front lawn, mature trees and shrubs and a landscaped planter along the front porch perimeter. Modifications to the building include the possible addition of the southern brick section of the façade and the possible replacement of some of the original windows and doors. The building is in good condition.
719-721A-721B Main Street

View looking west at the façade.

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # |
---

*Resource Name or # (Assigned by Recorder) |
722 Alabama

NRHP Status Code |
3CS

Date |

Page 1

*P1. Other Identifier:
\*[a] County |
Orange

\*[b] USGS 7.5’Qua |
22 Alabama

\*[c] Address |
722 Alabama

\*[d] UTM (Give more than one for large and/or linear resources) |
Zone: mE/ mN

\*[e] Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) |
APN: 024-182-12

*P2. Location: \[\] Not for Publication \[\] unrestricted

\*[b]. Description of Photo: North and west elevations, looking southeast, 200

*P4. Resources Present: \[\] Building \[\] Structure \[\] Object \[\] Site \[\] District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: | Historic

1924 City of Huntington Beach

*P7. Owner and Address: |
Craig Charles Vigil
18697 Santa Carmela St #182
Fountain Valley, CA 92708

*P8. Recorded by: |
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: |
4/17/2014

*P10. Survey Type: |
Survey - Reconnaissance

*P3b. Resource Attributes: (List Attributes and codes) |
HP02. Single Family Property

*P5b. Description of Photo: |
(View, date, accession #)

North and west elevations, looking southeast, 200

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


*Attachments: | NONE | Location Map | Sketch Map | Continuation Sheet | Building, Structure, and Object Record

Archaeological Record | District Record | Linear Feature Record | Milling Station Record | Rock Art Record

Artifact Record | Photograph Record | Other (List):

*DPR 523A (01/04) | *Required Information
**B1. Historic Name:** None

**B2. Common Name:** 722 Alabama

**B3. Original Use:** Single Family Residence  
**B4. Present Use:** Single Family Residence

**B5. Architectural Style:**

**B6. Construction History:** (Construction date, alterations, and date of alterations)
constructed 1924.

**B7. Moved?**  
- [ ] No  
- [ ] Yes  
- [x] Unknown

**B8. Related Features** None

**B9a. Architect:** Unknown, if any  
**B9b builder:** Unknown

**B10. Significance:**  
**Theme:** Oil Boom (1920-1950)  
**Period of Significance:** 1920-1950  
**Property Type:** Residential  
**Applicable Criteria:** 1

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

**Oil Boom**

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

**B11. Additional Resource Attributes:** (List attributes and codes) None

**B12. References:**  
Please see Report for full list of References

**B13. Remarks:** None

**B14. Evaluator:** Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)
**P2. Location:** Not for Publication  
Unrestricted  
*County* Orange

*Address:* 722-724 Main Street  
City: Huntington Beach  
Zip: 92648

*UTM (Give more than one for large and/or linear resources):*  
Zone:  
mE/  
mN

*Owner and Address:* Maxine Bernice Zwilling  
722 Main Street  
Huntington Beach, CA 92648

*Date Recorded:* 8/1/2009

*Survey Type:* Survey - Reconnaissance

*Element of District*  
Other (isolates, etc.)

*Owner and Address:* Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*Date Recorded:* 8/1/2009

*Survey Type:* Survey - Reconnaissance
Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*Resource Name or #: 722-724 Main Street

*NRHP Status Code: 3CD/5S2

View looking northeast at main façade.
The building located at 723 Alabama Street is a one-story single family residence that was constructed in 1916 in the Craftsman style. It is located on the west side of Alabama Street and faces east. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof along with large knee braces under the roofline. At the east-facing façade, wooden steps with wooden handrails lead to a partial width porch. Tapered square wooden columns support the front gable porch roof. Between the columns is a wooden balustrade. The primary entrance door is located off-center within the porch and is surrounded by moderate door surrounds and is covered by a wooden security door. The windows are primarily vinyl sliders and are surrounded by wide casings. Landscaping features include a front lawn with a planter along the façade. Additional elements of this property include a concrete pedestrian walkway leading to the front entry, a concrete driveway located to the south and a front gable shed located in the southwest portion of the parcel. Modifications to the building include the replacement of the original doors and windows, the addition of a skylight located on the southern roof slope, and the building appears to have been re-clad. The building is in good condition.
View looking northwest at the façade and south elevation.
The building located at 726 14th Street is a one-story single family residence that was constructed in 1946 in the Minimal Traditional style. It is located on the southeast side of 14th Street and faces northwest. The building has a rectangular plan and likely has a concrete foundation. The wood frame building is clad in a combination of horizontal wood board and brick siding. The residence is covered by a steeply pitched side gable roof, clad with composition shingles. The eaves are moderately overhanging and open with no exposed rafters or braces. Other features include a moderately pitched front gable extension located on the east portion of the façade. At the northwest-facing façade, a concrete walkway and steps lead to a concrete entry porch. The porch is sheltered by an extended shed roof and supported by a squared wood post and trellis with decorative supports. Additional features include flush vertical board siding below the pitch of the front gable. The primary entrance door is located within the porch and consists of a wood and glass paneled door with a moderate wood frame. There are two sets of windows on the façade, they are symmetrically spaced and consist of one double-hung wood-sash window and one wood-sash tripartite window surrounded by moderate wood casings. The double-hung window is flanked by applied exterior wooden shutters. Other windows throughout the residence were not visible. Landscape features include a small yard with mature trees, including a fruit tree. Possible modifications include the replacement of the original door. The building is in good condition.
The building located at 726 Main Street is a one-story single family residence constructed in 1917 in the Craftsman style. It is located on the east side of Main Street and faces west. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with wood shingles. It is covered by a low pitched front gable roof clad with composition shingles. The eaves are widely overhanging and open with exposed decorative roof beams. At the west-facing façade, a concrete pedestrian walkway and steps lead to full-width porch. The primary entry is located within the entry porch. It is sheltered by a secondary dropped front gable roof and supported by squared posts on top of tapered pier supports clad in wood shingles. The entry itself is obscured by an exterior wood screen door. There are two windows on the façade; they are symmetrically spaced and consist of a wood-sash tripartite window and a wood-sash fixed window with Craftsman style detailing. Other windows throughout the residence are of the same type as those observed on the facade. Landscaping features include front and side lawns and a perimeter planter with mature shrubs and trees along the exterior of the building. There are no visible alterations to the exterior of the building. The building is in good condition.
View looking east at the façade.
The building located at 727 Alabama Street is a two-story single family residence that was constructed in 1926 in a Front-Gable Roof Cottage style. It is located on the west side of Alabama Street. The building has a rectangular plan and a concrete foundation. The wood frame building is clad in horizontal wood board siding. The residence is covered by a front gable roof, clad with composition shingles. The eaves are moderately overhanging with exposed rafters on the north and south elevations. At the east-facing façade concrete steps lead to a concrete partial-width porch. The porch is sheltered by the principle roof and has a ¾ masonry balustrade. The primary entrance door is located within the porch and consists of a single wood and glass paneled door with a moderate wood frame. There are three windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows and one tripartite window. The windows are surrounded by moderate wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscape features include a small yard with mature trees and shrubs. Additional features include a concrete path leading to the front entrance to the building. Modifications to the building include re-cladding the roof with composition shingles. The building is in good condition.
727 Alabama Street

View looking west at the façade.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**727 Lake Street**

**P1. Other Identifier:**

- **Resource Name or #** (Assigned by Recorder) 727 Lake Street
- **NRHP Status Code** 6Z

**P2. Location:**

- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**P3a. Description:**
The building located at 727 Lake Street is a one-story single family residence constructed in 1933 in a Neoclassical box style. It is located on the west side of Lake Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with smooth stucco. It is covered by a moderately pitched hipped roof clad with composition shingles.

**P3b. Resource Attributes:**

- **HP02. Single Family Property**

**P4. Resources Present:**

- **Building**

**P5a. Photograph or Drawing:**

- **View looking northwest at façade and southeast entry porch.**

**P5b. Description of Photo:**

- **Historic**
- **Prehistoric**
- **Both**

**P6. Date Constructed/Age and Source:**

- **1933** Orange County Tax Assessor

**P7. Owner and Address:**

- **Joe C. Aroz**
- **727 Lake Street**
- **Huntington Beach, CA 92648**

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**

- **8/1/2009**

**P10. Survey Type:**

- **Survey - Reconnaissance**

**P11. Report Citation:**

- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

**Attachments:**

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

**Not for Publication**

---

**Required Information**
View looking southwest at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>DOE #</th>
<th>Review Code</th>
<th>Date</th>
</tr>
</thead>
</table>

Page 1  
*Resource Name or # (Assigned by Recorder)*  
727 Main Street

**P1. Other Identifier:**

- **P2. Location:**  
  - Not for Publication  
  - unrestricted  
  - a. County: Orange

- **b. USGS 7.5'Quadrangle:**  
  - Date: T  
  - R  
  - 1/4 of  
  - 1/4 of  
  - Se  
  - B.M

- **c. Address:**  
  - 727 Main Street

- **d. UTM:**  
  - City: Huntington Beach  
  - Zone:  
  - mE/  
  - mN

- **e. Other Locational Data:**  
  - (e.g., parcel #, directions to resource, etc. as appropriate)  
  - APN: 024-116-18

**P3a. Description:**  
This building is a one story, single family residence constructed in 1917 in the California Craftsman style. It has a rectangular plan and the east facing façade is generally symmetrical. The exterior is clad in horizontal siding. It is covered by a low-pitched, cross-gable roof made of composition shingle. It has open, overhanging eaves with exposed rafter tails. The roof has a dormer located in the center side of the side gable roof. It consists of a front gable roof with a centered, fixed window with louvered vents. There is no chimney visible from the street. Decorative elements of this house include simple wood window surrounds. There are four windows on the façade. They are symmetrically spaced and consist of wood sash casement windows with multi-light transoms located in pairs on either side of the main entrance. Windows on the other elevations are not clearly visible from the street. The main entry is located under the entry porch on the east elevation and consists of a partially glazed wood panel door. The entry is currently covered by a screened door. Any other entries are not visible from the street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include a variety of shrubs planted near the house. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance and a second one that runs along the north elevation to the rear of the house. Any ancillary buildings are not clearly visible from the street. Alterations include the installation of window screens and a screened door. The condition of the building is excellent to good.

**P3b. Resource Attributes:**  
(List Attributes and codes)  
HP02. Single Family Property

**P4. Resources Present:**  
- Building  
- Structure  
- Object  
- Site  
- District

**P5a. Photograph or Drawing:**  
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)  
View looking northwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**  
- Historic  
- Prehistoric  
- Both  
- 1917  
- City of Huntington Beach Building Recor

**P7. Owner and Address:**  
Norman S. Huniu  
16422 Sundancer Lane  
Huntington Beach, CA 92649

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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

**Attachments:**  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record

- Artifact Record  
- Photograph Record  
- Other (List):

DPR 523A (01/04)  
*Required Information
*Resource Name or #*: (Assigned by Recorder) 727 Main Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 3CD/5S2

View looking west at façade.
*Resource Name or #* (Assigned by Recorder) 729 Lake Street

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - a. County Orange

- **P2c. Address:** 729 Lake Street

- **P2e. Date Constructed/Age and Source:** c. 1905

- **P3a. Description:**
  This building is a two story, multi-family residence constructed in 1926 in the Transitional Style. It has a T-shaped plan and the east facing façade is asymmetrical. The foundation material is obstructed by landscaping. The exterior is clad horizontal wood lap siding and wood shingles. It is covered by a low-pitched, hipped roof made of composition shingle It has boxed overhanging eaves. The house has one brick chimney located near the center of the roof. There are no applied decorations on the house aside from a bracketed windowsill on the second floor of the south façade. There are nine windows on the east façade. They are asymmetrically spaced and consist of six wood sash, horizontal slider. There are three located on the upper story on the south end of the east façade. There are two on the south end of the east façade on the first story, and one on the north end. The north window has a decorative multi-light band. A six-over-one wood sash double hung window is on the north end of the upper story. Windows on the south elevation are also asymmetrically arranged. On the upper floor, west to east, there is a window that appears to be a horizontal slider, a six-over-one wood sash double hung, a small fixed window, a set of three grouped casements and a horizontal slider at the southeast corner. On the first floor there is a bay window near the west end of the south façade consisting of a large, fixed window surrounded by six-over-one wood sash double hung windows and an individual wood sash double hung near the east end. The main entry is located near the center of the south elevation and consists of a single, wood panel fanlight glazed door. The building fronts onto Lake Street and is set behind a small lawn that extends out to the sidewalk. Landscaping elements include mature trees and shrubs including prickly pear cactus. There is a concrete driveway that runs along the south side of the building, and a concrete pedestrian pathway that leads from the sidewalk to the front entrance. There is a portion of chain link fence surrounding the south façade. There are no ancillary buildings visible from Lake Street. Alterations include the installation of metal screens over some windows and the condition of the building is fair.

**P3b. Resource Attributes:** HP03. Multiple Family Property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:**

**P5b. Description of Photo:**

View looking west at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic
- Prehistoric
- Both

- c. 1905 Visual Observation

**P7. Owner and Address:**

- Westward Partner, LLC
- 806 Main Street
- Huntington Beach, CA 92648

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- Survey - Reconnaissance

**P11. Report Citation:**


*Required Information*
**Resource Name or #:** (Assigned by Recorder) 729 Lake Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 3S/3CD

*Required Information*

View looking southwest at primary façade.
The one story, single family house at 730 Main Street was built in 1922 in the California Bungalow style. The primary façade faces west. The house is rectangular in plan and has a moderate setback from the front of the parcel, along Main Street. The exterior is clad in horizontal wood siding. The cross gable roof is covered in composition shingle and the front facing gable-end on the main façade features a decorative wood truss. The main façade is asymmetrical with a partial-width entry porch. The entry porch is supported by thin, square wood posts and surrounded by a low brick wall. The porch appears to have been partially screened in. The entry door is a single, partially glazed wood panel that is currently covered by a screen door. There are two sets of grouped windows on the main façade consisting of two single-light casement windows surrounding a fixed central window. On the northern secondary façade there is an exterior brick chimney, a side entrance protected by a shallow shed roof, and double hung wood windows. Other features on the property include a concrete walkway, planters and several mature trees and shrubs.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property

**P4. Resources Present:**  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

**P5a. Photograph or Drawing:**  (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)

View looking east at façade, 2/2009.

**P6. Date Constructed/Age and Source:**  ☑ Historic  ☐ Prehistoric  ☐ Both

1922  City of Huntington Beach Building Recor

**P7. Owner and Address:**  
Agnes Kiralla

730 Main Street

Huntington Beach, CA  92648

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**P9. Date Recorded:**  8/1/2009

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

Survey - Reconnaissance

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**Required Information**
Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #

NRHP Status Code 3CB/5S2

Resource Name or #: (Assigned by Recorder) 730-732 Main Street

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking east at primary façade.
The one story, single-family house at 731 Main Street was built in 1915 in the Craftsman style. The asymmetrical main façade faces northeast. The property has a moderate setback from the front of the parcel, along Main Street. The plan is generally rectangular with a cross gable roof. There are two front-facing gables of the same pitch on the main façade with projecting beams and decorative support brackets. The exterior of the house is clad primarily in wood shingle and brick with horizontal siding in the gable ends. There is a partial width entry porch supported by wide brick columns and enclosed by a low brick wall. The main entry door is a single, partially glazed paneled wood door. The two windows on the primary façade are large, fixed. On the southwest-facing secondary façade there is a large exterior brick chimney. Other property features include a concrete walkway, concrete steps leading to the entry porch, a high wooden fence enclosing the rear yard, mature trees and shrubs.
**Resource Name or #:** 731 Main Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 3CD/5S2

*View looking west at façade*
The building located at 734 Main Street is a one-story single family residence that was constructed in 1939 in the Minimal Traditional style. It is located on the east side of Main Street and faces west. The building has an L-shaped plan and a concrete foundation. The wood frame building is sheathed in stucco siding. The residence has a moderately pitched cross-gable roof, clad in a composition roll. The roof has moderately overhanging eaves with exposed rafter. Other features include exposed purlins and a triangular lattice vent located below the gable pitch. At the west-facing façade, a concrete walkway leads to a concrete entry porch. The primary entrance is located within the entry porch. The partial-width porch is recessed and supported by wood posts. The primary entrance consists of a single wood door covered by a screen door. There are three windows on the façade, they are double hung wood sash windows. Landscape features include a front lawn with shrubs along the entry porch and a few potted plants on the porch. Modifications to the building include the possible replacement of the original door and windows. The building is in good condition.
The building located at 726 Main Street is a one-story single family residence constructed in 1920 in the Craftsman style. It is located on the west side of Main Street and faces east. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad in horizontal wood board siding. It is covered by a low pitched front gable roof clad with composition shingles. The eaves are widely overhanging and open with exposed roof beams and rafter tails. Additional features include rectangular wood vents located below each gable pitch. At the north-facing elevation a concrete pedestrian walkway and steps lead to partial-width porch that faces east. The primary entry is located within the porch. It is sheltered by a secondary dropped front gable roof and supported by tapered wood columns on top of masonry piers. The entry itself is obscured by an exterior wood screen door. An additional entry to the residence is located in the northwestern portion of the building and faces east. It consists of a single wood and glass paneled Craftsman style door. There are two windows on the façade; they are symmetrically spaced and consist of wood-sash tripartite windows. Other windows throughout the residence consist of a combination of wood-sash tripartite windows and fixed windows. Landscaping features include a front and side lawn and a perimeter planter with mature shrubs and trees along the exterior of the building. Additional elements of this property include a concrete drive way with a grass median to the north. There are no visible alterations to the exterior of the building. The building is in good condition.
**Resource Name or #:** (Assigned by Recorder) 735 Main Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 3CD/5S2

View looking southwest at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>DOE #</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

- **Resource Name or #**: Warner Avenue Baptist Church/WABC  
- **DOE #**:
- **NRHP Status Code**: 3S/5S1

### P1. Other Identifier:
- **Warner Avenue Baptist Church/WABC**
- **7360 Warner Avenue**

### P2. Location:
- **Not for Publication**, **unrestricted**
- **a. County**: Orange
- **b. USGS 7.5'Qua**
  - **Date**: T
  - **R**: 1/4 of 1/4 of 1/4 of Se B.M
  - **Address**: 7360 Warner Avenue
  - **City**: Huntington Beach
  - **Zip**: 92647
- **d. UTM (Give more than one for large and/or linear resources)**
  - **Zone**: mE/
  - **mN**: APN: 111-021-18

### P3a. Description:
The building located at 7360 Warner Avenue is a one-story church constructed in 1906-1907 in the Shingle style of architecture with Neo-Gothic or Gothic Revival elements. It is located on the south side of Warner Avenue and faces north. The building has a rectangular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in wood clapboard siding. It is covered by a steeply pitched side gable roof with a front gable extension. The roof is clad with composition shingles and the eaves are widely overhanging and open with exposed rafter tails and knee braces. Additional features include a turret at the north elevation with a gable hipped roof. Rectangular wood vents are also located on the elevations of the turret and below each gable pitch.

At the north-facing façade and west facing elevation two sets of concrete steps lead to the primary entries. The entries are located at the turret and consist of two sets of double wood paneled doors. There are three windows on the façade, which are symmetrically spaced and consist of fixed, multiple paneled, stained and plain glass, arched, wood-sash windows. Other windows throughout the building are consistent with those observed at the façade. Landscaping features of this property include small front and side lawns with mature shrubs. The building appears unaltered and in good condition. Immediately east of the subject property at 7386 Warner Avenue is the church parsonage, built in 1910.

### P3b. Resource Attributes:
- **HP16. Religious Building**

### P4. Resources Present:
- **Building**: ✓
- **Object**: ✓
- **District**: ✓

### P5a. Photograph or Drawing:
- **View looking southeast at façade and east elevation**

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

### P6. Date Constructed/Age and Source:
- **Historic**: ✓
- **Prehistoric**: ☐
- **Both**: ☐

### P7. Owner and Address:
- **Warner Avenue Church**
- **7360 Warner Avenue**
- **Huntington Beach, CA 92647**

### P8. Recorded by:
- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

### P9. Date Recorded:
- **8/1/2009**

### P10. Survey Type:
- **Survey - Reconnaissance**

### P11. Report Citation:
- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

### *Required Information*
B1. Historic Name: Wintersburg Community Methodist Church
B2. Common Name: 7360 Warner Avenue/Warner Avenue Baptist Church (WABC)
B3. Original Use: Church
B4. Present Use: Church
B5. Architectural Style: Shingle/Neo-Gothic/Gothic Revival Elements
B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed 1906-1907
B7. Moved? ☑ No □ Yes □ Unknown Date: Original Location:
B8. Related Features
   Parsonage at 7386 Warner Avenue (built 1910)
B9a. Architect: Marsh & Russell
B9b builder: Unknown
B10. Significance: Theme Wintersburg Religious Institutions; Neo-Gothic/Gothic Revival
   B10 area: Wintersburg/Huntington Beach
   Period of Significance: 1890-1941
   Property Type: Religious
   Applicable Criteria: A/1, C/3
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Early Settlement and Agricultural Development

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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. 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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)
   None

B12. References:
   Please see Report for a full list of References.

B13. Remarks:
   None

B14. Evaluator: Jennifer Krintz & Nicole Collum
   GPA Consulting
   231 California Street
   El Segundo, CA 90245

Date of Evaluation: 4/16/2014

Sketch Map with north arrow required.
Subject building is outlined in yellow. Map courtesy of Google Earth.

Required Information

DPR 523B (01/95)
B10. Significance (Continued from Page 2):

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

History of the Warner Avenue Baptist Church

DPR 523L (01/95)
The history of the Warner Avenue Baptist Church began in the early 1900s with the formation of congregation known as the Community United Methodist Church, also known as the Wintersburg Community Methodist Church. In 1904, a Community Sunday School was started in Wintersburg. The Sunday School was located in the armony on Warner Avenue, now Warner Avenue, just east of the railroad tracks. In 1905 worship services were started, and Charles Applebury, a child at the time, recalled that crates were borrowed from a packing plant nearby, boards were put across them for seats and they were covered with paper, to make them more comfortable. Because most of the worshipers were Methodists, they petitioned the Southern California Conference of the Methodist Episcopal Church to send a minister.

In December of 1905, Rev. Floyd J. Seamon arrived, having recently transferred from Kansas. On January 7, 1906, a Quarterly Conference was held, and five trustees were elected. A motion was passed and it was resolved that "the time has fully come for the erection of a M.E. church in Wintersburg, Cal. And that it is the sense of this body that we proceed to the erection of the said church at once. Moved that we refer all questions relative to the securing a site and building the church to the Official Board. Carried." Construction was already well underway when the official board minutes of September 18, 1906, reported progress on building and paying for the church. So in just over a year after the organizing of the church on January 7, 1906, the church was dedicated (Community United Methodist Church Website. "Our Heritage." www.cumcbh.org/our_heritage.htm. Accessed September 2012). The Methodist Church congregation later removed to Heil Avenue near Murdy Park. During the 1930s through the 1940s, the church building was occupied by a congregation known as the Wintersburg Community Church or the Wintersburg Community Methodist Church. In 1932, the pastor was R.E. Matson and in 1938 it was G.H. Quayle.

The congregation that forms the present-day Warner Avenue Baptist Church (WABC) reportedly began in late 1963 or early 1964 by Dr. Edwin Greene. At first, the church was called the Southwest Warner Avenue Baptist Church, until it moved into the present site at 7360 Warner Avenue. During the early years of the church the congregation received encouragement from the Southwest Baptist Conference. The George Carlson and Victor Carlson families were among the first members of the church. The search for a permanent building for the congregation ended with an agreement to first share, and then purchase, the present building and grounds at 7360 Warner Avenue. Prior to obtaining full occupation of the facility, WABC used the church on Sunday and Wednesday evenings. Sunday morning Sunday School and Church were for a short time held in a rented class room at the Ocean View School that was located where the Charter center now stands on the corner of Beach Boulevard and Warner Avenue. Shortly after gaining full occupation of the facility, WABC was incorporated. Later, the property (7386 Warner Avenue) adjoining to the east was acquired, resulting in a total footprint of about an acre. For many years the church was served by community well water located east of the fellowship hall. This well served seven homes in the former Wintersburg community. At one time there were tents on this grass area that served as Sunday school classrooms. Also shortly after moving in, a baptistery was constructed in the sanctuary. A new roof was reportedly installed on the sanctuary and the old floor mounted furnaces were replaced with a new forced air unit located in the attic.

The founding of the church required that the eleven original families signed up for an approximately $100,000 loan for the purchase of the original property. Pastor Greene remained until 1970. During Pastor Greene's leadership, two youth Pastors were called: David Wood and Allen Keyser. Linda Berry served as official church secretary during Ed Greene's pastorate. Soon after, Bert Orman became the new pastor and Ramona Warren served as church secretary. One of the early church families was the Howard Stephens family, who brought Fumi Shioya with them. Another church member was pioneer Marion Speer. Marion was a good friend of Walter Knott and many of the historical artifacts in the Western Trails Museum at Knott's Berry Farm were gathered by Marion. Pastor Bert Orman remained the pastor of Warner Avenue Baptist Church until December 1978. Jon and Debbie Friested became the new caretakers and they also lived in the house on the church property until they moved to Eden Street in Westminster. Henry Lord served as pastor in 1979, followed by Emmett Moorefield as an interim pastor in 1980. In 1980, Ed Leion became the pastor and served until 1985. During this time WABC was helped greatly both by counsel and by financial aid by a sister church (Lakewood Baptist) in Long Beach. Prudence (P.J.) Messimer served as secretary during Ed Leion's pastorate. After Pastor Leion, in December 1985 Steve Orman became pastor and continues to serve in that capacity at the church. The church finally paid off the mortgage on June 4, 1989.

Neoclassical/Shingle Style Architecture

This Shingle style of architecture has its antecedents in the grand country estates of England and hybrid cottages that dotted the shoreline of Long Island Sound from the 1870s through the 1890s. Influenced by Queen Ann architecture, Shingle design incorporated asymmetric architectural elements and naturalistic building materials, particularly wood shingles and shakes for siding and roofs. The neo-Gothic or Gothic Revival style was popular in church construction from the 1860s to circa 1900, with a resurgence of the design in the 1920s and 1930s. This style of church architecture can trace its origins to the Gothic churches and cathedrals of Europe and the country homes of England, where architects like Pugin gained particular prestige as innovators of style. Character-defining features of this style are its near cross- or t-shaped floor plan, corner square turret with a pyramidal roof (sometimes the bell tower), and two-stories with a cross-gabled roofline. Siding may be masonry stone or horizontal wood siding. Windows are typically narrow with rounded or pointed arches.

Evaluation & Integrity

The subject property, a Gothic Revival church constructed in 1906 is associated with the history of the Wintersburg area, between 1890 and 1940. It is an excellent example of its style, a popular style during the early 1900s, and is still in use as a church. The subject property retains integrity of location, design, materials and workmanship. The property is located in an area that is characterized by infill development, which diminishes the integrity of setting and association. However, it is an important example of its style, and is representative of the area’s early key development. Therefore, the property appears to be individually eligible for listing on the National and California Registers as a representation of the early history of the Wintersburg area as well as an excellent example of its style and type, under Criteria A/1 and C/3, respectively.
View looking east at the west elevation.

View looking northeast at the west and south elevations.

View looking south at the north elevation.

View looking southwest at the east elevation and façade.
This building is a one story, single family residence remodeled around 2008. It appears to be a remodeled from the Spanish Colonial Revival style. It has a generally rectangular plan and the east facing façade is symmetrical. The exterior is clad in stucco. It is covered by a flat roof with a parapet. There is no visible chimney. The house is sparsely decorated and has no applied ornamentation aside from an iron railing enclosing the entry porch. There are two asymmetrically spaced windows on the façade. There is one under the entry porch and one on the north end of the east façade. They are both vinyl sash, horizontal sliders. The main entry is located in the center of the east elevation and consists of a single wood panel door. There are no other entries visible from Lake Street. The building fronts onto Lake Street and is set behind a small lawn that extends out to the sidewalk. Landscaping elements include mature palm trees, manicured hedges and built in stucco planters containing a variety of mature shrubs. There is a concrete pedestrian pathway that leads from the sidewalk to the concrete steps of the front entry porch. There is a portion of wooden site fence enclosing the rear yard. There are no ancillary buildings visible from Lake Street. The condition of the building is excellent.
View looking west at primary façade.
This building is a two story, multi-family Craftsman Bungalow house constructed in 1914. It has a rectangular plan and the west facing façade is symmetrical. The exterior is clad in wood shingles. It is covered by a low pitched, cross gable roof made of composition shingle. It has boxed, overhanging eaves. The house has two brick chimneys, one on both the north and south side of the roof, near the center. Decorative elements of this house include projecting roof beams, a wood screen in the primary gable end, post and lintel wood window surrounds and decorative brackets in the window bays. There are five sets of windows on the façade. They are symmetrically spaced. There are two sets of horizontal sliding windows on the upper story. Each set has two horizontal sliding windows with a decorative, horizontal multi-light band. There is a set of three grouped five-over-one wood sash double hung windows centered on the upper story of the west façade. On the lower story, there are two sets of three windows. The center windows appear to be fixed with a horizontal slider on either side, all of which have a horizontal, decorative multi-light band. Windows on the other elevations are symmetrically arranged windows. There appears to be a continuation of the five-over-one wood sash double hung and vertical sliding windows as well as a fixed window. The main entry is located in the center of the west elevation and consists of a single wood paneled door with partial glazing. There are two secondary entrances for the duplex, both are single wood paneled doors with partial glazing, arranged on the north and south ends of the west façade. There are no other entries visible from Main Street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. There is a concrete pedestrian pathway that leads from the sidewalk to each of the three front entrances. There are no ancillary buildings visible from Main Street. No apparent alterations could be observed. The condition of the building is excellent to good.
View looking northeast at façade.
The subject property located at 7386 Warner Avenue is a two-story community center originally constructed as the parsonage for the Wintersburg Community Methodist Church in 1910. The subject property is located on the south side of Warner Avenue and faces north. The building has a rectangular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in wood clapboard siding. It is covered by a steeply pitched side gable roof clad with composition shingles. The eaves are widely overhanging and open with exposed knee braces. Additional features include a shed roof dormer at the north-facing façade with exposed rafter tails. At the north-facing façade a concrete walkway and steps lead to a full-width porch. The entry is located within the porch. The porch is sheltered by the principle roof and is supported by squared columns on top of a solid clapboard balustrade wall. The entry itself consists of a single wood and glass paneled door. There are four windows on the façade; they consist of fixed wood-sash windows with wood transoms and double-hung wood-sash windows. Other windows throughout the building are consistent with those observed at the façade. Landscaping features of this property include mature plants and shrubs along the primary façade exterior. The building appears unaltered and in good condition. Immediately west of the subject property at 7360 Warner Avenue is the church, built in 1906-1907.
**B1. Historic Name:** Wintersburg Community Methodist Church Parsonage

**B2. Common Name:** 7386 Warner Avenue/Warner Avenue Baptist Church (WABC) Community Center

**B3. Original Use:** Parsonage  
**B4. Present Use:** Community Center

**B5. Architectural Style:** Craftsman

**B6. Construction History:**

*Construction date, alterations, and date of alterations*

**Built:** 1910

**B7. Moved?**  No

**B8. Related Features**

*Church at 7360 Warner Avenue (built 1906-1907)*

**B9a. Architect:** Unknown  
**B9b builder:** Unknown

**B10. Significance:**

*Theme:* Wintersburg Religious Institutions; Craftsman Architecture  
*B10 area:* Wintersburg/Huntington Beach  
*Period of Significance:* 1890-1941  
*Property Type:* Residential/Religious  
*Applicable Criteria:* A/1, C/3

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

**Early Settlement and Agricultural Development**

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.

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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

**B11. Additional Resource Attributes:**

*List attributes and codes*

**B12. References:**

Please see Report for a full list of References.

**B13. Remarks:**

None

**B14. Evaluator:**

Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**Date of Evaluation:** 4/16/2014

(This space reserved for official comments.)

*Sketch Map with north arrow required.*

Subject building is outlined in yellow. Map courtesy of Google Earth.
B10. Significance (Continued from Page 2):

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

History of the Warner Avenue Baptist Church

The history of the Warner Avenue Baptist Church began in the early 1900s with the formation of congregation known as the Community United
Methodist Church, also known as the Wintersburg Community Methodist Church. In 1904, a Community Sunday School was started in Wintersburg. The Sunday School was located in a house on Wintersburg Avenue, now Warner Avenue, just east of the railroad tracks. In 1905 worship services were started, and Charles Applebury, a child at the time, recalled that crates were borrowed from a packing plant nearby, boards were put across them for seats and they were covered with paper, to make them more comfortable. Because most of the worshipers were Methodists, they petitioned the Southern California Conference of the Methodist Episcopal Church to send a minister.

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The congregation that forms the present-day Warner Avenue Baptist Church (WABC) reportedly began in late 1963 or early 1964 by Dr. Edwin Greene. At first, the church was called the Southwest Baptist Church, until it moved into the present site at 7360 Warner Avenue. During the early years of the church the congregation received encouragement from the Southwest Baptist Conference. The George Carlson and Victor Carlson families were among the first members of the church. The search for a permanent building for the congregation ended with an agreement to first share, and then purchase, the present building and grounds at 7360 Warner Avenue. Prior to obtaining full occupation of the facility, WABC used the church on Sunday and Wednesday evenings. Sunday morning Sunday School and Church were for a short time held in a rented class room at the Ocean View School that was located where the Charter center now stands on the corner of Beach Boulevard and Warner Avenue. Shortly after gaining full occupation of the facility, WABC was incorporated. Later, the property (7366 Warner Avenue) adjoining to the east was acquired, resulting in a total footprint of about an acre. For many years the church was served by community well water located east of the fellowship hall. This well served seven homes in the former Wintersburg community. At one time there were tents on this grass area that served as Sunday school classrooms. Also shortly after moving in, a baptistery was constructed in the sanctuary. A new roof was reportedly installed on the sanctuary and the old floor mounted furnaces were replaced with a new forced air unit located in the attic.

The founding of the church required that the eleven original families signed up for an approximately $100,000 loan for the purchase of the original property. Pastor Greene remained until 1970. During Pastor Greene's leadership, two youth Pastors were called: David Wood and Allen Keyser. Linda Berry served as official church secretary during Ed Greene's pastorate. Soon after, Bert Orman became the new pastor and Ramona Warren served as church secretary. One of the early church families was the Howard Stephens family, who brought Fumi Shioya with them. Another church member was pioneer Marion Speer. Marion was a good friend of Walter Knott and many of the historical artifacts in the Western Trails Museum at Knott's Berry Farm were gathered by Marion. Pastor Bert Orman remained the pastor of Warner Avenue Baptist Church until December 1978. Jon and Debbie Friesen became the new caretakers and they also lived in the house on the church property until they moved to Eden Street in Westminster. Henry Lord served as pastor in 1979, followed by Emmett Moorefield as an interim pastor in 1980. In 1980, Ed Leion became the pastor and served until 1985. During this time WABC was helped greatly both by counsel and by financial aid by a sister church (Lakewood Baptist) in Long Beach. Prudence (P.J.) Messimer served as secretary during Ed Leion's pastorate. After Pastor Leion, in December 1985 Steve Orman became pastor and continues to serve in that capacity at the church. The church finally paid off the mortgage on June 4, 1989.

Craftsman

The Craftsman style was popular from circa 1905-1930. This building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full or partial width porches with roof supported by tapered square columns' columns and/or pedestals frequently extend to ground level (without a break at level of porch). Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or wood horizontal siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach.

Evaluation & Integrity

The subject property, a Craftsman parsonage constructed in 1910 to serve the adjacent Warner Avenue Baptist Church, is associated with the history of the Wintersburg area, between 1890 and 1940. It is an good example of its style and subject property retains integrity of location, design, materials and workmanship. The property is located in an area that is characterized by infill development, which diminishes the integrity of setting and association. However, it is a good example of its style and an important representation of the area's early key development. Therefore, the property appears to be individually eligible for listing on the National and California Registers as a representation of the early history of the Wintersburg area as well as a good example of its style and type, under Criteria A/1 and C/3, respectively.
Recorded By: Jennifer Krintz & Nicole Collum  
Date: 4/16/2014  

View looking south at the façade.

View looking southeast at the façade and east elevation.
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<th><strong>Resource Name or #</strong></th>
<th>741 Main Street</th>
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**P1. Other Identifier:**

- **Location:** Not for Publication
- **a. County** Orange
- **b. USGS 7.5′Qua** 741 Main Street
- **c. Address** 741 Main Street
- **d. UTM** (Give more than one for large and/or linear resources)
- **e. Other Locational Data:** APN: 024-072-09

**P3a. Description:**

This building is a one and a half story, single family Craftsman Bungalow, constructed in 1922. It has a generally rectangular plan and the northeast facing façade is asymmetrical. The exterior is clad in horizontal wood siding. It is covered by a low-pitched, multiple front gable roof made of composition shingle. It has boxed eaves with exposed rafters. The house has a prominent stone chimney located near the northeast end, between the first story and the partial second story. Decorative elements of this house include geometric wood bargeboards, vertical boards in the gable ends and simple wood window surrounds. There are six windows on the façade. They are symmetrically spaced. There are two picture windows consisting of a central wood sash, fixed window surrounded by two double hung windows. Both picture windows are located under the entry porch. There are two wood sash fixed windows located near the center of the partial second story and two wood sash double hung windows symmetrically arranged on the northwest and southeast ends. The main entry is located near the center of the northeast elevation and consists of a single wood paneled door with partial glazing. Other windows and entries are not visible from Main Street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include a trellis arch, variety of mature trees, shrubs and flower bushes planted near the house and the perimeter fence. There is a concrete pedestrian pathway that leads from the sidewalk to the concrete steps of the entry porch. The front yard is surrounded by a white picket fence, and a tall wooden site fence encloses the rear yard. There are no ancillary buildings visible from Main Street. Alterations include a possibly new entry door. The condition of the building is excellent.

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**P5b. Description of Photo:**

View looking northwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic
- Prehistoric

1922 City of Huntington Beach Building Recor

**P7. Owner and Address:**

Nuuana Kay Robinson
741 Main Street
Huntington Beach, CA 92648

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**

8/1/2009

**P10. Survey Type:**

Survey - Reconnaissance

**Required Information**
*Resource Name or #: 741 Main Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking west at façade.
This building is a one story, Spanish Eclectic single-family residence, constructed in 1935. It has a rectangular plan and the west facing façade is asymmetrical. The exterior is clad in smooth stucco. It is covered by a low-pitched cross gable roof covered in Spanish Clay tile. It has enclosed, shallow eaves. The house does not have any visible chimneys. There is no visible applied ornamentation.

The majority of the house is obstructed from view by mature shrubs and trees. There is one visible window on the west façade, a wood sash arched window that appears to be fixed. The main entry is not visible behind the landscaping. There are no other windows or entries visible from Main Street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include a large variety of mature trees and shrubs. There is a low, stuccoed wall enclosing a portion of the west façade with a wooden entry gate. There are no ancillary buildings visible from Main Street. No apparent alterations could be observed. The condition of the building is excellent to good.
View looking east at primary façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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**NRHP Status Code:** 6L

**Resource Name or #:** (Assigned by Recorder) 7511 Warner Avenue

**P1. Other Identifier:**

*P2. Location:* [ ] Not for Publication [x] unrestricted  
*P2a. County:* Orange

*P2b. USGS 7.5'Qua:*  
*P2c. Address:* 7511 Warner Avenue  
*P2d. City:* Huntington Beach  
*P2e. Zip:* 92647

**P2. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)  
*APN:* 142-211-02

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 7511 Warner Avenue is a one-story, industrial building constructed in 1948 in an Early 20th Century Commercial style. It is located on the north side of Warner Avenue and faces south. The building has a rectangular plan and likely a concrete foundation. It has a wood-framed structural system and an exterior clad in corrugated metal sheets. It is covered by a moderately pitched side gable roof clad with corrugated metal sheets. The eaves are moderately overhanging and boxed. The primary entry is located at the south-facing façade and consists of a single set of industrial sized corrugated metal sliding doors. There are two windows on the façade; they are asymmetrically spaced and consist of aluminum sliding windows with exterior metal security bars. Other windows throughout the building could not be observed. Landscaping elements include a single mature palm tree located to the south. Alterations to this building include a business sign located under the gable pitch. The building is in good condition.

**P3b. Resource Attributes:** (List attributes and codes) HP08. Industrial Building

**P4. Resources Present:** [x] Building [ ] Structure [ ] Object [ ] Site [ ] District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)  
View looking southeast at façade, 5/2009.

**P6. Date Constructed/Age and Source:**  
[ ] Historic [ ] Prehistoric  
[ ] Both

1948  
Orange County Tax Assessor

**P7. Owner and Address:**
Jeffery Dean Magill  
9644 Puffin Avenue  
Fountain Valley, CA

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**  
[ ] NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record  
Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record  
Artifact Record [ ] Photograph Record [ ] Other (List):
**P1. Other Identifier:**

- **Resource Name or #** (Assigned by Recorder) 752 Main Street
- **NRHP Status Code** 3CD/5S2

**P2. Location:**
- **Resource or Address** 752 Main Street
- **City** Huntington Beach
- **Zip** 92648
- **County** Orange
- **APN** 024-082-15

**P3a. Description:**
This building is a one story, Spanish Colonial Revival single family residence constructed in 1922. It has an S-shaped plan and the west facing façade is symmetrical. The exterior is clad in smooth stucco in two contrasting colors. It is covered by a flat roof with a parapet. The parapet is lined with Spanish clay tile. There are no chimneys visible from Main Street. There is a decorative tile accent above the main entrance. There are two symmetrically arranged picture windows on the north and south sides of the west façade. The picture windows consist of a larger fixed window in the center, surrounded by two wood sash double hung windows. The main entry is located in the center of the west elevation and consists of a single wood paneled door with a stained glass entry light, recessed under a stucco entry arch. The door is currently protected by a metal security door. There are no other windows or entries visible from Main Street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk. Landscaping elements include several mature trees, a brick lined planter and a variety of shrubs planted near the house. There is a stone pedestrian pathway leading from the sidewalk to the concrete entry steps. Alterations include the installation of a metal security door over the main entry. The building is in good condition.

**P5b. Description of Photo:**
View looking east at façade, 2/2009.

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**
- **Source** 1922 City of Huntington Beach Building Recor

**P7. Owner and Address:**
- **Owner** Wang Kang Estate
- **Address** 752 Main Street
  Huntington Beach, CA 92648

**P8. Recorded by:**
- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
  231 California Street
  El Segundo, CA 90245

**P9. Date Recorded:**
- **8/1/2009**

**P10. Survey Type:**
Survey - Reconnaissance

**P11. Report Citation:**

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

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*DPR 523A (01/04) *Required Information
View looking northeast at façade.

*Required Information*
*P2. Location:* □ Not for Publication ✓ unrestricted □ a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

HP02. Single Family Property

*P4. Resources Present:* ✓ Building  □ Structure  □ Object  □ Site  □ District

*P5a. Photograph or Drawing:* (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source:* ✓ Historic  □ Prehistoric  □ Both

c. 1940  Visual Observation

*P7. Owner and Address:*  

Tom Yuan-Tong Liang  
18362 Oxboro Lane  
Huntington Beach, CA

*P8. Recorded by:*  

Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:* 8/1/2009

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

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

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


*Required Information
**P2. Location:**
- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**P3a. Description:**
This building is a one story single family Craftsman Bungalow, constructed in 1919. It has a generally rectangular plan and the northeast façade is symmetrical. The exterior is clad in wood shingle. It is covered by a low-pitched cross gable on hipped roof made of composition shingle. It has overhanging boxed eaves with exposed rafters. The house has a brick chimney located near the southwest end of the roof. Decorative elements include projecting roof beams, vertical wood boards in the gable ends and simple wood window surrounds. There are six windows on the northeast façade. They are symmetrically spaced. There are two picture windows, one each on the northwest and southeast sides of the northeast elevation. The picture windows consist of a central fixed wood sash window surrounded by two wood casement windows. All three have a horizontal, decorative multi-light band near the top. The other four windows appear to be wood sash, four-over-one double hung. There is one double hung window on either side of the main entry, and two on the interior sides of the extended bays. The windows on the northwest elevation appear to be casement windows. The main entry is located at the center of the northeast elevation and consists of a single wood panel door. There is a side entrance on the northeast façade that consists of a partially glazed wood panel door. The building fronts onto Main Street and is set behind a lawn that extends to the sidewalk. Landscaping elements include several mature trees, shrubs and rose bushes. There is a concrete pedestrian pathway that leads from the sidewalk to the main entrance. There is a portion of brick and white picket fence that encloses the main entrance on the northeast façade, and another portion of white picket fence enclosing a yard along the northwestern façade. No apparent alterations could be observed. The building is in excellent to good condition.

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P11. Report Citation:**

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #*: 755 Main Street

**Assigned by Recorder**

**Recorded By** Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

**NRHP Status Code**: 3CD/5S2

View looking southwest at primary façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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**Primary #**  
**HRI #**  
**Trinomial**  
**NRHP Status Code**  
3CS

**NRHP Status Code**  
3CS

**Primary #**  
**HRI #**  
**Trinomial**  
**NRHP Status Code**  
3CS

**Survey #**  
**Other Listings**  
**Review Code**  
**Reviewer**  
**Date**

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**P1. Other Identifier:**

*Resource Name or # (Assigned by Recorder)*  
7581 Washington Ave

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**P2. Location:**

- **Not for Publication**  
- **unrestricted**  
- **County**: Orange

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**P3a. Description:**

The building located at 7581 Washington Avenue is a one-story single-family residence constructed in 1935 in the Vernacular style. It is located on the north side of Washington Street and faces south. The building has an irregularly-shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboards. It is covered by a side-gabled roof clad with composition shingles and shallow, boxed eaves. At the south-facing elevation, a concrete path and steps lead to the entry porch. The projecting entry porch is covered by a shallow pent roof and supported by wooden posts. The entry itself is centered under the entry porch but obscured by a metal screen door. On the façade there are two single-light wood fixed windows. Other windows throughout the building appear to be one-over-one wood double-hung. Landscaping features include a shallow front lawn, shrubs and a wooden perimeter fence. Aside from the installation of a metal screen door, no major alterations could be observed. The building is in good condition.

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**P3b. Resource Attributes:**

- HP02. Single Family Property

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**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (isolates, etc.)**

---

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

---

**P5b. Description of Photo:**

(View, date, accession #)

The property, as it appeared 4/17/14 on Google St

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**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

1935  
City of Huntington Beach

---

**P7. Owner and Address:**

Richard Gruber  
7581 Washington Ave  
Huntington Beach, CA 92647

---

**P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

---

**P9. Date Recorded:**

4/17/2014

---

**P10. Survey Type:**

(Describe)

Survey - Reconnaissance

---

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


*Required Information*
B1. Historic Name: None

B2. Common Name: 7581 Washington Ave

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Vernacular

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

 Constructed 1935

*B7. Moved? □ No □ Yes ☑ Unknown

*B8. Related Features None

B9a. Architect: Unknown, if any

B9b builder: Unknown

*B10. Significance: Theme Wintersburg (1880s-1941)

Period of Significance: 1880s-1941

Property Type: Residential

Applicable Criteria: 1

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

History of Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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. (See Continuation Sheet).

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

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/17/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2):

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

Evaluation & Integrity

The subject property, a single-family Vernacular residence constructed in 1935, is associated with the history of the Wintersburg area of Huntington Beach, between 1890 and 1940. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. As a result, it does not appear to retain sufficient integrity for the National Register. However, it is representative of the area’s early development and appears to be individually eligible for the California Register under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 7581 Washington Avenue would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
The one-story industrial building located at 7632 Slater Avenue was originally constructed in 1915 in an Early 20th Century Commercial style. It is located on the south side of Slater Avenue and faces north. The building has a rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in corrugated metal sheets. It is covered by a moderately pitched side gable roof, clad with metal sheets. There are no overhanging eaves. The primary entry is located at the west elevation and consists of a single solid wood door. Additional entries include a set of industrial sized double-height sliding corrugated metal doors at the façade. There are no windows on the façade. Other windows throughout the building consist of fixed wood framed windows. There are no landscaping elements associated with this property. Other elements of this property include a concrete parking lot to the south. Alterations to the building include the addition of a business below the gable pitch at the façade and at the west elevation. The building is in fair to good condition.

*P3b. Resource Attributes:* (List Attributes and codes) HP08. Industrial Building

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

*P5b. Description of Photo:* (View, date, accession #)

*P6. Date Constructed/Age and Source:* ☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:* William Lloyd Hamm

21720 Como Street
Wildomar, CA 92595

*P8. Recorded by:* Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:* 8/1/2009

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

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

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

*Required Information
The building located at 7742 Alhambra Drive is a two-story single-family residence constructed in 1906 in the Queen Anne style. It is located on the south side of Alhambra Drive and faces north. The building has an irregular plan and likely a concrete foundation. It has a wood-framed structural system and an exterior clad in wood clapboard siding on the first floor and fish-scale and plain wood shingles on the second. It is covered by a steeply pitched cross gable roof clad with composition shingles. The eaves are widely overhanging and open with exposed roof beams and rafter tails.

Additional features include a three bay balcony porch on the second floor of the west elevation, a stone masonry chimney located at the south elevation and a front gable dormer located at the south elevation. At the north-facing elevation, a concrete walkway and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by the principle roof and supported by one square post. The entry itself consists of a single wood and glass paneled door. There are five windows on the façade they are symmetrically spaced and consist of a double-hung wood-sash bay window, double-hung wood-sash windows and fixed wood-sash windows. Other windows throughout the building include wood-sash casement windows with six lights. Landscaping features include a front and side yard lawn, with a surrounding green picket fence.

Alterations to this building include a shed roof addition to the south elevation. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes)  HP02. Single Family Property  HP06. 1-3 Story Commercial Building

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

*P5b. Description of Photo:
(View, date, accession #)
View looking southeast at façade, 5/2009.

*P6. Date Constructed/Age and Source:  ✔ Historic  ☐ Prehistoric  ☐ Both
1906  Orange County Tax Assessor

*P7. Owner and Address:  
Sandra K Ewers
7742 Alhambra Drive
Huntington Beach, CA 92647

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

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

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

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

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*Resource Name or #: (Assigned by Recorder) 7742 Alhambra Drive

NRHP Status Code 3S

B1. Historic Name: None
B2. Common Name: 7742 Alhambra Drive
B3. Original Use: Single Family Residence
B4. Present Use: Commercial

B5. Architectural Style: Queen Anne

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1906

B7. Moved? No
B8. Related Features None

B9a. Architect: Unknown
B9b builder: Unknown

B10. Significance: Theme Early Settlement and Agricultural Development; (1848-1919); B10 area: Huntington Beach
Period of Significance: 1848-1906; 18
Property Type: Residential
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Early Settlement and Agricultural Development (1848-1906)

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.

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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

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

B12. References:
Please see Report for a full list of References.
• Orange County Tax Assessor
• Historic Sanborn Fire Insurance Maps

B13. Remarks:
None

B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

Date of Evaluation: 8/1/2009

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth

*Required Information
B10. Significance (Continued from Page 2):

By the late 1890s, a loose-knit network of small farming communities had developed including Stanton, Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Queen Anne (1880-1915)

The Queen Anne style was popular from circa 1880-1910. This style was named by a group of 19th century English architects led by Richard Norman Shaw. The style emphasizes human scale and domestic comfort in response to the almost outlandish design and scale of Gothic Revival architecture. In America, Queen Anne style houses were mostly constructed with wood materials and built as residences. The advent of the railroad in the 1860s allowed for easier access to pre-made materials such as patterned shingles and decorative brackets. Character-defining features of this style include steeply-pitched roofs, an asymmetrical facade, wraparound porches, along with decorative elements such as patterned shingles, brackets and spindle work.

Integrity & Evaluation

The subject property, a single-family Queen Anne residence constructed in 1906, is associated with the history of Wintersburg area, between 1890 and 1940. The house is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished; however, it is an important example of its style, and is representative of the area’s early development. Therefore, the property appears to be individually eligible for National Register listing for its association with the early history of Wintersburg and as an excellent example of the Queen Anne style, under criterion A and C, respectively. It is also individually eligible for the California Register under Criterion 1 and 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 7742 Alhambra Drive would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**Resource Name or #:** (Assigned by Recorder) 7742 Alhambra Drive

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<th>Jennifer Krintz &amp; Nicole Collum</th>
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<td>8/1/2009</td>
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- View looking southeast at the primary façade and west elevation.
- View looking south at the primary façade.
- View looking southwest at the primary façade and two car garage.
- Detail view looking south at the primary façade.
- View looking southeast at the west and south elevations.

*Required Information*
The building located at 7792 Speer Avenue is a one-story, single-family residence constructed in circa 1915 in a Front-Gable Roof Cottage style. It is located on the south side of Speer Avenue and faces north. The building has a square shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in horizontal clapboard siding. It is covered by a moderately pitched front gable roof, with open eaves with exposed rafter tails. The roof is clad with composition shingles. Additional features include a rectangular vent below the front gable pitch. The primary entry is located at the south-facing façade within a partial-width porch. The entry is located on the porch. The porch is sheltered by an extended front gable roof and supported by squared wood posts with a squared wood balustrade. The entry door consists of a single wood and glass paneled door. There are two windows on the façade. They are asymmetrically spaced, and consist of double-hung wood-sash windows set within moderate wood casings. Other windows throughout the building are consistent with those observed at the façade. Landscaping features include a front yard and side yard with a mature tree and a bush. Other elements include a concrete block perimeter wall with a chain-link front gate at the northern parcel boundary. The building appears unaltered and is in good condition.
**Resource Name or #:** (Assigned by Recorder) 7792 Speer Avenue

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 3CS

---

View looking south at the primary façade and west elevation.
The one-story single-family residence located at 7822 Liberty Avenue was constructed in 1922 in the Neo-Classical Box style. It is located on the south side of Liberty Avenue and faces north. It is has a rectangular shaped plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in horizontal lap woodboard siding. It is covered by a moderately pitched, pyramidal hipped roof with moderately overhanging boxed eaves with no exposed rafters or roof beams. Additional features include an interior brick chimney located at the apex of the roof. At the north facing façade a set of wooden steps lead to a partial width porch. The entry is located within the porch. The porch is sheltered by an extended shed roof and supported by four squared wood posts and a decorative metal porch railing. The entry door consists of a single wood paneled door with an inset fan light. There are two windows on the façade. They are symmetrically spaced and consist of wood-sash windows with wood transoms. Other windows throughout the building consist of double-hung wood-sash windows with an applied single wood-shutter. Landscaping elements include a grass lawn, a mature tree, and juvenile bannana trees and bird of paradise plants. Other features of this property include a front gable ancillary building located to the east of the main residence. Alterations to the building include the addition of a metal porch railing and the possible addition of a single wood louvered shutter to each façade window. The building is in good condition.
B1. Historic Name: None
B2. Common Name: 7822 Liberty Avenue
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
*B5. Architectural Style: Neo-Classical Box

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922

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

*B8. Related Features None

B9a. Architect: Unknown B9b builder: Unknown

*B10. Significance: Theme Oil Boom (1920-1950); Neo-Classical Box (1900-1933) B10 area: Huntington Beach
Period of Significance: 1901-1920, 19 Property Type: Residential Applicable Criteria: 3

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

Oil Boom (1920-1950)

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.

Neo-Classical Box (1900-1933)

Buildings constructed in this style are typically one-story with a compact square or rectangular plan. The roof is typically a high or moderate pitched pyramidal hipped roof. Typical cladding material consists of clapboard siding. Other character defining features include wide window and door casings. The porch may be partial or full-width and typically recessed. On cottages, the siding varies from horizontal wood, shingle and board-and-batten and may have elements of Craftsman and Classical styles such as knee braces, exposed rafter tails, or columns.

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

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth

DPR 523B (01/95)
B10. Significance (Continued from Page 2): Integrity & Evaluation

The subject property, a single-family Neo-Classical Box style residence constructed in 1922, is associated with the Oil Boom period of Huntington Beach’s development, which was at its height roughly between 1920 and 1950. Its style and type are representative of the cottages that were constructed during the time period. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. There appear to have been some minor alterations, which affects the integrity of materials and workmanship. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for the California Register for its association with one of the most important periods of Huntington Beach history, under Criterion 1.
**Resource Name or #:** 7822 Liberty Avenue

**Recorded By:** Jennifer Krintz & Nicole Collum  
**Date:** 4/16/2014  
**NRHP Status Code:** 3CS

View looking southwest at the primary façade.
**P1. Other Identifier:**

- *(Required Information)*
  - **Resource Name or #** *(Assigned by Recorder)*: 7822 Sycamore Avenue

**P2. Location:**

- **Not for Publication**
- **unrestricted**

  - *(Required Information)*
    - **County:** Orange

**P3a. Description:**

The building located at 7822 Sycamore Avenue is a one-story single-family residence constructed in 1923 in the Transitional style. It is located on the south side of Sycamore Avenue and faces north. The building has an L-shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in horizontal wood board siding and vertical wood board siding within the gable. It is covered by a moderately pitched cross gable roof, clad with composition shingles. The eaves are slightly overhanging and boxed. Additional features include a partial width porch at the west elevation, and a rectangular metal vent below the front gable pitch. The primary entry is located at the north-facing façade within an entry porch. The porch is sheltered by an extended dropped front gable roof. There are six windows on the façade; they consist of double-hung vinyl-sash windows and fixed wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front and side yard with a white picket perimeter fence. Alterations include the replacement of some of the original windows. The building is in good condition.

---

**P5a. Photograph or Drawing:** *(Photograph required for buildings, structures, and objects.)*

**P5b. Description of Photo:**

*View looking southeast at the façade and north ele*

---

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

- **Source:**
  - 1923
  - Orange County Tax Assessor

---

**P7. Owner and Address:**

- **Quan Xuan Ngheim and Pham Thanh An Ngheim**
- **8591 Crockett Drive**
- **Westminster, CA 92683**

---

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
- GPA Consulting
- **231 California Street**
- **El Segundo, CA 90245**

---

**P9. Date Recorded:**

- **8/1/2009**

---

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

- **Survey - Reconnaissance**

---

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


---

**Attachments:**

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**
- **Photograph Record**
- **Other (List):**
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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<th>Reviewer</th>
<th>Date</th>
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**NRHP Status Code**  
3CS

<table>
<thead>
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<th>DOE #</th>
<th>7832 Alhambra Drive</th>
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**P1. Other Identifier:**

*Resource Name or # (Assigned by Recorder)*  
7832 Alhambra Drive

**P2. Location:**  
- Not for Publication  
- unrestricted  
- a. County Orange

- b. USGS 7.5'Quadrangle  
  Date: T R 1/4 of 1/4 of Se B.M
  c. Address 7832 Alhambra Drive  
  City: Huntington Beach  
  Zip: 92647
  d. UTM (Give more than one for large and/or linear resources) Zone mE mN
  e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 142-103-08

**P3. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 7832 Alhambra Drive is a one-story, single-family residence constructed circa 1920 in a Craftsman style. It is located on the south side of Alhambra Drive and faces north. The building has a nearly rectangular plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in textured stucco. It is covered by a steeply pitched front gable roof, clad with asphalt. Additional features include triangular wood vents below the gable pitch. At the north-facing elevation, a concrete walkway and steps lead to a nearly full-width porch. The entry is located within the porch. The porch is sheltered by a secondary dropped front gable roof and supported by four squared posts. The entry itself consists of a set of double wood and glass paneled doors. There are no windows on the façade. Other windows throughout the building consist of vinyl-sash sliding windows. Landscaping features include a front lawn with palm and banana trees to the east of the parcel. Alterations to this building include the possible re-cladding of the building with textured stucco and the replacement of the original doors and windows. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
HP02. Single Family Property

**P4. Resources Present:**  
- Building

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:*

(View, date, accession #)  
View looking southwest at façade, 5/2009.

*P6. Date Constructed/Age and Source:*

- Historic
- Prehistoric
- Both
  c. 1920 Visual Observation

**P7. Owner and Address:**

Michael Fey  
19451 Olana Lane  
Huntington Beach, CA 92646

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

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

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


**Attachments:**  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):
### Page 1

**P1. Other Identifier:**

*Resource Name or #* (Assigned by Recorder) 7852 Glencoe Drive

**P2. Location:**

- Not for Publication
- unrestricted

- a. County Orange

- b. USGS 7.5′Quadrangle

- c. Address 7852 Glencoe Drive

- d. UTM City: Huntington Beach Zip 92647

- e. Other Locational Data: APN: 142-102-11

**P3a. Description:**

The building located at 7852 Glencoe Avenue is a one-story, single-family residence constructed in 1945 in the Minimal Traditional style. It is located on the south side of Glencoe Avenue and faces north. The building has an irregular plan and a concrete foundation. It has a wood framed structural system and an exterior clad in likely vinyl siding. It is covered by a moderately pitched hipped roof with a front gable extension. The roof is clad with composition shingles and has no overhanging eaves. Additional features include a square vent located below the gable pitch and an exterior brick chimney located at the west elevation. The entry is located within an entry porch at the north-facing elevation. The porch is sheltered by an extended shed roof, supported by two decorative brackets. The entry itself consists of a single wood paneled door. There are three windows on the façade they are symmetrically spaced and consist of single metal casement windows and one metal casement bay window. Other windows throughout the building could not be observed. Landscaping features include a front yard and a wood perimeter fence. The building appears unaltered and is in fair to good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**

- Building

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

View looking southeast at façade, 5/2009.

**P6. Date Constructed/Age and Source:**

- Historic

1945 Orange County Tax Assessor

**P7. Owner and Address:**

Sung Lin and Chein-Hsing Jia-Yuan
31 Balcony
Irvine, CA 92603

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**

8/1/2009

**P10. Survey Type:**

Survey - Reconnaissance

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Photograph Record

Other (List):

*Required Information
The building located at 7871 Glencoe Avenue is a one-story, single-family residence constructed in 1947 in a Side-Gable Roof Cottage style. It is located on the north side of Glencoe Avenue and faces south. The building has a nearly rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad likely in vinyl siding. It is covered by a moderately pitched front gable roof clad with composition shingles. The eaves are moderately overhanging and open. The entry is located at the east-facing elevation and it is sheltered by the principle roof. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade they are symmetrically spaced and consist of double-hung aluminum-sash windows with a center transom per pane. Other windows throughout the building consist of fixed wood-sash and aluminum-sash sliding windows. Landscaping features include a front yard with a mature tree next to the façade and a chain-link perimeter fence. Additional features of this property include a concrete driveway and a single-car garage to the north of the residence. Alterations to the building include the possible replacement of the exterior cladding. The property is in fair to good condition.

**Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:** [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:** (View, date, accession #)


**P6. Date Constructed/Age and Source:** [ ] Historic [ ] Prehistoric [ ] Both

- 1947 Orange County Tax Assessor

**P7. Owner and Address:**

- Anita Saignes
- P.O. Box 5473
- Huntington Beach, CA

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

- Survey - Reconnaissance
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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P1. Other Identifier:

*P2. Location:  
- Not for Publication
- unrestricted

* Resource Name or # (Assigned by Recorder) 7891 Alhambra Drive

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

The building located at 7891 Alhambra Drive is a one-story, single-family residence constructed in 1931 in a Clipped Gable Roof Cottage style. It is located on the north side of Alhambra Drive and faces south. The building has a rectangular plan and a concrete foundation. The building has a wood-framed structural system and an exterior likely clad in asbestos shingles. It is covered by a steeply pitched clipped front gable roof, clad with composition shingles. The roof has moderately overhanging eaves with exposed rafter tails. Additional features include a rectangular metal vent below the gable pitch. At the south-facing elevation, a concrete walkway and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by a secondary dropped clipped front gable roof and supported by two cylindrical columns. The entry itself is obscured by a single exterior metal screen door. There are four windows on the façade they are symmetrically spaced and consist of double-hung wood-sash windows with Craftsman style detailing. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn with a hibiscus plant in front of the entry porch and a perimeter metal chain-link fence. Other features include a detached single car garage and a driveway located in the northern portion of the parcel. Alterations to this building include the possible recladding of the exterior. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)

View looking southeast at façade, 5/2009.

*P6. Date Constructed/Age and Source:  
- Historic
- Prehistoric
- Both

1931 Orange County Tax Assessor

*P7. Owner and Address:  
Helen West
7891 Alhambra Drive
Huntington Beach, CA 92647

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

*P10. Survey Type:  
Survey - Reconnaissance

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


*Required Information

DPR 523A (01/04)
View looking northeast at the primary façade and west elevation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings DOE # Reviewer Date

NRHP Status Code 3CS

Page 1

*Resource Name or # (Assigned by Recorder) 7931 Alhambra Drive

P1. Other Identifier:

*b. USGS 7.5' Date

T 1/4 R 1/4 Se B.M

c. Address 7931 Alhambra Drive City Huntington Beach

d. UTM Zone mE mN

e. Other Locational Data: APN: 142-102-26

The building located at 7931 Alhambra Drive is a one-story single-family residence constructed in 1933 in the Tudor Revival style. It is located on the north side of Alhambra Drive and faces south. The building has a rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in textured stucco. It is covered by a steeply pitched cross gable roof with multiple front gable roof extensions. The roof is clad with composition shingles. The eaves are slightly overhanging and open with exposed rafter tails interspersed. Additional features include arched wood vents below the gable pitches. At the south-facing elevation, a concrete walkway and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by the principle roof and supported by two stuccoed Tudor archways. The entry itself consists of a single wood and glass paneled door. There are three windows on the façade they are symmetrically spaced and consist of double-hung wood-sash windows with one fixed, likely wood-sash window. Other windows throughout the building include one fixed octagonal window. Landscaping features include a front lawn, with mature hedges and bushes located near the façade. Other features include a white picket perimeter fence and a concrete driveway located to the west of the residence. Alterations to this building include the possible replacement of some of the windows. The building is in good condition.

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

*P6. Date Constructed/Age and Source: Historic

Both 1933 Orange County Tax Assessor

*P7. Owner and Address: Tsuyoshi Ohara

3208 Philo Street
Los Angeles, CA 90064

*P8. Recorded by: Jennifer Krintz & Nicole Collum

GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Photograph Record Other (List):

*Required Information
*Resource Name or #* (Assigned by Recorder) 7942 Speer Dr

P1. Other Identifier:

**P2. Location:**
- Not for Publication
- unrestricted
- *a. County* Orange

*P3a. Description:
The building located at 7942 Speer Drive is a one-story single-family residence constructed in 1922 in the Vernacular style. It is located on the south side of Speer Drive and faces north. The building has a rectangular plan and a likely concrete foundation. The building has a wood-framed structural system and an exterior clad in wood clapboards. It is covered by a front-gabled roof clad with rolled asphalt and shallow, open eaves. At the north-facing elevation, wooden steps lead to the entry porch. The projecting entry porch is covered by a front-gabled roof and supported by wooden posts. The entry itself is centered under the entry porch but obscured by a wood screen door. On the façade there are two one-over-one double-hung wood windows. Other windows throughout the building appear to be one-over-one wood double-hung. Landscaping features include mature shrubs and trees and a wooden perimeter fence. To the rear of the residence there are ancillary buildings and what appears to be a scrapyard. Aside from the installation of a screen door, no major alterations could be observed. The building is in fair condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
The property as it appeared 4/17/14 on Google St

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both
- 1922 City of Huntington Beach

**P7. Owner and Address:**
Yamada Shigeru
7942 Speer Ave
Huntington Beach, CA 92647

**P8. Recorded by:**
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
4/17/2014

**P10. Survey Type:**
Survey - Reconnaissance

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
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History of Wintersburg

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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References: Please see Report for full list of References

B13. Remarks: None

B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

Date of Evaluation: 4/17/2014

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): Charles Mitsui Furuta and other Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and beet crops to chili pepper crops. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange County, from the 1930s onwards.

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. By 1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. 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. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others, like Charles Mitsui Furuta, were held at the Huntington Beach jail or the detention center in Tujunga Canyon. 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. 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.

Evaluation & Integrity

The subject property, a single-family Vernacular residence constructed in 1922, is associated with the history of the Wintersburg area of Huntington Beach, between 1890 and 1940. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. As a result, it does not appear to retain sufficient integrity for the National Register. However, it is representative of the area’s early development and appears to be individually eligible for the California Register under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 7492 Speer Drive would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**P1. Other Identifier:**

*P2. Location:*  
- Not for Publication  
- unrestricted  
- Orange  
- Orange County  
- 1927  
- Huntington Beach  
- APN: 024-214-14

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

The building located at 801 California Street is a two-story single family residence that was constructed in 1927 in the Craftsman Airplane style. It is located on the west side of California Street and faces east. The building has an irregular plan and likely has a concrete foundation. The wood frame building is clad in beveled horizontal clapboard siding. The first story is covered by a low pitched, cross gable roof, and the second story is covered by a low pitched side gable roof. Both are clad with composition shingles and have moderately overhanging open eaves with exposed rafters. Additional features include an exterior masonry chimney located at the south elevation and triangular wood vents located below each gable pitch. At the east-facing façade a concrete walkway and steps lead to a full-width concrete porch. The porch is sheltered by an extended front gable roof and supported by two concrete columns. The entry consists of an oversized single wood and glass paneled door. There are eight windows on the façade; they are symmetrically spaced and consist of fixed picture windows and double-hung vinyl-sash windows. Other windows throughout the residence are the same type as those observed on the façade. Landscaping features include a front and side lawn with mature trees and shrubs, including palm trees. Additional features of this property include a white picket perimeter fence surrounding the parcel. Modifications to the building include re-cladding the exterior and the replacement of the original doors and windows. The building is in good condition.

**P5b. Description of Photo:**

(View, date, accession #)

*P8. Recorded by:*  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245

**P9. Date Recorded:**  
- 8/1/2009

**P10. Survey Type:**  
- Survey - Reconnaissance

---

*Required Information*
B1. Historic Name: None

B2. Common Name: 801 California Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Craftsman Airplane

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

Constructed 1927

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

*B8. Related Features None

B9a. Architect: Unknown

B9b builder: Unknown

*B10. Significance: Theme Oil Boom (1920-1950); Craftsman Airplane (1901-1930) B10 area: Huntington Beach

Period of Significance: 1920-1950; 19 Property Type: Residential Applicable Criteria: C/3

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

Oil Boom (1920-1950)

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

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

*B12. References:

Please see Report for a full list of References.
• Orange County Tax Assessor
• Historic Sanborn Fire Insurance Maps

B13. Remarks:

None

*B14. Evaluator: Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*Date of Evaluation: 8/1/2009

(This space reserved for official comments.)

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth

*Required Information
B10. Significance (Continued from Page 2): Craftsman Airplane (1901-1930)

The Craftsman style was popular from circa 1905-1930. This building style typically included a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) wide, unenclosed overhanging eaves; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full or partial width porches with roof supported by tapered square columns’ columns and/or pedestals frequently extend to ground level (without a break at level of porch). Character defining features of a Craftsman include: a low-pitched gabled or sometimes hipped roof, wide, unenclosed eave overhang, wood frame structural system, triangular knee brace supports, wood shingle siding and/or cut stone cladding, wide window and door casings, tapered porch supports, low porch pedestals usually supporting columns, exposed rafters, decorative (false) beams or braces under the gables, shed, gabled or eyebrow dormers, porch, either full or partial width, sloping foundation. There are several sub-types of the Craftsman style found within the City of Huntington Beach including the Craftsman Airplane. The Craftsman Airplane style is indicative of the one-room second-story projection from a one-story Craftsman bungalow. This one-story is usually front or side gabled with ribbon windows on at least one of the elevations. This panoramic view from the upper story lends itself to the name, “Craftsman Airplane.”

Integrity & Evaluation

The subject property, a single-family Craftsman residence constructed in 1927, is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an exemplar example of its style, and appears to be individually eligible for National Register listing for its architecture, under Criterion C. It is also individually eligible for the California Register under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 801 California Street would likely qualify for local listing for its historical and visual function within the City of Huntington Beach.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #*: (Assigned by Recorder) 801 California Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

*NRHP Status Code: 3S

View looking west at the façade.

View looking southwest at the façade and north elevation.
This building is a one story, Spanish Eclectic single-family residence constructed in 1926. It has a generally rectangular plan and the north facing façade is asymmetrical. The exterior is clad in textured stucco. The majority of the building is covered by a flat roof. However, above the entry there is a low pitched, side gable roof covered in Spanish clay tile. There is a shed roof around the perimeter of the building, also covered in Spanish clay tile, giving the appearance of a full roof. It has open eaves with exposed rafter tails. There is no visible chimney on the house. Decorative elements include wood window shutters. There are three windows on the façade. They are asymmetrically spaced and consist of two wood sash, six-over-one double hung located on the east end of the north façade and one wood sash, fixed window on the west end of the north façade. Windows on the other elevations are wood sash double hung. The main entry is located under an entry arch of the north elevation and consists of a single solid wood door. There are no other entries visible from the street. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include various types of shrubs planted near the house. There is a concrete driveway on the west side of the building, and a concrete pedestrian pathway that leads from the sidewalk to the front entrance on the north façade. There is a garage on the west façade, connected to the main house by an iron gate. The garage is covered by a side gable roof covered in Spanish clay tile. The door is a partially glazed roll-up door. No apparent alterations could be observed. The condition of the building is excellent to good.

*P3b. Resource Attributes: (List Attributes and codes)   HP02. Single Family Property

*P4. Resources Present:   ☑ Building   ☐ Structure   ☐ Object   ☐ Site   ☐ District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #) View looking east at primary façade, 2/2009.

*P6. Date Constructed/Age and Source:   ☑ Historic   ☐ Prehistoric   ☐ Both

1926 City of Huntington Beach Building Recor

*P7. Owner and Address:

________________________________________

*P8. Recorded by:

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*Attachments:  ☐ NONE  ☐ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record

Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record

Artifactual Record  ☐ Photograph Record  ☐ Other (List):
Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

View looking southeast at primary façade.
The building located at 803 Huntington Street is a one-story single family residence that was constructed in 1933 in the Craftsman style. It is located on the west side of Huntington Street and faces east. The building has an L-shaped plan and a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered with a low pitched cross gabled roof, clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters. Additional features include an exterior brick chimney located at the south elevation, a triangular wood vent below the façade gable pitch and a rectangular wood vent below the dropped front gable pitch of the porch roof. At the east-facing façade a set of concrete steps lead to a concrete entry porch. The porch is sheltered by a dropped front gable roof and supported by two decorative wood brackets. The entry itself is located on the porch and consists of a wood and glass paneled door. There are five windows on the façade, they are asymmetrically spaced and consist of double-hung wood-sash windows, with moderate decorative wood casings and exterior wood shutters. Other windows throughout the residence could not be observed. Landscaping features include a brick front patio and mature trees and bushes near the exterior of the building. There building appears unaltered and is in good condition.
View looking west at the façade.
This building is a one story, single family Spanish Eclectic house constructed in 1926. It has a generally rectangular plan and the west facing façade is asymmetrical. The exterior is clad in smooth stucco. It is covered by a flat roof with a parapet. There is a side facing gable over the entry porch and two front facing windows over the window bays. Both are covered in Spanish clay tile. There are no visible chimneys on the façade. Decorative elements on this house include canvas awnings over windows and a recessed niche over the main entry door. There are two windows on the façade. There is a picture window on the north end of the west elevation. It consists of a large fixed window surrounded by two wood sash double hung windows. There is another window on the south end of the west elevation, a set of three grouped wood sash windows that appear to be fixed. Windows on the other elevations appear to be six-over-one wood sash double hung windows. The main entry is located near the center of the west elevation and consists of a single wood door, covered by a metal security door. There are no other entries clearly visible from Main Street.

The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include several mature trees. There is a stepped concrete pedestrian pathway that leads from the sidewalk to the front entrance. A tall wood perimeter fence encloses the property. There are no visible ancillary buildings from Main Street. Alterations include the installation of a metal security door. The condition of the building is good to fair.
*Resource Name or #: (Assigned by Recorder) 804 Main Street

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

View looking east at façade.
The building located at 805 Alabama Street is a one-story single family residence that was constructed in 1926 in the Spanish Colonial Revival style. It is located on the west side of Alabama Street and faces east. The building has a nearly rectangular plan and likely has a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a moderately pitched, side gable roof with a front gable extension located at the north end of the façade. The roof is clad with Spanish clay tile and has slightly overhanging open eaves. Additional features include two circular clay vents located below each gable pitch and an interior chimney located at the west roof slope. At the east-facing façade the concrete walkway and terracotta steps lead to the front entry. The entry is sheltered by the shed roof of the carport and consists of a fixed picture window and two casement windows. Additional windows on the façade are symmetrically spaced, recessed, and consist of a fixed picture window and two fixed windows. Other windows throughout the residence could not be observed. Landscape features include a front lawn with mature and juvenile bushes and trees including palm. Additional features of this property include a single car carport located in the south portion of the parcel. Modifications to the building include the addition of a carport. The building is in good condition.
<table>
<thead>
<tr>
<th>Recorded By</th>
<th>Jennifer Krintz &amp; Nicole Collum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>8/1/2009</td>
</tr>
<tr>
<td>Continuation</td>
<td>✔️</td>
</tr>
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</table>

*Resource Name or #: (Assigned by Recorder) 805 Alabama Street

View looking west at the façade.
The building located at 806 Acacia Avenue is a one-story single family residence that was constructed in 1916 in the Craftsman style. It is located on the north side of Acacia Avenue. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof, exposed rafter tails and exposed purlins. At the south-facing façade concrete steps with no handrails lead to a partial-width porch. Squared columns sitting atop concrete brick piers support the front gable porch roof. The primary entrance door is located off-center within the porch and is surrounded by wide door surrounds and obscured by a metal security door. The windows are primarily double hung wood sashes and are surrounded by wide casings. There is a fenced-in yard area located to the side of the building, as well as a small uncovered seating pavilion. The fence is the same material as the building's siding. There is also a garage located next to the alley. Modifications to the building include an unoriginal front door, fencing and small uncovered seating pavilion.
View looking northwest at the open seating pavilion and fence.

View looking north at the porch.

View looking northeast at the west elevation and part of the façade.

View looking north at the garage.
The building located at 806 Huntington Street is a one-story single family residence that was constructed in 1925 in a Side-Gable Roof Cottage style. It is located on the east side of Huntington Street and faces west. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding. It is covered by a moderately pitched, side gable roof clad in wood shingles. The eaves are slightly overhanging and open with exposed rafters. At the west-facing façade a concrete path and wood steps lead to an entry porch. The porch is sheltered by a secondary extended roof and supported by turned wood posts, balustrade and decorative support brackets. The primary entry is located within the porch and consists of a single wood and glass paneled door with 10 lights. There are two windows on the façade; they are asymmetrically spaced and consist of doublehung aluminum-sash windows and one tripartite vinyl sash window. Each window has decorative wood casings. Other windows throughout the residence could not be observed. Landscape features include a front and side lawn with mature and juvenile bushes and trees, including palm. Modifications to the building include the replacement of the original windows. The building is in good condition.
*Resource Name or #: (Assigned by Recorder)  806 Huntington Street

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009

Continuation  [✓]  Update  [ ]

View looking southeast at the façade and north elevation.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

| *Resource Name or #* (Assigned by Recorder) | 806 Main Street |

**P1. Other Identifier:**

- **Location:**
  - Not for Publication □
  - unrestricted □
  - *a. County* Orange
  - (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
  - *b. USGS 7.5'Quadrangle:* 806 Main Street
  - Date: T
  - 1/4 of R
  - 1/4 of Se
  - B.M.
  - City: Huntington Beach
  - Zip 92648
  - c. Address: 806 Main Street
  - City: Huntington Beach
  - Zip 92648
  - d. UTM (Give more than one for large and/or linear resources)
    - Zone: mE/
    - mN
  - e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
    - APN: 024-081-16

**P2a. Description:**

This building is a one and a half story residence constructed in 1905 which is currently in the Craftsman Style. It has a generally rectangular plan and the southwest facing façade is asymmetrical. The exterior is clad in vertical and horizontal wood siding. It is covered by a moderately pitched, cross gable over hipped roof made of composition shingle. It has open, overhanging eaves with exposed rafters. The house has a prominent stone chimney located on the northwest façade. Decorative elements of this house include ornamental king's post trusses in the gable ends and carved support brackets. There are seven clearly visible windows on the façade. They are asymmetrically spaced and consist of three sets of wood sash, two-over-one casement windows located under the entry porch on the first story. There is one set of three windows and two sets of two. On the upper story, there are three sets of wood sash, two-over-one casement windows located at the northwest, southeast and center of the southwest elevation. There is a single three-over-one wood sash window that appears to be fixed. It is located at the center of a projecting bay. Windows on the other elevations are not clearly visible from the street. The main entry is located near the southwest corner of the southwest elevation, recessed under an entry porch. The door is a partialy glazed wood door. The entry porch is supported by wood and stone Craftsman columns. There are no secondary entrances visible from the street. There is a built-in carport on the southeast end of the southwest façade. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include small shrubs and flower bushes planted near the house. There is a bricked driveway leading into the carport and a concrete pedestrian pathway that leads from the sidewalk to the brick steps of the front entrance. There are no ancillary buildings are visible from Main Street. Alterations include remodeling. The condition of the building is excellent to good.

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

- HP02. Single Family Property

**P4. Resources Present:**

- Building □
- Structure □
- Object □
- Site □
- District □

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

- View looking northeast at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic □
- Prehistoric □
- Both □

- 1905 City of Huntington Beach Building Recor

**P7. Owner and Address:**

- Patrick G. & Gina T. Gleason
- 806 Main Street
- Huntington Beach, CA 92648

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

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

- Survey - Reconnaissance

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


**Attachments:**

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

DPR 523A (01/04)

*Required Information*
*Resource Name or #: (Assigned by Recorder)

806 Main Street

*NRHP Status Code 3CD

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking east at main façade.
### P1. Other Identifier:

**P2. Location:**
- **Not for Publication**
- **unrestricted**

**a. County:** Orange

**b. USGS 7.5'Qua:**
- City: Huntington Beach
- Zip: 92648

**c. Address:** 807 Frankfort Avenue

**d. UTM (Give more than one for large and/or linear resources):**
- **mE:**
- **mN:**

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

**APN:** 024-232-11

### P3a. Description:

The building located at 222 2nd Street is a one-story, single family residence constructed in 1921 in the Monterey style. It is located on the northwest side of Frankfort Avenue and faces southeast. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad in smooth stucco. It is covered by a moderately pitched, side gable roof. The eaves are slightly overhanging and closed. Additional features include an exterior stucco chimney located at the southwest elevation. At the southeast-facing façade, a concrete walkway and steps lead to the two-story recessed front porch. The porch is supported by squared wood posts. The primary entryway is located within the center of the porch and consists of a single wood and glass paneled door. On the façade there are three sliding glass doors on the ground floor porch and five on the upper story porch. The windows are primarily double-hung vinyl sash windows. Landscaping features include small plantings surroundings the porch and a small fenced-in front lawn. Additional features of this property include a pergola on the southwest elevation. Modifications to the building include the replacement of the original windows and front door, the replacement of the porch posts and the installation of sliding glass doors.

### P3b. Resource Attributes:
- HP02. Single Family Property

### P4. Resources Present:
- **Building**
- **Object**
- **Site**

### P5a. Photograph or Drawing:

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

*View looking west at façade and northeast elevation*

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**

1921 Orange County Tax Assessor

### P7. Owner and Address:
- Harold La Chappell Jr.
- 807 Frankfort Avenue
- Huntington Beach, CA 92648

### P8. Recorded by:
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

### P9. Date Recorded:
- 8/1/2009

### P10. Survey Type:
- Survey - Reconnaissance

### P11. Report Citation:


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

Other (List):
*Resource Name or #: (Assigned by Recorder) 807 Frankfort Avenue

View looking north at the façade and southwest elevation.
The building located at 807 Huntington Street is a one-story single family residence that was constructed in circa 1920 in the Craftsman Cottage style. It is located on the west side of Huntington Street and faces east. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad with grooved wood board siding. It is covered by a moderately pitched cross gabled roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters on the south and north elevations. Additional features include an interior brick chimney located at the south elevation and a rectangular wood vent below the front gable pitch. At the east-facing façade a set of wood steps lead to a full-width wood porch. The porch is sheltered by the principle roof and supported by squared wood posts, knee braces and a squared wood rail balustrade. The entry itself is located on the porch and consists of a wood and glass paneled door and an exterior metal screen door. There are three windows on the façade; they are asymmetrically spaced and consist of double-hung vinyl sash windows with moderate decorative wood casings. Other windows throughout the residence are of the same type as those observed on the façade. Landscaping features include a front lawn and mature and juvenile trees and bushes. Additional features of this property include a concrete pedestrian walkway leading to the front entry. Alterations to the building include re-cladding the roof with composition shingles. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

**P5b. Description of Photo:**
(View, date, accession #)
View looking west at façade, 2/2009.

**P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
c. 1920 Visual Observation

**P7. Owner and Address:**
Mildred V. Stanford
8231 9th Street
Buena Park, CA 90621

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

**Attachments:** ☑ NONE ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record Archaeological Record ☐ District Record ☑ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record Artifactual Record ☑ Photograph Record ☐ Other (List):
*Resource Name or #:* (Assigned by Recorder) 807 Huntington Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 5S3/6L

View looking northwest at the façade.
The building located at 8075 Yorktown Avenue is a one-story, single-family residence constructed in 1955 in the Minimal Traditional style. It is located on the north side of Yorktown Avenue and faces south. The building has a rectangular plan and a concrete foundation. It has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a low pitched hipped roof, clad with composition shingles. The eaves moderately overhanging and boxed. The primary entry is located at the south-facing façade, within an entry porch. The porch is sheltered by the principle roof and is supported by a squared wood post. The entry itself is obscured by a metal screen door. There are four windows on the façade; they consist of aluminum-sash sliding windows and doublehung likely wood-sash windows. Other windows throughout the building are consistent with those observed on the facade. Landscaping elements consist of a front lawn and mature shrubs and plants along the façade exterior. The building appears unaltered and is in good condition.
P1. Other Identifier:

*P2. Location:  
□ Not for Publication  √ unrestricted  
* a. County  Orange  

□ (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  

*P3. Description:  (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This building is a one story, single-family Spanish Eclectic house constructed in 1926. It has an L-shaped plan and the north facing façade is asymmetrical. The exterior is clad in textured stucco. It is covered by a low-pitched, cross gable roof made of Spanish clay tile. It has open overhanging eaves with exposed rafters tails. There is no visible chimney on the house. Decorative elements on the house include wood window shutters. There are two windows on the façade. They are asymmetrically spaced. There is fixed vinyl window located on the east end of the façade and a picture window, consisting of a central fixed window and two vertical sliding windows on either side, on the west end of the façade. The picture window also appears to be a vinyl replacement. Windows on the other elevations appear to be vertical sliding vinyl. The main entry is located near the center of the north elevation, recessed under a stucco entry arch. A metal security door obscures the main entry door. There are no other entrances visible from the street. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include small shrubs planted near the house and a mature street tree. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. There is a small portion of white picket fence enclosing the rear yard. There are no ancillary buildings visible from 11th Street. Alterations include installation of vinyl windows and a metal security door. The condition of the building is good.

*P3b. Resource Attributes:  (List Attributes and codes)  
HP02. Single Family Property

*P4. Resources Present:  
√ Building  □ Structure  □ Object  □ Site  □ District

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

View looking south at façade, 2/2009.

*P6. Date Constructed/Age and Source:  
√ Historic  □ Prehistoric  □ Both  

1926  City of Huntington Beach Building Recor

*P7. Owner and Address:

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

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

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


*Attachments:  
□ NONE  □ Location Map  □ Sketch Map  √ Continuation Sheet  □ Building, Structure, and Object Record  
Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record  
Artifact Record  □ Photograph Record  Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #

*NRHP Status Code 3CD/5S2

**Resource Name or #:** (Assigned by Recorder) 808 11th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking southeast at façade.

DPR 523L (01/95)

*Required Information
The building located at 808 Alabama Street is a one-story single family residence that was constructed in 1908 in Neo-Classical Box style. It is located on the east side of Alabama Street. The building has a rectangular plan and likely has a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding. The residence is covered by a pyramidal hipped roof, clad with composition shingles. The eaves are moderately overhanging and open. At the west-facing façade concrete steps lead to a concrete entry porch. The porch is sheltered by an extended front gable roof and supported by two squared wood posts. The primary entrance door is located within the porch and consists of a wood and glass paneled door with moderate a wood frame. There are three windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows and one tripartite window. The windows are surrounded by moderate wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscape features include a small yard with mature trees and shrubs. Additional features include a concrete path leading to the front entrance to the building. Modifications to the building include re-cladding the roof with composition shingles. The building is in good condition.
The building located at 8081 Warner Avenue is a one-story substation constructed circa 1900 in the Richardsonian Romanesque style. It is located on the north side of Warner Avenue and faces south. The building has a rectangular plan and a likely concrete foundation. The building is clad in brick. It is covered by a hipped roof with shallow, boxed eaves and clad with clay roof tiles. In the center of the south elevation there is an entrance, consisting of a single metal slab door within an arched opening. The entrance is flanked by two rectangular openings with metal security bars. Above the entrance, metal signage reads, "SOUTHERN CALIFORNIA EDISON COMPANY." On the east elevation, there are three multi-light metal windows with operable hoppers in arched openings and behind metal security bars. Landscaping features include integrated brick planters. To the north of the building there is an equipment yard enclosed by a tall brick perimeter wall. The windows and doors on the primary elevation appear to have been replaced or boarded up. The building is in good condition.
B1. Historic Name: Oceanview Substation
B2. Common Name: 
B3. Original Use: Public Utility
B4. Present Use: Public Utility

*B5. Architectural Style: Richardsonian Romanesque
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed c. 1900

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

*B8. Related Features Utility yard

B9a. Architect: Unknown, if any
B9b builder: Unknown

*B10. Significance: Theme Early Settlement and Agricultural Development; (1848-1919)/B10 area: Wintersburg
Period of Significance: 1848-1919; 18 Property Type: Utility Applicable Criteria: 1

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

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.

A number of settlers came to the area to farm, many with familiar names such as the Smeltzers, Newlands, Talberts and Gothards. 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. 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.

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. None of these hunting clubs are extant today; only the foundations of the Bolsa Chica Gun Club hunting lodge remain. (See Continuation Sheet).

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

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

(This space reserved for official comments.)
As Wintersburg and its agriculture continued to prosper, demand for social institutions such as churches and schools grew. In 1904, there was a
American citizens.

The subject property, a one-story utility building constructed around 1900, is associated with the history of the Wintersburg area of Huntington
Beach, between 1890 and 1941. The utility building is largely intact and likely appears much as it did at the time of its construction; however, the
property is located in an area that is characterized by infill development from the 1970s through the 1990s, therefore, setting and association are

B10. Significance (Continued from Page 2): By the late 1890s, a loose-knit network of small farming communities had developed including Stanton,
Westminster, Talbert, Gothard, Oceanview and, most preeminently, Wintersburg. 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.

Wintersburg

Winters 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 Winters 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.

Henry Winters is credited as the key figure for the creation of the Wintersburg community. In 1888, 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.

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. 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. 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. Despite restrictive immigration laws, Mexicans became the dominant agricultural labor force in California, including much of Orange
County, from the 1930s onwards.

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. By
1911, there were at least 800 Japanese men and women working in the peatlands surrounding Huntington Beach. The predominant occupation of
Japanese in and around Wintersburg was farming or "truck farming," which refers to tenants who generally leased and farms owned by
Americans, and trucked their produce to nearby markets. 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 ineligible for citizenship from owning land. Later, the American-born children of the Issei, the Nisei, would be able to own land as
American citizens.

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.

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 by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being
transferred to relocation camps. Others, like Charles Mitsuji Furuta, were held at the Huntington Beach jail or the detention center in Tujunga
Canyon. 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. 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.

Evaluation & Integrity

The subject property, a one-story utility building constructed around 1900, is associated with the history of the Wintersburg area of Huntington
Beach, between 1890 and 1941. The utility building is largely intact and likely appears much as it did at the time of its construction; however, the
property is located in an area that is characterized by infill development from the 1970s through the 1990s, therefore, setting and association are

*Required Information
diminished. As a result, the property does not appear to be individually eligible for the National Register of Historic Places. However, the building retains its integrity of location, design, materials and workmanship and appears to be individually eligible for the California Register of Historical Resources as representing an early period of development in Wintersburg, as it was likely constructed to serve its earliest settlers living outside the downtown core of Huntington Beach, under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 8081 Warner Avenue would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
### State of California - The Resources Agency
#### DEPARTMENT OF PARKS AND RECREATION
##### PRIMARY RECORD

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#### P1. Other Identifier:

**P2. Location:**

- **a. County:** Orange
- **b. USGS 7.5'Quadrangle:** Huntington Beach
- **c. Address:** 809 Huntington Street
- **d. UTM:** Zone: 1/4 of 1/4 of Se: B.M.
- **e. Other Locational Data:** APN: 024-181-17

**P3a. Description:**
The building located at 809 Huntington Street is a one-story single family residence that was constructed in 1922 in a Front Gable Roof Cottage style. It is located on the west side of Huntington Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in beveled horizontal wood board siding. It is covered by a moderately pitched, front gable roof clad in composition shingles. The eaves are slightly overhanging and open with exposed rafters. Additional features include a triangular wood vent located below the gable pitch. At the west-facing façade a concrete path, steps and a turned wood handrail lead to an entry porch. The porch is sheltered by a secondary dropped flat roof and supported by squared wood posts and a lattice balustrade. The primary entry is located within the porch and consists of a single solid wood door and an exterior screened wood door. There are two windows on the façade; they are symmetrically spaced and consist of single solid wood door windows with decorative wood casings. Other windows throughout the residence are of the same type as those observed on the façade. Landscape features include a front and side lawn with mature and juvenile bushes and trees. The building appears unaltered and is in good condition.

**P5a. Photograph or Drawing:**

![Photograph of the building](Image)

**P5b. Description of Photo:**

*View looking northwest at the façade and south ele*

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

1922 Orange County Tax Assessor

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*Required Information*
View looking west at the façade.
The building located at 809 Indianapolis Avenue is a two-story commercial building that was originally constructed as a single family residence in 1908 in the Transitional Craftsman style. It is located on the north side of Indianapolis Avenue and faces south. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered by a steeply pitched front gable roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafters and decorative knee braces. Additional features include a second-story balcony with a wood balustrade and a single wood and glass paneled door and two shed roof dormers on the east and west elevations.

At the south-facing façade, a set of brick steps lead to the front gate entry to the property and a pedestrian walkway leads to the front entry porch. The porch is sheltered by a flat roof supported by squared wood posts. The entry itself is located on the porch and consists of a wood paneled door and an exterior metal screen door with moderate wood surrounds. There are five windows on the façade; they are asymmetrically spaced and consist of fixed and double-hung wood-sash windows. Other windows throughout the residence are of the same type as those observed at the façade. Landscaping features include an enclosed front lawn with mature and juvenile bushes and trees, including palm. Additional features of this property include a wood board perimeter fence surrounding the parcel. Modifications to the building include the replacement of some of the original doors and windows, as well as the addition of a second story balcony. The building is in good condition.
809 Indianapolis Avenue

B1. Historic Name: None
B2. Common Name: 809 Indianapolis Avenue
B3. Original Use: Single Family Residence
B4. Present Use: Commercial

*B5. Architectural Style: Transitional Craftsman

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

Constructed 1908

*Required Information

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): This style includes buildings with influences of the late nineteenth century Shingle and Queen Anne styles as well as the twentieth century Craftsman and Colonial Revival styles. Character-defining features of this style include large porches, either partial- or full-width, side gable roofs with front gable projections, knee braces, exposed rafter tails, narrow or wide windows with multi-panes over one light. Siding may vary from shingles to narrow horizontal wood boards.

Integrity & Evaluation

The subject property, a single-family Transitional Craftsman residence constructed in 1908, is associated with the Beach Town Resort period of Huntington Beach’s history, roughly between 1901 and 1920. The house is an excellent example of the style. The residence retains its integrity of location, design, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. In addition, some windows and doors have been replaced, diminishing the integrity of materials. As a result, the property does not appear to retain sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for listing on the California Register for its association with the early history of Huntington Beach and as an excellent example of its style, under Criteria 1 and 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 809 Indianapolis Avenue would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
View looking north at the façade.
**P2. Location:**
- **Not for Publication**
- **unrestricted**
- **a. County** Orange
- **b. USGS 7.5' Qua**
- **c. Address** 810 Geneva Avenue
- **City:** Huntington Beach
- **Zip** 92648
- **d. UTM (Give more than one for large and/or linear resources)**
- **Zone**: mE/mN
- **e. Other Locational Data:** APN: 024-232-03

**P3a. Description:**
The building located at 810 Geneva Avenue is a one-story single family residence constructed in 1922 in a Clipped-Gable Roof Cottage style. It is located on the southeast side of Geneva Street and faces northwest. The building has a nearly square plan and a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a clipped side gable roof clad in composition shingles. The eaves are slightly overhanging and open. Additional features include exposed purlins. At the northwest facing elevation, a concrete walkway and brick steps lead to an entry porch. The primary entry is located within the entry porch. The porch is sheltered by an extended clipped front gable roof. The entry itself consists of a single wood and glass paneled door with one glazed light. The door is set in wide wood casings. There are two windows on the façade; they consist of two wood-sash fixed windows with a decorative transom bar set within moderate casings. Other windows throughout the residence consist of double-hung wood-sash windows set within moderate casings. Landscaping features include a front lawn with mature trees, bushes and shrubbery along the exterior of the façade perimeter. Additional features include a wood fence with an arbor entrance. Modifications to the building include the replacement of the original front door. The building is in good condition.

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- **Building**
- **Object**
- **Site**
- **District**

**P5a. Photograph or Drawing:**
(PHOTOGRAPH REQUIRED FOR BUILDINGS, STRUCTURES, AND OBJECTS.)

**P5b. Description of Photo:**
(View, date, accession #)

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**

**P7. Owner and Address:**
Joseph T. Vogel
810 Geneva Avenue
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

**P10. Survey Type:**
Survey - Reconnaissance

**P11. Report Citation:**

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #:*(Assigned by Recorder)  810 Geneva Avenue

Recorded By  Jennifer Krintz & Nicole Collum

Date:  8/1/2009  ✓ Continuation  □ Update

*NRHP Status Code  5S3/6L

View looking southeast at the façade.

Detail view looking southeast at the entry.

View looking east at the façade and southwest elevation.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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**P1. Other Identifier:**

**P2. Location:**
- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**P2c. Resource Attributes:**
- HP02. Single Family Property

**P3a. Description:**
This building is a one story, single-family Spanish Eclectic house constructed in 1930. It has a rectangular plan and the west facing façade is asymmetrical. The exterior is clad in smooth stucco. It is covered by a flat roof with a parapet. There is a shed roof along the façade. There is a side gable roof over the window bay on the north end of the façade and a hipped roof over the bay on the south end. These roofs are covered in Spanish tile. The house has no visible chimneys or applied ornamentation. There are five windows on the façade. They are asymmetrically spaced. There is one large arched picture window on the north end of the façade with a decorative geometric muntin pattern. There is a large picture window near the center of the façade consisting of two wood sash double hung windows on the sides and an arched, wood sash window with a similar geometric muntin pattern. Windows on the other elevations are not visible from the street. The main entry is located on the side of a projecting bay on the west elevation and consists of a partially glazed wood door. Other entries are not visible from the street. The building fronts onto Main Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include a bird of paradise and mature trees. There is a concrete driveway that runs along the south side of the building. There is a low stucco wall that encloses the main entry. To the rear of the property there is a garage with a flat roof with a parapet and Spanish tile shed roof along the west elevation. No apparent alterations could be observed. The condition of the building is excellent to good.

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- **Building**
- **Object**
- **Site**

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking northeast at façade, 2/2009.

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**
- 1930
- City of Huntington Beach Building Recor

**P7. Owner and Address:**
Michael D. Fennell
810 Main Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
8/1/2009

**P10. Survey Type:**
Survey - Reconnaissance

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

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

**Notes:**

*Required Information*
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: (Assigned by Recorder) 810 Main Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code: 3CD/5

View looking northeast at the primary façade

*DPR 523L (01/95) *Required Information
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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**P1. Other Identifier:**

- **P2. Location:**  
  - **Not for Publication**  
  - **unrestricted**  
  - **a. County** Orange

- **P3a. Description:**  
  The building located at 8101 La Palma Drive is a one-story, single-family residence constructed in 1928 in the Spanish Colonial Revival style. It is located on the north side of La Palma Drive and faces south. The building has a nearly rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in smooth stucco. The eaves are slightly overhanging with exposed rafter tails. The primary entry is located at the west-facing façade within an arched alcove. The entry door could not be observed. A secondary entrance to the building is located at the west side of the primary façade. It consists of a set of double arched wood paneled doors. There are two windows on the façade; they are asymmetrically spaced and consist of wood-sash casement windows with exterior metal security bars. Other windows throughout the building consist of a fixed wood-sash arched window. Landscaping elements of this property include a front lawn with mature trees and shrubs near the primary façade exterior. Other elements of this property include a concrete driveway to the west. Alterations include the addition of metal security bars to the façade windows. The building is in good condition.

**P3b. Resource Attributes:**  
- **HP02. Single Family Property**

**P4. Resources Present:**

- **Building**
- **Element of District**
- **Other (isolates, etc.)**

**P5a. Photograph or Drawing:**

- **P5b. Description of Photo:**  
  View looking southeast at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

- **1928 Orange County Tax Assessor**

**P7. Owner and Address:**

- **Walter D. Schroder**
- **8101 La Palma Ave**
- **Huntington Beach, CA 92647**

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**  
- **8/1/2009**

**P10. Survey Type:**  
- **Survey - Reconnaissance**

**P11. Report Citation:**  
- **Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014**

**Attachments:**

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

**DPR 523A (01/04)**  
*Required Information*
Recorded By: Jennifer Krintz & Nicole Collum

8101 La Palma Drive

Date: 8/1/2009

*NRHP Status Code: 6L

View looking northeast at the west elevation and façade.

View looking northwest at the east elevation and facade.

View looking northeast at the west elevation and façade.

Detail view looking north at the primary entry.

*Required Information
The building located at 811 12th Street is a two-story single family residence that was constructed in 1948 in the Neo-Colonial Revival style. It is located on the northwest side of 811 12th Street and faces southeast. The building has a near rectangular plan and the foundation is not visible. The wood frame building is sheathed in horizontal wood board siding. The residence has a side gable roof and two front gable dormers. Decorative features include a rectangular vent below the gable pitch. Additional features include an interior brick chimney located in the middle of the roof. At the southeast-facing façade a brick step leads to an uncovered stoop. The primary entrance door is recessed on the façade. The entryway has a wide door surround and surmounted by a multi-light transom window. There are four windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows with applied louvered wood shutters on the first floor. Other windows throughout the residence consist of the same type as those observed at the façade. Landscape features include a front lawn with mature shrubs along the façade and northeast elevation and a mature tree to the southeast. Additional features include a low wood fence and a front gable garage located in the northwest portion of the parcel. The building appears unaltered and in good condition.
**P2. Location:**  
- **Not for Publication**: No  
- **unrestricted**: Yes  
- **a. County**: Orange

**P3a. Description:**  
This building is a one story, single family Spanish Eclectic house constructed in 1926. It has an L-shaped plan and the north facing façade is asymmetrical. The exterior is clad in textured stucco. It is covered by a low-pitched cross gable roof. It has shallow, open eaves with exposed rafter tails. There is no visible chimney on the house. Decorative elements include wood window shutters. There are three windows on the façade. They are asymmetrically spaced and consist of two vinyl sash vertical sliders located on the east end of the façade and one vinyl sash fixed arch window on the west end of the façade. Windows on other elevations appear to be the same vinyl vertical sliders. The main entry is located near the center of the north elevation and consists of a single door, protected by a metal security door, recessed under a stucco entry arch. Other entries are not visible from the street. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include a variety of shrubs and flower bushes planted near the house. There is a concrete pedestrian pathway that leads from the sidewalk to the concrete steps of the front entrance porch. A tall wood perimeter fence encloses the rear yard. To the rear of the parcel is a rectangular garage with three solid wood garage doors. The garage is clad in textured stucco and has a flat roof with a parapet. Alterations include replacement vinyl windows and the installation of a metal security door over the main entry. The condition of the building is good.

**P3b. Resource Attributes:** (List Attributes and codes)  
- **HP02**: Single Family Property

**P4. Resources Present:**  
- **Building**: Yes

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

**P6. Date Constructed/Age and Source:**  
- **Historic**
- **Prehistoric**: No
- **Both**: No
- **1926**: Huntington Beach Building Recor

**P7. Owner and Address:**

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**
- **NONE**: No
- **Location Map**: No
- **Sketch Map**: Yes
- **Continuation Sheet**: No
- **Building, Structure, and Object Record**: Yes
- **Archaeological Record**: No
- **District Record**: No
- **Linear Feature Record**: No
- **Milling Station Record**: No
- **Rock Art Record**: No
- **Artifact Record**: No
- **Photograph Record**: Yes
- **Other (List):** No

*Required Information*
View looking south at primary façade.
The building located at 813 13th Street is a two-story, single-family residence constructed in 1958 in the Spanish Colonial Revival style. It is located on the northeast side of 13th Street and faces southwest. The building has a nearly square plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a flat parapet roof clad with clay tile. The building has no overhanging eaves. Additional features include a teal tile cornice band, teal diamond tile embellishments above the first floor windows and wrought iron window embellishments above each façade window. At the southwest-facing elevation, a brick and concrete path and steps lead to an entry porch. The entry is located within the porch. The porch is sheltered by an extended front gable roof, and supported by a stucco archway. The entry itself consists of a single wood paneled door. There are five windows on the façade. They are symmetrically spaced and consist of double-hung wood-sash windows. Other windows throughout the building could not be observed. Landscaping features include a front lawn, with mature shrubs and plants along the façade exterior. Alterations to the building include the replacement of the front door. The building is in good condition.
The two buildings located at 814-816 Main Street are one-story multiple family residences that were constructed in 1922 in the Craftsman style. They are located on the east side of Main Street and face west. Each building has a rectangular plan and a concrete foundation. The wood frame buildings are clad in narrow beveled horizontal wood board siding. They are covered by moderately pitched, front gable roofs. The roof cladding material was unable to be observed. The eaves are moderately overhanging and open. Additional features include rectangular wood vents located below each gable pitch. At the west-facing façade a concrete pedestrian walkway leads to a white picket fence entry gate and narrow concrete open courtyard. The primary entry to each residential unit is located within the courtyard. The primary entries to each unit consist of single wood and glass paneled doors. There are two sets of windows on the façade; they are symmetrically spaced and consist of two pairs of double-hung wood-sash windows with Craftsman style detailing. Other windows throughout the residence consist of the same type as those observed on the facade. Landscaping features include a front lawn with mature shrubs and trees along the exterior of the building. There are no visible alterations to the exterior of the building. The building is in good condition.
*(Resource Name or #):(Assigned by Recorder) 814-816 Main Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 3CD/5S2

View looking southeast at the façade and north elevation.

View looking east at the façade.
*Resource Name or #* (Assigned by Recorder) 815 Main Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication  ☑ unrestricted  ☑ a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Quadrangle  Date T R 1/4 of 1/4 of Se B.M

c. Address  815 Main Street  City: Huntington Beach  Zip 92648

d. UTM (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 024-071-06

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

Symmetrical. The exterior is clad in vinyl siding. It is covered by a moderately pitched, hipped roof made of composition shingle. It has shallow boxed eaves. The roof has a dormer located on the east side of the hipped roof. The hipped dormer has a small square, pivoting window. There is another dormer, a shed roof dormer, on the south façade with three windows. There is no visible chimney on the house. Decorative elements include a pilaster door surround, simple wood window surrounds. There are two windows on the façade. They are symmetrically spaced and are both vinyl sash windows that appear to be casements. Windows on the other elevations appear to be vinyl but are not clearly visible from the street. The main entry is located in the center of the east elevation under an entry porch and consists of a single wood paneled door. The entry porch is supported by squared wooden columns and surrounded by a wooden railing with simple square balusters. There are no secondary entrances visible from the street. The building fronts onto Main Street and is set behind a lawn (that extends out to the sidewalk level). Landscaping elements include concrete planters at the front of the house. There is a concrete driveway that runs along the south side of the building, and a concrete pedestrian pathway that leads from the sidewalk to the front entrance. To the rear of the parcel, there is a garage with a hipped roof and a partially glazed vinyl roll-up door. The garage has a hipped roof. Alterations include cladding the house in vinyl siding and installation of vinyl windows. The condition of the building is excellent to good.

*P3b. Resource Attributes:  ☑ HP02. Single Family Property

*P4. Resources Present:  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

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

*P5b. Description of Photo:

(View, date, accession #)

View looking southwest at façade, 2/2009.

*P6. Date Constructed/Age and Source:  ☑ Historic  ☐ Prehistoric  ☐ Both

1905 City of Huntington Beach Building Record

*P7. Owner and Address:

David P. Oddo
815 Main Street
Huntington Beach, CA  92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded:  8/1/2009

*P10. Survey Type:  (Describe)

Survey - Reconnaissance

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


*Attachments:  ☐ NONE  ☐ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record  ☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record  Other (List):
View looking west at primary façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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</thead>
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**P1. Other Identifier:**

- **P2. Location:**
  - a. County: Orange
  - b. USGS 7.5'Quadrangle: 816 11th Street
  - c. Address: 816 11th Street, City: Huntington Beach, Zip: 92648
  - d. UTM: (Give more than one for large and/or linear resources)
  - e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

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

This building is a one story, single family Spanish Eclectic house constructed in 1926. It has an L-shaped plan and the north facing façade is asymmetrical. The exterior is clad in textured stucco. It is covered by a flat roof with a parapet. The parapet is lined with Spanish clay tile. There is a shed roof over the entry arch made of Spanish clay tile. There is no visible chimney on the house. Decorative elements include square tile accents in the stucco and wood window shutters. There are two windows on the façade. They are asymmetrically spaced and consist of two wood sash, four over one fixed windows located on the east and west ends of the façade. Windows on the other elevations appear to be vinyl sash vertical sliders. The main entry is located near the center of the north elevation and consists of a single wood panel door recessed under an entry arch. There are no other entries visible from the street. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include shrubs and manicured hedges planted near the house. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. To the rear of the building there is a garage with two partially glazed wooden garage doors. The garage has a flat roof with a Spanish clay tile lined parapet. Alterations include the addition of a fieldstone patio to the west end of the façade installation of vinyl windows on the west elevation. The condition of the building is good.

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

- HP02. Single Family Property

**P4. Resources Present:**

- Building

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

**P6. Date Constructed/Age and Source:**

- 1926
- Visual Observation

**P7. Owner and Address:**

**P8. Recorded by:**

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**

8/1/2009

**P10. Survey Type:**

Survey - Reconnaissance

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**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
*Resource Name or #:* (Assigned by Recorder) 816 11th Street

**Recorded By** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code** 3CD/5S2

**View looking southwest at primary façade.**
<p>The building located at 816 Huntington Street is a one-story single family residence that was constructed in 1916 in the Craftsman style. It is located on the east side of Huntington Street and faces west. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad with beveled horizontal wood board siding. It is covered by a moderately pitched cross gabled roof clad with composition shingles. The eaves are moderately overhanging and open with exposed decorative brackets. Additional features include an exterior brick chimney located at the north elevation and a wood vent below the front gable pitch. At the west-facing façade a set of wood steps lead to a partial-width wood porch. The porch is sheltered by the principle roof and supported by tapered wood posts with knee braces and a decorative lintel with dentils. The entry itself is located on the porch and consists of a wood and glass paneled door with moderate wood surrounds. There are two sets of windows on the façade; they consist of wood-sash tripartite windows with moderate decorative wood casings. Other windows throughout the residence could not be observed. Landscaping features include a front lawn with mature bushes and trees, including palm. Additional features of this property include a concrete pedestrian walkway leading to the front entry. There are no visible alterations to the exterior of this building. The building is in good condition.</p>
View looking east at the façade.

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code 6L

Resource Name or #: 816 Huntington Street

*Required Information
The building located at 817 Delaware Street is a one-story single family residence that was constructed in 1921 in the Craftsman style. It is located on the west side of Delaware Street and faces east. The building has a near rectangular plan and likely has a concrete foundation. The wood frame building is sheathed in horizontal vinyl siding. The residence has a low pitched front gable roof clad in composition shingles. Additional features include one exterior brick chimney located at the north elevation. At the east-facing façade, wooden steps lead to a full-width porch. The porch is sheltered by the secondary roof supported by wooden posts and railing. Other features include decorative bargeboards below the pitch of the secondary front gable roof. The primary entrance door consists of a single wood paneled door, set in a moderate wood casing, and covered by a wood screen door. There are four windows on the façade, they are symmetrically spaced and consist of paired double-hung vinyl-sash windows with moderate wood casings. Landscape features include a front lawn and mature vegetation and juvenile palm trees. Additional features include a brick and redwood perimeter fence. Modifications to the building the possible replacement of some of the windows and replacement siding. The building is in good condition.
*Resource Name or #:* 817 Delaware Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

**NRHP Status Code:** 6L

**Required Information**

View looking west at the façade.

View looking northwest at the façade and south elevation.
The building located at 818 14th Street is a one-story single family residence that was constructed in 1947 in the Neoclassical Minimal Traditional style. It is located on the southeast side of 14th Street and faces northwest. The building has an L-shape plan and a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a moderately pitched side gable roof, clad in composition shingles. The roof does not have overhanging eaves. Additional features include an exterior brick chimney on the southwest elevation. At the northwest-facing façade, brick steps lead to a concrete partial-width porch. The primary entrance is located on the porch. The porch is sheltered by a front gable roof, and supported by decorative wood knee braces. The primary entrance door consists of a single, wood and glass paneled door with nine lights. The door is surrounded by narrow wood casings. A secondary entrance on the façade consists of a pair of sliding glass doors framed by applied wood louvered shutters. There is one window on the façade; it consists of double-hung wood-sash window flanked by applied wood louvered shutters. Other windows throughout the residence consist of the same type as those observed at the façade. Landscape features include a front lawn, tree, and low hedges along the primary façade. Additional features of this property include a concrete pedestrian walkway leading to the primary entrance and a concrete driveway along the southwest elevation. Modifications to the building include the possible addition of the sliding glass doors, and the extension of a rain pipe on the façade. The building is in good condition.
This building is a one story, Spanish Eclectic single family residence constructed in 1947. It has an L-shaped plan and the north facing façade is asymmetrical. The exterior is clad in textured stucco. It is covered by a flat roof with a parapet lined with Spanish clay tile. There is a shed roof covering the entry arch, also made of Spanish clay tile. There is no visible chimney on the house. Decorative elements include tile accents in the stucco and wood window shutters. There are two windows on the façade. They are both wood sash, four over one fixed windows, one on the east end of the façade and one on the west side. Windows on the other elevations appear to be vinyl vertical sliders. The main entry is located near the center of the north elevation and consists of a single wood panel door with fanlight glazing. The door is recessed under a stucco entry arch. Any other entries are not visible from the street. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include palm trees and a variety of shrubs planted near the house. There is a concrete pedestrian pathway that leads from the sidewalk to the front entrance. A wooden fence with a gate encloses the rear of the property. There are no visible ancillary buildings visible from the street. Alterations include the addition of a fieldstone patio to the east end of the façade and the installation of vinyl windows on secondary elevations. The condition of the building is good.
View looking south at primary elevation.
The building located at 824 Geneva Avenue is a one-story single family property constructed in 1929 in the Spanish Colonial Revival style. It is located on the southeast side of Geneva Avenue and faces northwest. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a flat roof with a false stepped parapet front; the top of the parapet wall is clad in Spanish terracotta tile. The building has no overhanging eaves. Additional features include an arcaded wing wall projecting off of the northeast elevation. At the northwest-facing elevation, a concrete walkway and steps with wrought iron handrails lead to an entry porch. The primary entry is located on the entry porch. The porch is sheltered by a dropped front gable roof clad in Spanish terracotta tile and supported by squared stucco columns. Additional features include a recessed triangle on the front gable. The entrance consists of a single wood and glass paneled door and an exterior metal screen door. There are two sets of windows on the façade; they are symmetrically spaced and consist of two, three over one aluminum-sash fixed windows with a stained glass window in the bottom pane of one of the windows. Other windows throughout the residence appear to consist of double-hung and fixed wood-sash windows. Landscaping features include a front and side lawn and shrubs and trees behind a concrete planter along the façade. Modifications include the addition of an attached shed roof garage on the northeast elevation. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 824 Geneva Avenue

Recorded By: Jennifer Krintz & Nicole Collum  
Date: 8/1/2009  

*NRHP Status Code 6L

View looking southeast at the façade.

View looking east at the façade and southwest elevation.
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<th>State of California - The Resources Agency</th>
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<td>PRIMARY RECORD</td>
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<td><strong>Resource Name or #</strong> (Assigned by Recorder)</td>
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**P1. Other Identifier:**

*P2. Location: ☐ Not for Publication  ☑ unrestricted  
  *a. County  Orange
  and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

  *b. USGS 7.5’Qua Date T : R : 1/4 of 1/4 of Se : B.M
  c. Address  825 Main City: Huntington Beach  Zip 92648
  d. UTM (Give more than one for large and/or linear resources)  Zone: mE/ mN
  e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  APN: 024-071-03

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 333 Crest Avenue is a one and two-story single-family residence constructed in 1948 in the Colonial Revival style. It is located on the west side of Main Street, between 11th Street and Crest Avenue, and faces generally east. The building has a rectangular plan and a likely concrete foundation. The building is clad in wood clapboards. It is covered by a side-gabled roof with very shallow boxed eaves and clad with slate shingles. On the north elevation, there is an exterior brick chimney. At the east-facing elevation, a brick path leads to an entry porch. The entry is located within the projecting entry porch which is sheltered by an front-gabled roof and supported by wood columns. The entry consists of a single wood paneled-door with sidelights. The windows on the façade consist of multi-light wood double-hung windows with decorative wood surrounds and shutters. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn, mature shrubs and a wood perimeter fence. No major alterations could be observed. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property

**P4. Resources Present:**  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:** (View, date, accession #)
  North and east elevations, looking southwest, 200

**P6. Date Constructed/Age and Source:**  ☑ Historic  ☐ Prehistoric  ☐ Both
  1935  City of Huntington Beach

**P7. Owner and Address:**
  Brian J. Sullivan
  825 Main St
  Huntington Beach, CA  92648

**P8. Recorded by:**
  Amanda Yoder
  GPA Consulting
  231 California Street
  El Segundo, CA 90245

**P9. Date Recorded:**  4/16/2014

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

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

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

DPR 523A (01/04)  *Required Information
This building is a one story, Spanish Colonial Revival single family residence constructed in 1926. It has a rectangular plan and the north facing façade is symmetrical. The exterior is clad in textured stucco. It is covered by a flat roof with a parapet, lined with Spanish clay tile. There is a shallow side gable roof over the entry arch made of Spanish clay tile. There is no visible chimney on the house. There is no applied ornamentation on the house. There are two windows on the façade. They are both picture windows with a fixed vinyl window in the center and a vinyl, vertical sliding window on either side. There is one on the east end and one on the west end of the façade. The windows on the secondary elevations are asymmetrically spaced vinyl, vertical sliders. The main entry is located in the center of the north elevation and consists of a single partially glazed wooden door recessed under an entry arch. There is a secondary entrance near the center of the west façade. The door is a fully glazed wood door. The building fronts onto 11th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include trees, and flower bushes and manicured hedges planted near the house. There is a concrete pedestrian pathway that leads from the sidewalk to the concrete steps of the front entry. There is a garage to the east of the main house. The garage has a flat roof with a parapet, is clad in textured stucco and has a vinyl roll-up door. Alterations include the installation of new vinyl windows. The condition of the building is good.
View looking south at north elevation of garage.

The house, as it appeared on Google Maps as of 12/14/12.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

*Resource Name or # (Assigned by Recorder)* 829 Main Street

**P1. Other Identifier:**

**P2. Location:**
- [ ] Not for Publication  
- [x] unrestricted
- [ ] a. County Orange

**b. USGS 7.5' Quadrangle:**
- 829 Main Street
- Date: T
- R: 1/4 of
- 1/4 of Se: B.M

**c. Address:** 829 Main Street
**City:** Huntington Beach
**Zip:** 92648

**d. UTM (Give more than one for large and/or linear resources)**
- Zone: mE/
- mN:

**e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
- APN: 024-071-17

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

This building is a one and a half story, single family residence constructed in 1925. The house does not currently express a formal style. It has an rectangular plan and the east facing façade is asymmetrical. The exterior is clad in textured stucco. It is covered by a low pitched, cross gable roof made of Spanish clay tile. It has shallow, open eaves with exposed rafter tails. There is a stuccoed chimney on the south façade of the house. Decorative elements include carved support brackets and a carved beam over the main entry. There are five windows on the façade. They are asymmetrically spaced and consist of three vinyl sash, fixed arch windows. There are two arch windows on the north and south ends of the east elevation and one arch window centered on the partial second story on the east façade. There are two vinyl sash casement windows located on the north and south ends of the east façade, on the partial upper story. Windows on the other elevations appear to be vinyl casement and arch windows also. The main entry is located near the center of the east elevation and consists of a fully glazed, double wooden door with one sidelight to the (left) of the door. Other entries are not visible from the street. The building fronts onto Main Street and is set behind a yard that extends out to the sidewalk level. There is a flagstone pedestrian pathway that leads from the sidewalk to a concrete stoop at the front entrance. The front of the property is enclosed by a stucco post and iron fence with an ornamental iron gate. There are no ancillary buildings visible from the street. Alterations include resurfacing of the stucco cladding, installation of vinyl windows and a new entry door. The condition of the building is good.

**P3b. Resource Attributes:** (List Attributes and codes)  HP02. Single Family Property

**P4. Resources Present:**
- [x] Building  
- [ ] Structure  
- [ ] Object  
- [ ] Site  
- [ ] District  
- [ ] Element of District  
- [ ] Other (isolates, etc.)

**P5b. Description of Photo:**
(View, date, accession #)
- View looking east at façade, 2/2009.

**P6. Date Constructed/Age and Source:**
- [x] Historic  
- [ ] Prehistoric  
- [ ] Both

- c. 1925  
- Visual Observation

**P7. Owner and Address:**
- Astrid Joyce Hoskinson
- 829 Main Street
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

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

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

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

**DPR 523A (01/04)  *Required Information**
**Resource Name or #**: 829 Main Street

**NRHP Status Code**: 6Z

**Recorded By**: Jennifer Krintz & Nicole Collum

**Date**: 8/1/2009

- Continuation
- Update

View looking southwest at the façade.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

*Resource Name or # (Assigned by Recorder)*  
830 Geneva Avenue

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - a. County: Orange

- **b. USGS 7.5’Quad:**
  - 830 Geneva Avenue
  - Date: TR
  - 1/4 of 1/4 of Se: B.M.

- **c. Address:** 830 Geneva Avenue
- **City:** Huntington Beach
- **Zip:** 92648

- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zone: mE/mN

- **e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)
  - APN: 024-232-19

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 830 Geneva Street is a one-story single family residence that was constructed in 1948 in the Minimal Traditional style. It is located on the southeast side of Geneva Avenue and faces northwest. The building has a rectangular plan and likely has a concrete foundation. The wood frame building is clad in low textured stucco siding. It is covered by a low pitched, front gable roof, clad with composition shingles. The roof has exposed purlins and wide overhanging boxed eaves with exposed rafters. Additional features include an eyebrow vent located at the southwest roof slope. Decorative features include a squared lintel frieze at the base of the front gable. At the northwest-facing façade, a stone walkway and concrete step lead to a partial-width concrete slab porch. The porch is sheltered by the principle roof and supported by a wood column. The entry itself consists of a single wood and glass paneled door with six glazed lights set within narrow wood casings. There are two sets of windows on the façade; they are symmetrically spaced and consist of a pair of vinyl-sash sliding windows and one vinyl-sash tripartite window. Other windows throughout the residence appear to be of the same type as those observed on the façade. Landscaping features include a garden framed by a wooden fence. Additional features include trellises on both sides of the façade’s tripartite window. Modifications to the building include the replacement of the original windows and door and re-cladding. The building is in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)
- HP02. Single Family Property

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

- 1948
- Orange County Tax Assessor

**P7. Owner and Address:**
- James Reha
- 830 Geneva Avenue
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum

**P9. Date Recorded:** 8/1/2009

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
View looking southeast at the façade.
*P2. Location:  ☑ unrestricted

• a. County: Orange

• b. USGS 7.5'Qua: 837 Frankfort Avenue

• c. Address: 837 Frankfort Avenue

• d. UTM (Give more than one for large and/or linear resources): City: Huntington Beach

• e. Other Locational Data: APN: 024-232-21

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

The building located at 837 Frankfort Avenue is a two-story, single family residence constructed in 1912 in the Queen Anne style. It is located on the northwest side of Frankfort Avenue and faces southeast. The building has a near rectangular plan and likely a concrete foundation. The wood frame building is clad with horizontal wood siding on the lower portion of the building, and split wood shingles and scalloped shingles underneath the gable ends. It is covered by a steeply-pitched, side gable roof, clad in composition shingles. The overhanging eaves have decorative exposed purlin ends. At the southeast-facing elevation, a brick walkway and steps lead to a small front porch. The entry is located on the porch. The porch is covered by a shed roof and is supported by paired wooden posts. The front door is obscured by an exterior wooden screen door. There are seven windows on the façade; they consist of double hung wood sash, and aluminum sash windows. There are two angled bay windows located on the southwest elevation and the façade. Landscaping features include small plantings around the residence and mature trees located to the rear of the building. Additional features of this property include a second story porch located on the southwest elevation. Modifications to the building include replacement of some of the windows and unoriginal porch railings. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present: ☑ Building        ☐ Structure        ☐ Object        ☐ Site        ☐ District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:

(Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: ☑ Historic        ☐ Prehistoric

1912 Orange County Tax Assessor

*P7. Owner and Address:

Muriel Kaufman
837 Frankfort Avenue
Huntington Beach, CA 92648

*P8. Recorded by:

Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*P9. Date Recorded: 8/1/2009

*P10. Survey Type: (Describe)

Survey - Reconnaissance

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


*Attachments: ☐ NONE        ☑ Location Map        ☐ Sketch Map        ☑ Continuation Sheet        ☑ Building, Structure, and Object Record

Archaeological Record        ☐ District Record        ☐ Linear Feature Record        ☐ Milling Station Record        ☐ Rock Art Record

Artifact Record        ☐ Photograph Record        Other (List):
B1. Historic Name: None
B2. Common Name: 837 Frankfort Avenue
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1912, General Repair 1922.

*B7. Moved? ☑ No ☐ Yes ☐ Unknown
*B8. Related Features None

B9a. Architect: Unknown
B9b builder: Unknown
*B10. Significance: Theme Beach Town Resort (1901-1920); Queen Anne (1880-1915)
Period of Significance: 1901-1920; 18
Property Type: Residential
Applicable Criteria: C, 3

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

Beach Town Resort (1901-1920)

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 beach 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 beach cottages, still small in scale and size, became substantial permanent residences during this era. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Queen Anne (1880-1915)

The Queen Anne style was popular from circa 1880-1910. This style was named by a group of 19th century English architects led by Richard Norman Shaw. The style emphasizes human scale and domestic comfort in response to the almost outlandish design and scale of Gothic Revival architecture. In America, Queen Anne style houses were mostly constructed with wood materials and built as residences. The advent of the railroad in the 1860s allowed for easier access to pre-made materials such as patterned shingles and decorative brackets. Character-defining features of this style include steeply-pitched roofs, an asymmetrical façade, wraparound porches, along with decorative elements such as patterned shingles, brackets and spindle work.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Please see Report for a full list of References.

B13. Remarks:
None

*B14. Evaluator: Jennifer Krintz & Nicole Collum
GPA Consulting
231 California Street
El Segundo, CA 90245

*Date of Evaluation: 4/16/2014

Sketch Map with north arrow required.

Subject parcel outlined in red. Map courtesy of Google Earth.
B10. Significance (Continued from Page 2): Integrity & Evaluation

The subject property, a single-family Queen Anne residence constructed in 1912, is associated with the Beach Town Resort period of Huntington Beach’s history, roughly between 1901 and 1920. The house is an excellent example of the style. The residence is largely intact and retains its integrity of location, design, materials, workmanship and association. The property is located in an area that is characterized by infill development, therefore setting and association are somewhat diminished. However, it is an important example of its style, and is representative of the area’s early development. Therefore, the property appears to be individually eligible for National Register listing for its association with the early history of Huntington Beach and as an excellent example of the Queen Anne style, under Criteria A and C, respectively. It is also individually eligible for the California Register under Criterion 1 and 3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 837 Frankfort Avenue would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**Resource Name or #:** 837 Frankfort Avenue  

**Recorded By:** Jennifer Krintz & Nicole Collum  

**Date:** 4/16/2014  

**Continuation Sheet**

- View looking northwest at the façade.
- View looking west at the façade and northeast elevation.
- Detail view looking northwest at the façade.
The building located at 8371 Talbert Avenue is a one-story single-family residence constructed in 1935 in the Ranch style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has an irregular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in smooth stucco. It is covered by a low pitched side gable roof with a front gable extension. The roof is clad with composition shingles and the eaves are moderately overhanging and open with exposed rafter tails. Additional features include two interior brick chimneys located at the southern and northern roof slopes. At the south-facing façade a concrete walkway and steps lead to a partial-width porch. The primary entry is located on the porch. The porch is sheltered by an extended shed roof and supported by squared wood posts. The entry itself consists of a single wood paneled door. There are five windows on the façade; they consist of double-hung vinyl-sash windows and one vinyl sash tripartite window. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front lawn with mature trees and shrubs near the façade exterior. Other elements of this property include: a wood post perimeter fence, a concrete driveway to the east, two car garage to the east, and a secondary building located in the northeast portion of the parcel. Alterations include the replacement of the original windows. The building is in good condition.
View looking northwest at the primary façade.

View looking north at the two-car garage and secondary building.
*Resource Name or # (Assigned by Recorder) 8421 Talbert Avenue

P1. Other Identifier:

*P2. Location:  
- Not for Publication  
- unrestricted  
- a. County Orange
and  
- (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’Quadrangle T R : 1/4 of 1/4 of Se B.M

- Address: 8421 Talbert Avenue  
- City: Huntington Beach  
- Zip: 92647

c. UTM (Give more than one for large and/or linear resources)  
- Zone: mE/  
- mN

d. UTM (Give more than one for large and/or linear resources)  
- Zone:  
- mE/  
- mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 167-531-23

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The building located at 8421 Talbert Avenue is a one-story single-family residence constructed in 1948 in the Minimal Traditional style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has an irregular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in smooth stucco and brick. It is covered by a low pitched side gable roof, with front gable extensions. The roof is clad with composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. Additional features include one interior brick chimney located at the east elevation. At the south-facing façade a concrete walkway and steps lead to a partial width porch. The primary entry is located on the porch. The porch it is sheltered by an extended shed roof, and is supported by squared wood lattice posts. The entry itself consists of a single wood paneled door. There are five windows on the façade; they are symmetrically spaced and consist of double-hung wood-sash windows and aluminum-sash sliding windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front yard with mature trees and shrubs near the façade exterior. Other elements of this property include: a wood post perimeter fence, a concrete driveway to the west and a secondary building located in the northeast portion of the parcel. Alterations include the replacement of some of the original windows and modifications to the roofline. The building is in good condition.

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

*P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District

*P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:  
(View, date, accession #)

*P6. Date Constructed/Age and Source:  
- Historic  
- Prehistoric  
- Both

- 1948 Orange County Tax Assessor

*P7. Owner and Address:  
Mary Langston  
8371 Talbert Avenue  
Huntington Beach, CA  92646

*P8. Recorded by:  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

*P9. Date Recorded:  
8/1/2009

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

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

*Required Information

DPR 523A (01/04)
8421 Talbert Avenue

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

View looking northwest at the primary façade.

View looking north at the two-car garage and secondary building.
The building located at 8461 Talbert Avenue is a one-story single-family residence constructed in 1916 in the Craftsman style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has a nearly rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in flush horizontal wood board siding. It is covered by a moderately pitched cross gable roof with multiple front gable extensions. The entire roof system is clad with composition shingles and the eaves are moderately overhanging and open with exposed rafter tails. Additional features include two interior brick chimneys located at the southwestern and center roof slopes. The primary entry is located at the south-facing façade on a partial-width porch. The porch is sheltered by an extended dropped front gable roof and is supported by squared wood posts. The entry itself consists of a single wood and glass paneled door. There are four visible windows on the façade; they consist of double-hung wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front yard with mature trees and shrubs near the façade exterior. Other elements of this property include a wood post perimeter fence. Alterations include modifications to the original roofline. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 8461 Talbert Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

View looking north at the primary façade.

*NRHP Status Code 3CS
**Resource Name or #** (Assigned by Recorder): Farquhar Park

**P1. Other Identifier:** 898 12th St

**P2. Location:**
- **a. County**: Orange
- **b. USGS 7.5'Qua**
  - **Date**: T
  - **R**: 1/4 of 1/4 of Se
  - **B.M**: mE/mN
- **c. Address**: 898 12th St
- **d. UTM** (Give more than one for large and/or linear resources)
  - **Zone**: mE/mN
- **e. Other Locational Data**: (e.g., parcel #, directions to resource, etc. as appropriate)
  - **APN**: 024-041-01, 024-041-03, 024-041-04

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Irregularly-shaped park within three parcels that consists of extensive greenspace with picnic tables, concrete benches, mature trees and bushes.

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

**P4. Resources Present**: Building  Structure  Object  Site  District

**P5a. Photograph or Drawing**: (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo**:
(See Report)

**P6. Date Constructed/Age and Source**:
- **Historic**
- **Prehistoric**
- **Both**

**P7. Owner and Address**:
City of Huntington Beach
PO Box 190
Huntington Beach, CA 92648

**P8. Recorded by**:
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded**: 4/17/2014

**P10. Survey Type**:
Survey - Reconnaissance

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

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

*Required Information*
B1. Historic Name: Circle Park

B2. Common Name: Farquhar Park

B3. Original Use: Park

B4. Present Use: Park

B5. Architectural Style: N/A

B6. Construction History: Founded between 1911 and 1917 (see report).

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features: None

B9a. Architect: None

B9b builder: None

B10. Significance: Theme Beach Town Resort (1901-1920); Infrastructure and Parks

B10 area: Huntington Beach

Period of Significance: 1901-1920

Property Type: Park

Applicable Criteria: 1

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. 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 and other amenities 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. Huntington Beach was primarily known for its tourist attractions, such as the beach, the pier and the Methodist Campgrounds until oil was discovered in 1920. The Beach Town Resort period is one of the earliest stages in the development of Huntington Beach.

Infrastructure & Parks

Early Huntington Beach infrastructure, in addition to basic needs such as streets and water, included providing 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 8th Street, and constructed a two-story brick library, named the Carnegie Library. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References:

Please see Report for a full list of References

B13. Remarks: None

B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

Date of Evaluation: 4/17/2014

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2):

Between 1911 and 1917, the Huntington Beach Company gave the city three parcels of land for use as parks. 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.

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. On April 9th of that year, townspeople attended the dedication of the clubhouse, celebrating with demonstrations by champion fly fishers and boat racing.

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.

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.

Evaluation & Integrity

The subject property, a park founded between 1911 and 1917, is associated with the Beach Town Resort period of Huntington Beach’s history, roughly between 1901 and 1920, as well as the development of its infrastructure. The park retains its integrity of location, design, setting, feeling and association. Lake Park, one of the first three parks in the City, appears to be eligible for the California Register as representing the early history of Huntington Beach, under Criterion 1.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions. Based on this above statement, Farquhar Park would likely qualify for local listing for its historical and visual function within the City of Huntington Beach once the appropriate criteria are in place.
**P2. Location:**  
- Not for Publication  
- unrestricted  
- a. County: Orange

**b. USGS 7.5'Qua**  
- Address: 901 California Street  
- City: Huntington Beach  
- Zip: 92648

**d. UTM**  
- Zone:  
- mE/  
- mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, etc. as appropriate)  
- APN: 025-108-27

**P3a. Description:**  
The building located at 901 California Street is a two-story single family residence that was constructed circa 1930 in a Front-Gable Roof Cottage style. It is located on the west side of California Street and faces east. The building has a rectangular plan and likely a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a moderately pitched, front gable roof clad in composition shingles. The eaves are moderately overhanging with exposed rafters. Additional features include one interior brick chimney located at the center of the roof ridge. At the east-facing façade a brick path and steps lead to a partial-width brick porch. The porch is sheltered by a secondary dropped shed roof, supported by squared wood posts and a turned wood balustrade. The primary entry is located within the porch and consists of a single wood and glass paneled door. There are four windows on the façade; they consist of two pairs of double hung, diamond pane, wood sash windows, one on the first story and one under the roof gable. Other windows throughout the residence consist of a combination of similar windows, as well as fixed vinyl windows. Landscape features include a front and side lawn with mature and juvenile trees including, palm and banana. Additional features include a ¾ brick perimeter wall. Modifications to the building include the replacement of the original windows. The building is in good condition.

**P3b. Resource Attributes:**  
- HP02, Single Family Property

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

**P5a. Photograph or Drawing:**  
- (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
- (View, date, accession #)

**P6. Date Constructed/Age and Source:**  
- Historic  
- Prehistoric  
- Both

**c. 1930 Visual Observation

**P7. Owner and Address:**  
- Jeffrey Joseph Riley  
- 901 California Street  
- Huntington Beach, CA 92648

**P8. Recorded by:**  
- Jennifer Krintz & Nicole Collum  
- GPA Consulting  
- 231 California Street  
- El Segundo, CA 90245

**P9. Date Recorded:** 8/1/2009

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

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

**Required Information**
View looking west at the façade.
The building located at 903 Delaware Street is a one-story single family residence that was constructed in 1916 in the Neoclassical box style. It is located on the west side of Delaware Street and faces east. The building has a near L-shape plan. The foundation is not visible. The wood frame building is clad in asbestos shingles cut in different patterns. The residence is covered by a cross-hipped roof, clad with composition shingles. The eaves are moderately overhanging on the east and south elevations. Additional features include an interior chimney in the middle of the roof. At the east-facing façade, a likely concrete walkway and steps lead to a full-width porch. The porch is sheltered by the principle roof and is supported by wood posts with decorative brackets and a wooden balustrade. The primary entrance door is located within the porch, and consists of a single, wood and glass paneled door with two lights and set in a moderate wood frame. There are three windows on the façade, they are asymmetrically spaced and consist of double-hung woodsash windows surrounded by moderate wood casings. Other windows throughout the residence consist of the same type as those observed on the façade. Landscape features include a front and side yard with a mature tree and shrubs bordering the porch. Additional features include a wood perimeter fence, a front gable garage on the southwest portion of the parcel and a front facing gable shed next to the north-facing elevation. Modifications to the building include roof extensions at the northeast roofline. The building is in good condition.
*Resource Name or #: (Assigned by Recorder) 903 Delaware Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 3CS

View looking west at the façade.

View looking southwest at the façade and north elevation.
**P2. Location:**
- **a. County:** Orange
- **b. USGS 7.5'Quad:** 905 12th Street
- **c. Address:** 905 12th Street
- **d. UTM (Give more than one for large and/or linear resources):**
  - City: Huntington Beach
  - Zip: 92648
  - Zone: mE/mN
  - APN: 024-051-27

**P3a. Description:**
The building located at 905 12th Street is a one-story, single family residence constructed in 1960 in a Mid-Century Modern style. It is located on 12th Street, east of its intersection with Main Street, and its primary elevation faces south. The building has an L-shaped plan and a likely concrete foundation. The wood-frame building is clad in smooth stucco, vertical wood boards and stacked bond, rough-faced concrete block. It is covered by a low-pitched, cross-gabled gravel roof with projecting beams. The deeply overhanging boxed eaves have plain, wood bargeboards. The main entry is deeply recessed and is not visible from the public right-of-way. There are three large, fixed wood frame windows on the primary elevation; two of the fixed windows share an opening with a wood casement. There are fixed, wood frame windows in the gable end. There are no other windows or doors visible from the public right-of-way. Landscaping features include an expansive front lawn, mature plants and a concrete path. The property is surrounded by a low, concrete block retaining wall. There does not appear to be any major exterior modifications. The building is in good condition.

**P3b. Resource Attributes:**
- (List Attributes and codes) HP02. Single Family Property

**P4. Resources Present:**
- ☑ Building
- Structure
- Object
- Site
- District

**P5a. Photograph or Drawing:**
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**
(View, date, accession #)
View looking north at façade, 11/2013.

**P6. Date Constructed/Age and Source:**
- ☑ Historic
- Prehistoric
- Both

1960 City of Huntington Beach Building Recor

**P7. Owner and Address:**
John D and Anne E Ringer
905 12th Street
Huntington Beach, CA 92648

**P8. Recorded by:**
Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**P9. Date Recorded:**
11/5/2013

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

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

*Attachments:*
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
B1. Historic Name: None

B2. Common Name: 905 12th Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Mid-Century Modern

B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed 1960.
   Reroofed 1987.

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features None

B9a. Architect: Unknown, if any

B9b builder: Ted Hanson

B10. Significance: Theme

   Post-World War II (1946-1965); Mid-Century Modern (c. 1946)

   Period of Significance: 1960

   Property Type: Residential

   Applicable Criteria: C/3

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

Post World War II (1945-1964)

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. (See Continuation Sheet).

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

B12. References:

   Please see Report for a full list of References.
   • Orange County Tax Assessor
   • Historic Sanborn Fire Insurance Maps

B13. Remarks:

   None

B14. Evaluator: Amanda Yoder

   GPA Consulting
   231 California Street
   El Segundo, CA 90245

B15. Date of Evaluation: 11/5/2013

(Required Information)
B10. Significance (Continued from Page 2):

Mid-Century Modern (ca. 1935-1964)

The Mid-Century Modern style is an architectural style that emerged after World War II. This style is an evolution of the International Style, which has its roots in Europe. Renowned architects including Richard Neutra, Gregory Ain and Rudolph Schindler, taking inspiration from early pioneers such as Frank Lloyd Wright and Irving Gill, mastered the style, notably in Southern California. Mid-Century Modern architecture developed alongside increased availability of new materials such as steel and large panes of glass, demand for housing following the war and a reaction against the highly ornamented styles of the early 20th century.

Mid-Century Modern buildings consist of simple, geometric volumes with an emphasis on their exposed structural systems, often steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling or clerestory windows. There is little to no detailing or applied ornamentation on exterior surfaces and roofs are flat or nearly flat, with wide, overhanging eaves.

Integrity and Evaluation

The subject property, a single-family Mid-Century Modern residence constructed in 1960, is an exceptional example of its type within the City of Huntington Beach. The vast majority of post-war single-family housing in Huntington Beach consists of more modest tract houses, usually in a simple Ranch or Minimal Traditional style. The building retains most aspects of integrity, including location, design, setting, materials, association and feeling. It appears to be individually eligible for listing in the National and California Registers as an an exceptional example of post-war residential architecture within the City of Huntington Beach under Criterion C/3.

Currently, the City of Huntington Beach does not have established criteria for local landmark listing. However, as stated in the City of Huntington Beach’s General Plan, the local significance of a structure or a place “is based upon its overall contribution to the community by either its historical age, culture, social, or visual functions.” Based on this above statement, 905 12th Street would likely qualify for local listing for its visual function within the City of Huntington Beach once the appropriate criteria are in place.
The building located at 906 Acacia Avenue is a one-story single family residence that was constructed in 1927 in the Craftsman style. It is located on the northeast side of Acacia Avenue. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof with exposed purlins. At the southwest facing façade concrete steps with no handrails lead to an open stoop. The primary entrance door is located off-center on the facade and is surrounded by narrow casings and is obscured by a metal security door. The windows are primarily wooden casements and double hung wood sashes and are surrounded by narrow and wide casings. There appears to be a one-car detached garage located to the rear of the property. Modifications to the building include an unoriginal front door and the porch has likely been removed.
**Resource Name or #:**

<table>
<thead>
<tr>
<th>Recorded By</th>
<th>906 Acacia Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Krintz &amp; Nicole Collum</td>
<td></td>
</tr>
</tbody>
</table>

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- View looking northwest at the southeast elevation.
- View looking northeast at the detached garage.
The building located at 907 Orange Avenue is a one-story single family residence constructed in 1917 in the Craftsman Cottage style. This building is located on the same parcel as 327 9th Street and could have functioned as a secondary residence for the property. It is located on the southwest side of Orange Avenue and faces northeast. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a moderately pitched side gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. At the northeast-facing elevation concrete steps lead to an entry porch. The primary entry is located within the porch; it is sheltered by a shed roof extension without supports. The entry itself consists of a single wood and glass paneled door. There are two windows on the façade, they are asymmetrically spaced and consist of a tripartite wood-sash window and a double-hung wood-sash window. Other windows throughout the residence consist of hopper windows. Landscaping features include mature and juvenile trees and bushes near the façade exterior. Additional features of this property include a detached single car garage located in the northwestern portion of the parcel. No visible alterations to the building could be observed. The building is in good condition.
View looking south at the façade and northwest elevation.

View looking west at the façade and southeast elevation.

View looking south at the garage.

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 6L

907 Orange Avenue

*Resource Name or #: (Assigned by Recorder)
The building located at 911 Orange Avenue is a one-story single family residence constructed in 1912 in a Front-Gable Roof Cottage style. It is located on the southwest side of Orange Avenue and faces northeast. The building has a nearly square plan and likely a concrete foundation. The wood frame building is likely clad in asbestos siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed knee braces at the façade and rafter tails at the southeast and northwest elevations. Other features include a gable dormer at the southeast roof slope and a rectangular wood vent below the front gable pitch. At the northeast façade concrete steps lead to an entry porch. The primary entry is located within the porch; it is sheltered by a secondary dropped front gable roof and supported by squared wood posts and knee braces on top of a ¾ solid rail. The entry itself consists of a single wood and glass paneled door and an exterior wood screen door. There are two windows on the façade, they are symmetrically spaced and consist of a fixed wood and glass paneled window and an exterior wood screen door. Landscaping features include mature ground cover vegetation and mature and juvenile trees and bushes near the façade exterior. Modifications to the building include the possible recladding of the building and the replacement of some windows. The building is in good condition.
View looking northwest at dormer on southeast elevation.

View looking south at façade and northwest elevation.
This building is a one story, single family Tudor Revival house constructed in 1903. It has a rectangular plan and the north facing façade is asymmetrical. The exterior is clad in horizontal wood siding and stone. It is covered by a low pitched, gable roof made of composition shingle. It has open eaves with exposed rafters. There is a side gable bay on the west end of the façade. There is no visible chimney on the house. Decorative elements are sparse, limited to simple wooden window and door surrounds. There are two windows on the façade. They are both vinyl sash windows that appear to be pivoting, with a fixed transom. Windows on the other elevations are not clearly visible from the street, but appear to be vinyl sash. The main entry is located near the center of the north elevation, under an entry porch, and consists of a single wood door with diamond-light glazing. The door is currently covered in a screened storm door. The entry porch is supported by smooth, wood doric columns and enclosed by a low wall clad in horizontal wood siding. Any secondary entries are not visible from the street. The building fronts onto 10th Street and is set behind a lawn that extends out to the sidewalk level. Landscaping elements include mature palm trees and a variety of shrubs planted near the house in a built in brick planter. There is a brick and stone stepped pedestrian pathway that leads from the sidewalk to the front entrance. A low brick and stone retaining wall lines the edge of the property. There is a tall wooden perimeter fence enclosing the side yard to the west of the main house. To the east of the main house is a white picket fence enclosing another side yard. There are no ancillary buildings visible from 11th Street. Alterations include the installation of vinyl windows and a screened storm door. The condition of the building is excellent to good.

*P3b. Resource Attributes: (List Attributes and codes)  HP02. Single Family Property

*P4. Resources Present:  ✓ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

*Attachments:  ☐ NONE  ☐ Location Map  ☐ Sketch Map  ✓ Continuation Sheet  ☐ Building, Structure, and Object Record  ☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record  Other (List):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*NRHP Status Code: 3CD/5S2

Recorded By: Jennifer Krintz & Nicole Collum
Date: 8/1/2009

Resource Name or #: 912 10th Street

View looking southeast at façade.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
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<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**

- **P2. Location:**
  - Not for Publication
  - unrestricted
  - **a. County** Orange

- **b. USGS 7.5' Quad:**
  - 1/4 of Se B.M.

- **c. Address:**
  - 914 10th Street

- **d. UTM:**
  - City: Huntington Beach
  - Zip: 92648

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

**P3a. Description:**

This building is a one story, single family residence constructed in 1915. It does not currently express a formal style. It has a rectangular plan and the north facing façade is asymmetrical. The exterior is clad in horizontal wood siding. It is covered by a low-pitched gambrel roof made of composition shingle. It has boxed eaves with exposed rafters. There is no visible chimney on the house. Decorative elements include carved brackets. There are two wood sash windows on the façade. One small, multi-light square window is centered in the gable end and appears to be fixed. There is a bay window on the east end of the façade. The center window of the bay is fixed with a two over one window on either side. The side windows also appear to be fixed. Windows on the other elevations are metal sash horizontal sliders as well as a picture window with a fixed center and a horizontal slider on either side. The main entry is located on north end of the east elevation, consisting of a partially glazed wood panel door, covered by a projected porch roof. The porch roof is supported by wood Craftsman columns. There are no other entries visible from the Street.

The building fronts onto 10th Street and is set behind a lawn that extends out to the sidewalk level. There is a concrete pedestrian pathway that leads from the sidewalk to the concrete porch. A wooden site fence encloses the rear yard. There are no ancillary buildings visible from the street.

Alterations include cladding the exterior in horizontal vinyl siding, the addition of a projecting bay window on the north façade, addition of a projecting porch roof to the east façade, replacement of the entry door, addition of a concrete porch entry and construction of a trellis on the north façade. The condition of the building is excellent to good.

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

- HP02. Single Family Property

**P4. Resources Present:**

- Building

**P5a. Photograph or Drawing:**

(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(View, date, accession #)

- View looking southwest at façade, 2/2009.

**P6. Date Constructed/Age and Source:**

- Historic

**P7. Owner and Address:**

- Patrick Klick and Mariela Villano
  - 914 10th Street
  - Huntington Beach, CA 92648

**P8. Recorded by:**

- Jennifer Krintz & Nicole Collum
  - GPA Consulting
  - 231 California Street
  - El Segundo, CA 90245

**P9. Date Recorded:**

- 8/1/2009

**P10. Survey Type:**

- (Describe)
  - Survey - Reconnaissance

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")


**Attachments:**

- NONE

- Location Map

- Sketch Map

- Continuation Sheet

- Building, Structure, and Object Record

- Archaeological Record

- District Record

- Linear Feature Record

- Milling Station Record

- Rock Art Record

- Artifact Record

- Photograph Record

- Other (List):

**NRHP Status Code:** 6L
**Resource Name or #:** (Assigned by Recorder) 914 10th Street

**Recorded By:** Jennifer Krintz & Nicole Collum

**Date:** 8/1/2009

- View looking south at façade, photo taken 2009.

- The house as it appeared on Google Maps as of December 14, 2012.
The building located at 914 Orange Avenue is a one-story single family residence constructed in 1912 in a Front-Gable Roof Cottage style. It is located on the northeast side of Orange Avenue and faces southwest. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is clad in wood clapboard siding. It is covered by a moderately pitched front gable roof clad in composition shingles. The eaves are moderately overhanging and open with exposed beams at the façade and rafter tails at the southeast and northwest elevations. Other features include an interior brick chimney located at the northwest roof slope. At the southwest façade concrete steps lead to an enclosed entry porch. The primary entry is located at the façade under a secondary dropped front gable roof extension. The entry itself consists of a single wood and glass paneled door and an exterior metal screen door. There are two windows on the façade; they are asymmetrically spaced and consist of a fixed eight-light wood-sash window and a fixed wood-sash transom window. Other windows throughout the residence consist of double-hung wood-sash windows and fixed windows.

Landscaping features include a front and side lawn. Additional features of this property include a detached single-car garage with concrete tire paths. Modifications to the building include the enclosure of the front porch and the replacement of some windows. The building is in good condition.
*Resource Name or # (Assigned by Recorder): 914 Orange Avenue

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6L

View looking north at the façade and southeast elevation.

View looking southeast at the northwest elevation.

View looking northeast at the garage’s façade and main house’s north...
The building located at 914-916 Olive Street is a one-story multiple family property constructed in 1925 in the Spanish Colonial Revival style. It is located on the northeast side of Olive Street and faces southwest. The building has a nearly square plan and likely a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a flat roof with a stepped parapet; the top of the parapet wall is clad in Spanish terracotta tile. The building has no overhanging eaves. At the southwest-facing elevation two concrete walkways with steps lead to two entry porches. The primary entry to each unit is located within the porch; they are sheltered by a flat, stepped parapet roof, and supported by stucco-clad square columns. The entrance to each unit consists of a single wood and glass paneled door and an exterior metal screen door. There are two sets of windows on the façade; they are symmetrically spaced and consist of two tripartite wood-sash windows. Other windows throughout the residence consist of double-hung wood-sash windows. There are no landscaping features associated with this property. Additional elements of this property include an open concrete front patio and a detached three-car garage with a concrete driveway located at the northwest portion of the parcel. Modifications to the building include the re-cladding of the building’s exterior and the replacement of the front doors. The building is in good condition.

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

---

**Required Information**

---

**P1. Other Identifier:**

**P2. Location:**

- **Not for Publication**
- **unrestricted**
- **a. County** Orange

**b. USGS 7.5'Qua**

- **Date**
- **T**: R
- **1/4 of**: Se
- **1/4 of**: B.M

**c. Address**

- **City**: Huntington Beach
- **Zip**: 92648

**d. UTM**

- **Zone**: mE/
- **mN**: 92648

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

- **APN**: 024-112-16

**P3a. Description:**

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

The building located at 914-916 Olive Street is a one-story multiple family property constructed in 1925 in the Spanish Colonial Revival style. It is located on the northeast side of Olive Street and faces southwest. The building has a nearly square plan and likely a concrete foundation. The wood frame building is clad in textured stucco. It is covered by a flat roof with a stepped parapet; the top of the parapet wall is clad in Spanish terracotta tile. The building has no overhanging eaves. At the southwest-facing elevation two concrete walkways with steps lead to two entry porches. The primary entry to each unit is located within the porch; they are sheltered by a flat, stepped parapet roof, and supported by stucco-clad square columns. The entrance to each unit consists of a single wood and glass paneled door and an exterior metal screen door. There are two sets of windows on the façade; they are symmetrically spaced and consist of two tripartite wood-sash windows. Other windows throughout the residence consist of double-hung wood-sash windows. There are no landscaping features associated with this property. Additional elements of this property include an open concrete front patio and a detached three-car garage with a concrete driveway located at the northwest portion of the parcel. Modifications to the building include the re-cladding of the building’s exterior and the replacement of the front doors. The building is in good condition.

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**

**P5b. Description of Photo:**

(Describe the photo or drawing. Include date and accession number.)

**View looking northeast at façade, 12/2008.**

**P6. Date Constructed/Age and Source:**

- **Historic**
- **Prehistoric**
- **Both**

- **1925**
- **Orange County Tax Assessor**

**P7. Owner and Address:**

- **Charles Henry Bollman**
- **308 10th Street**
- **Huntington Beach, CA 92648**

**P8. Recorded by:**

- **Jennifer Krintz & Nicole Collum**
- **GPA Consulting**
- **231 California Street**
- **El Segundo, CA 90245**

**P9. Date Recorded:**

- **8/1/2009**

**P10. Survey Type:**

- **Survey - Reconnaissance**

**P11. Report Citation:**

(Cite survey report and other sources, or enter “none.”)

*Resource Name or #:(Assigned by Recorder) 914-916 Olive Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code 6L

View looking northeast at entry to unit 914.

View looking north at the façade and southeast elevation.

View looking northeast at entry to unit 916.

View looking east at the façade and northwest elevation.

View looking northeast at the garage door.
**P1. Other Identifier:**

| **P2. Location:** |  |  |  |
|-------------------|------------------|------------------|
| *Not for Publication* | ☑ **unrestricted** |  |  |
| a. **County**    | Orange           |  |  |
| b. **USGS 7.5'Qua** |  | T | R |
| Date | 1/4 of | 1/4 of | Se |
| 915 Florida Street | City: Huntington Beach | Zip | 92648 |
| c. **Address** | 915 Florida Street |  |  |
| d. **UTM** | (Give more than one for large and/or linear resources) | Zone | mE/ mN |
| e. **Other Locational Data:** | (e.g., parcel #, directions to resource, etc. as appropriate) | APN: 025-164-02 |

**P3a. Description:**
The building located at 915 Florida Street is a one-story single family residence that was constructed in 1922 in a Front-Gable Roof Cottage style. It is located on the west side of Florida Street and faces east. The building has a near rectangular plan and has a concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof and is clad with what appears to be tin shingles. At the east-facing façade, a concrete walkway leads to the south elevation and primary entrance. The primary entry is currently obscured by vegetation. There are four windows on the façade, they consist of wood casements. Other windows throughout the building consist of double hung wood sash windows. The four windows on the façade are covered by a metal awning. Additional features of this property include a perimeter chain link fence. Landscape features include small plantings along the façade and south elevation as well as a large bush that covers the gated entryway. Modifications to the building include the addition of a metal awning. The building is in good condition.

**P5a. Photograph or Drawing:**

*Required Information*
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

*Resource Name or #: 915 Florida Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

*NRHP Status Code: 6L

View looking northwest at the façade.
**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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**P1. Other Identifier:**

*P2. Location:*  
[ ] Not for Publication  
[ ] unrestricted  
* a. County Orange

and  
(P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*P3a. Description:*  
The building located at 924 Main Street is a two-story single family residence constructed in 1938 in no particular architectural style. The building has been heavily altered since its original construction in 1938. It is located on the east side of Main Street and faces west. The building has an irregular plan and a concrete foundation. The wood frame building is clad in smooth stucco. The first floor is covered by moderately pitched cross-hipped roof, and the second story is covered by a moderately pitched hipped roof. Both are clad with composition shingles and the eaves are slightly overhanging and boxed. Additional features include a hipped dormer with an inset window located at the façade and an exterior brick chimney located at the southeast elevation. At the west-facing elevation a brick pedestrian walkway and steps lead to an entry porch. The primary entry is located within the entry porch. It is sheltered by the principle roof, and the entry itself consists of a single wood and glass paneled door with a narrow glass block sidelight. There are eight windows on the façade; they are symmetrically spaced and consist of wood-sash fixed windows, wood-sash casement windows and glass block windows. Other windows throughout the residence consist of the same type as those observed on the façade. Landscaping features include an enclosed brick and concrete patio with a grass lawn. Additional elements of this property include a stucco, brick and iron perimeter wall and gate surrounding the parcel. Modifications to the building include a two-story addition to the southeast, cladding the building in smooth stucco, the replacement of the original doors and windows, and the addition of a perimeter wall. The building is in good condition.

**P3b. Resource Attributes:**  
(List Attributes and codes)  
HP02. Single Family Property

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

**P5a. Photograph or Drawing:**  
(Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
(View, date, accession #)

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

1938  
Orange County Tax Assessor

**P7. Owner and Address:**  
Joseph M. Fazio  
924 Main Street  
Huntington Beach, CA 92648

**P8. Recorded by:**  
Jennifer Krintz & Nicole Collum  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**P9. Date Recorded:**  
8/1/2009

**P10. Survey Type:**  
_survey - reconnaissance

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


*Required Information*
*Resource Name or #: (Assigned by Recorder) 924 Main Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

NRHP Status Code 6Z

View looking northeast at the façade.
**P1. Other Identifier:**

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<td>Date</td>
<td>R</td>
<td>1/4 of 1/4 of Se</td>
<td>B.M</td>
</tr>
<tr>
<td>Address</td>
<td>City: Huntington Beach</td>
<td>Zip</td>
<td>92648</td>
<td></td>
</tr>
<tr>
<td>933 10th Street</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>c. Address</td>
<td>City: Huntington Beach</td>
<td>Zip</td>
<td>92648</td>
<td></td>
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<tr>
<td>933 10th Street</td>
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<td>d. UTM (Give more than one for large and/or linear resources)</td>
<td>Zone</td>
<td>mE/mN</td>
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<td>e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)</td>
<td>APN: 024-061-38</td>
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**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The building located at 933 10th Street is a one-story single family residence that was constructed circa 1920 in a Front-Gable Roof Cottage style. It is located on the north side of 10th Street and faces south. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof clad in composition shingles. At the south-facing façade wooden steps lead to a partial width porch. Wood posts support a dropped front gable porch roof. The primary entrance door obscured by a wooden security door. There are two windows on the façade; they consist of two wood-sash fixed windows with transoms set in moderate wood casings. Landscaping features include a front garden with multiple juvenile trees. Additional elements of this property include a concrete pedestrian walkway leading to the front entry, a concrete pathway located to the east and low rock wall across the south perimeter of the parcel. The building appears to be unaltered and in good condition.

**P3b. Resource Attributes:** (List Attributes and codes)  
HP02. Single Family Property

**P4. Resources Present:**  
☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)

<table>
<thead>
<tr>
<th>P5b. Description of Photo:</th>
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<tbody>
<tr>
<td>(View, date, accession #)</td>
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<tr>
<td>View looking north at façade, 2/2009.</td>
</tr>
</tbody>
</table>

**P6. Date Constructed/Age and Source:**  
☑ Historic  ☐ Prehistoric  ☐ Both

| C. 1920  |
| Visual Observation |

**P7. Owner and Address:**

| Eric W. Wolf |
| 933 10th Street |
| Huntington Beach, CA 92648 |

**P8. Recorded by:**

| Jennifer Krintz & Nicole Collum |
| GPA Consulting |
| 231 California Street |
| El Segundo, CA 90245 |

**P9. Date Recorded:**  
8/1/2009

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

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


**Attachments:**  
☐ NONE  ☑ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record  
Archeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  
Artifact Record  ☐ Photograph Record  ☑ Other (List):
View looking northeast at the façade and west elevation.
## Survey 711 Main Street

### P1. Other Identifier:
- **Resource Name or #** (Assigned by Recorder): 934 11th Street
- **NRHP Status Code**: 5S2

### P2. Location:
- **Not for Publication**: Yes
- **unrestricted**: Yes
- **County**: Orange
- **USGS 7.5' Qua**: Huntington Beach
- **Address**: 934 11th Street
- **City**: Huntington Beach
- **Zip**: 92648
- **UTM**: Zone 11, mE/mN: 262577/372754
- **Other Locational Data**: APN: 024-061-08

### P3. Description:
- **Resource Attributes**: (List Attributes and codes)
  - HP02. Single Family Property
- **Resources Present**: (Check all that apply)
  - Building
  - Structure
  - Object
  - Site
  - District
  - Other

### P5. Photograph or Drawing:
- **Description of Photo**: View looking south at façade, 2/2009.
- **Date Constructed/Age and Source**: c. 1925 Visual Observation

### P6. Date Constructed/Age and Source:
- **Historic**: Yes
- **Prehistoric**: No
- **Both**: No

### P7. Owner and Address:
- **Name**: Lavergne D. Rosow
- **Address**: PO Box 85, Huntington Beach, CA 92648

### P8. Recorded by:
- **Name**: Jennifer Krintz & Nicole Collum
- **Company**: GPA Consulting
- **Address**: 231 California Street, El Segundo, CA 90245

### P9. Date Recorded:
- **Date**: 8/1/2009

### P10. Survey Type:
- **Describe**: Survey - Reconnaissance

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

### Attachments:
- **NONE**: Yes
- **Location Map**: No
- **Sketch Map**: No
- **Continuation Sheet**: No
- **Building, Structure, and Object Record**: No
- **Archaeological Record**: No
- **District Record**: No
- **Linear Feature Record**: No
- **Milling Station Record**: No
- **Rock Art Record**: No
- **Artifact Record**: No
- **Photograph Record**: No

---

*Required Information*
The building located at 935 10th Street is a one-story single family residence that was constructed circa 1920 in a Front-Gable Roof Cottage style. It is located on the north side of 10th Street and faces south. The building has a near rectangular plan and has a likely concrete foundation. The wood frame building is sheathed in wood clapboard siding. The residence has a front gable roof clad in composition shingles. It has slightly overhanging open eaves. At the south-facing façade wooden steps lead to a partial width porch clad in horizontal wood boards. Wood posts support a dropped front gable porch roof. The primary entrance door is obscured by a wooden security door. There are two windows on the façade. They consist of one double-hung wood-sash window set in a moderate wood casing and one double-hung, six over six vinyl sash window. Both windows are set in moderate wood casings. Landscaping features include a front garden with multiple juvenile trees. Additional elements of this property include a concrete pedestrian walkway leading to the front entry, a concrete pathway located to the west and a low rock wall across the south perimeter of the parcel. The building appears to be unaltered and in good condition.
Resource Name or #: (Assigned by Recorder) 935 10th Street

Recorded By: Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

View looking northwest at the façade and east elevation.
The building located at 936 11th Street is a one and two-story single-family residence constructed in 1940 in the Minimal Traditional style. It is located on the south side of 11th Street and faces north towards Lake Park. The building has an L-shaped plan and a concrete foundation. The exterior is clad in smooth stucco. It is covered by a combination hipped and gabled roof clad with composition shingles. The roof has shallow, boxed eaves. At the north-facing elevation a brick path and step leads to the entry. The entry is located within a recessed entry porch. The entrance itself consists of a single wood-paneled door. The windows on the façade consist of multi-light fixed wood windows and one-over-one double-hung windows with decorative wood shutters. Windows throughout the building include one-over-one double-hung windows. Landscaping features include a front lawn, mature shrubs and trees. A compatible addition has been constructed at the rear. The building is in good condition.
**Resource Name or #:** (Assigned by Recorder) 936 11th St

**NRHP Status Code**: 3CS

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<td><strong>B3. Original Use:</strong></td>
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<td><strong>B4. Present Use:</strong></td>
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<td><strong>B6. Construction History:</strong></td>
<td>(Construction date, alterations, and date of alterations) Constructed 1940.</td>
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<td><strong>B9b builder:</strong></td>
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<td><strong>B10. Significance:</strong></td>
<td><strong>Theme:</strong> Oil Boom (1920-1950); Minimal Traditional (1940-1960) <strong>Period of Significance:</strong> 1920-1950 <strong>Property Type:</strong> Residential <strong>Applicable Criteria:</strong> 3</td>
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Oil Boom

The historic context for the subject property is rooted in downtown Huntington Beach as it transitioned from a resort beach community to a town whose primary source of revenue was oil production. Prior to the 1920s, Huntington Beach was known as a beach resort town with stretches of agricultural land in the outlying areas. There had been oil speculation in the Los Angeles basin 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 Huntington Beach into an urban oil boom town nearly overnight. This resulted in an acute housing shortage during the 1920s. To meet the housing demand, small one-story front gable residences were constructed during the oil boom to support the influx of oil workers and other new residents. 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 the towns were absorbed into Huntington Beach.

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. The oil boom displaced many families in downtown Huntington Beach as well. Because of the value of the oil, Standard Oil acquired large tracts of the downtown and moved existing residences as needed in order to erect wooden oil derricks. A second oil boom in downtown Huntington Beach resulted in additional new residential construction, as well as the moving of 50 blocks of houses to the east to free up the land for drilling operations. It is conceivable that the oil companies had agreements with landowners that their dwellings would be temporarily moved and then moved back to the site at the close of oil production. This chapter in the history of the city is important today, as oil still dominates large swaths of land, and Standard Oil remains the principal corporation controlling the region's oil production. (See Continuation Sheet)

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

**B12. References:** Please see Report for a full list of References.

**B13. Remarks:** None

**B14. Evaluator:** Amanda Yoder
GPA Consulting
231 California Street
El Segundo, CA 90245

**Date of Evaluation:** 4/17/2014

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2):

Minimal Traditional

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).

Evaluation & Integrity

The subject property, a single-family Minimal Traditional style residence constructed in 1940, is a good example of the style. Its style and type are representative of the houses that were being built around the beginning of World War II. A compatible rear addition does not diminish from the materials, workmanship or design, as the original house is distinct from the addition. There is a large amount of infill within the surrounding areas, diminishing the property’s integrity of setting and feeling. As a result, the property does not appear to have sufficient integrity for National Register eligibility; however, it does appear to be individually eligible for the California Register as a good representative example of the residences from the time period, under Criteria 1.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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**Survey #**
**Primary #**
**DOE #**
**Review Code**
**HRI #**
**Reviewer**
**Trinomial**
**Date**
**NRHP Status Code**

---

**P1. Other Identifier:**
Wintersburg Japanese Presbyterian Mission (1910)

**P2. Location:**
- Not for Publication
- Unrestricted

**P2c. Address:**
7622 Warner Avenue

**P2d. UTM:**
Zone:
Easting: 92647

**P2e. Other Locational Data:**
APN: 111-372-06

---

**P3a. Description:**
The building located at 7622 Warner Avenue is a one-story, wooden Mission building constructed between 1909 and 1910, and dedicated in 1910. It is located on the south side of Warner Avenue and the east side of Nichols Lane. The main entry of the building faces north and is directly south of the 1934 Church associated with the same religious building complex on the property. The building has a rectangular plan with a pitched roof and raised wooden foundation. It has a wide-plank, batten-and-board redwood-framed structural system and exterior. The original entryway is composed of two doors on the north side of the structure, opening directly into the main space of the Mission. The original portico has been removed, but the remainder of the historical exterior is intact and retains its white-washed original paint color. The present-day Wintersburg Presbyterian Church retains the carved, driveway signage which graced the front of the building in 1910. There are four windows on east and west sides of the Mission; they are symmetrically spaced and have all been temporarily obscured by wood boards placed by the current property owner. There are no windows on the front façade of the Mission. The interior of the building features a rectangular main room with a pre-World War II addition at the south end providing space for multi purpose uses and kitchen area. After the construction of the 1934 Church building, the 1910 Mission building was used for children's services, community meetings and other activities associated with the Wintersburg Japanese Presbyterian Mission. The south side of the Mission includes a pre-World War II porch, with a back door to the Mission addition. The Mission building is immediately adjacent to the manse (parsonage), located to its west side. Remaining landscaping elements associated with this property are "gum trees" planted by landowner Charles Mitsuji Furuta. On the west side of the Mission is evidence of brick trim for a garden walkway and on the east side, a flower bed the length of the building. The edge of the property has been impacted, to a degree, by the widening of Warner Avenue, which has nearly obliterated the buffer between the 1934 Church and roadway. The building is in fair condition.

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**P3b. Resource Attributes:**
(List Attributes and codes)
- HP16. Religious Building
- HP36. Ethnic Minority Property

---

**P5a. Photograph or Drawing:**
(View, date, accession #)

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**P5b. Description of Photo:**
View looking northeast at south and west elevation

---

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

**P6c. 1910**
Mary Adams Urashima

---

**P7. Owner and Address:**
Nichols Street Properties, LLC
17121 Nichols Street
Huntington Beach, CA 92647

---

**P8. Recorded by:**
Mary Adams Urashima/GPA Consulting
Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

---

**P9. Date Recorded:**
5/14/2014

---

**P10. Survey Type:**
Survey - Reconnaissance

---

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

---

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

---

DPR 523A (01/04)
B2. Common Name: 7622 Warner Avenue
B3. Original Use: Church

*B4. Present Use: Vacant

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
Construction began in 1909, dedicated in 1910.

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

*B8. Related Features
Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947

*B9a. Architect: Unknown
*B9b builder: Unknown

*B10. Significance: Theme Japanese Influences in the Huntington Beach Area (1900-1941)
Period of Significance: 1910-1930
Property Type: Religious
Applicable Criteria: A/1

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

Japanese Influence in the Huntington Beach Area (1900-1941)

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was "truck farming." Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese markets in Wintersburg Village and Huntington Beach. After the passage of California's Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP36

*B12. References: Please see Report for a full list of references

B13. Remarks: None

*B14. Evaluator: Mary Adams Urashima/GPA Consulting
Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

*Date of Evaluation: 5/14/2014

(This space reserved for official comments.)
B10. Significance (Continued from Page 2): Japanese farmers introduced the intensive phase of agriculture to Orange County. By 1909, there were 102 Japanese farms in the Wintersburg area farming over 5,000 acres. Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and sugar beet crops to chili pepper production post World War I. By the 1920s, Japanese American farms were producing over 70 percent of the nation’s supply of chili peppers. The Japanese community created innovative chili pepper dehydrators to speed the crop to market, whereas chili peppers previously were spread in the sun to dry. The majority of chili pepper production and processing was centered in Huntington Beach and Talbert (Fountain Valley).

Charles Mitsuji Furuta—a leader in the Japanese community in Huntington Beach who donated a portion of his farm land to the Wintersburg Japanese Presbyterian Mission and Church—was born April 7, 1882 in rural Hiroshima and arrived in the United States in 1900. His wife, Yukiko Yajima, arrived in 1912 after meeting and marrying Charles in Japan. The Furutas introduced one of three goldfish farms in the Wintersburg Village, creating a new enterprise in Orange County that achieved national success.

As agricultural production around Wintersburg Village increased, 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) by 1906 and the first of three buildings of the Japanese Presbyterian Mission by 1910.

Reverend Hisakichi Terasawa of San Francisco—after meeting in 1902 Reverend Joseph K. Inazawa with the Presbyterian Japanese Mission effort (a minister ordained in San Francisco in 1896) and Reverend J.W. Miller from the Presbyterian Church in nearby Westminster, California—established the Wintersburg Japanese Mission in 1904, making it the oldest Japanese church in Orange County and in most of Southern California. The early congregation met in a barn in the Wintersburg Village area. In 1908, with financial help from Charles Mitsuji Furuta, Rev. Terasawa purchased from a group of Caucasian owners the five-acre parcel in Wintersburg Village (subject property). The property was deeded to Furuta in total in 1912.

The first building for the Wintersburg Mission was constructed between 1909-1910, opening for services in 1910. The Mission effort was supported actively by Ernest Adolphus Sturge, M.D., Ph.D., who was appointed to direct the Japanese Missions project on the West Coast by the Presbyterian Church, U.S.A. The Wintersburg Mission was the fifth mission established through this effort, following missions in San Francisco, Watsonville, Salinas and Los Angeles. Dr. Sturge was awarded the Order of the Rising Sun by the Emperor of Japan in 1904 for his work with the Japanese. Sturge attended the dedication of the Wintersburg Mission in 1910, actively corresponded with the congregation, and helped establish 14 known Japanese missions in California.


The Wintersburg Mission was part of the Japanese community’s social life, as well as the general community’s civic events. The Japanese community provided the fireworks for one of the first July 4th celebrations in Huntington Beach in 1905 and helped re-dedicate the Huntington Beach pier in June 1914, working with Huntington Beach leaders to raise funds for its reconstruction. At the return of World War I soldiers, the Santa Ana Register on Sept. 12, 1919, reported Reverend Junzo Nakamura participating in a welcome home reception with others from Wintersburg Village at the Orange County Park in Santa Ana, in Wintersburg Folk Join Celebration.

Charles Mitsuji Furuta donated land to the Mission and Church complex, as it grew. In 1930, the Wintersburg Mission was officially recognized as a Church by the Presbyterian Church, U.S.A. In 1932, Furuta donated additional land for the second church building, the 1934 Spanish Colonial Revival style structure north of the 1910 board-and-batten Mission and manse. By then, Furuta had a thriving goldfish farm business, with goldfish ponds covering the majority of the property.

Following the attack on Pearl Harbor by Japanese military on December 7, 1941, the West Coast was designated a military exclusion zone by the Secretary of Defense. In February 1942, President Roosevelt signed Executive Order 9066 ordering the mandatory evacuation of all Japanese Americans from the exclusion zone. Many Japanese Americans in the north Orange County and Los Angeles area were held or detained at Santa Anita Racetrack before being transferred to more permanent confinement centers. In the Wintersburg Village and Huntington Beach area, community leaders, clergy and teachers were held temporarily at the Huntington Beach jail and the Tuna Canyon Detention Station (Tajunga, Los Angeles County), before being sent to out-of-state confinement centers. By March 1942, the Federal Bureau of Investigation (F.B.I.) had seized 250 Japanese residents; by May 1942, all Japanese Americans had been evacuated from Orange County.

Charles Mitsuji Furuta was taken to the Huntington Beach Jail and then to the Tuna Canyon Detention Station, before being taken to a military detention center in Lordsburg, New Mexico. His wife, Yukiko, and their children were evacuated by May 1942 to the Colorado River Relocation Center at Poston, Arizona. The family was separated for a year until Charles Furuta was allowed to move to Poston to be with his family. Reverend Sohei Kowta of the Wintersburg Japanese Presbyterian Church was allowed to stay and assist mothers and children in the community until all were evacuated. Ultimately, everyone associated with the subject property—the Furuta family, Wintersburg Mission clergy and entire congregation—were
forcibly evacuated and confined from 1942 to 1945.

Agricultural production in Southern California was impacted by Japanese American confinement. Chili pepper production nationally dropped over 70 percent due to the incarceration of Orange County’s Japanese American farmers, who had contributed to the growth of the crop before the war. The massive chili pepper processing warehouses of Masami Sasaki in Huntington Beach burned down during the war years and were never rebuilt.

Some Japanese American families returned to Wintersburg Village and Huntington Beach after World War II. The Furuta family returned to Wintersburg in 1945 to recover their farm, raising sweet peas and water lilies through the last half of the 20th Century. Their house and the Wintersburg Mission complex (subject property), remain extant.

Evaluation & Integrity

Japanese settlers, between 1890 and 1940. The subject property retains integrity of location, design, setting, feeling and association. The 1934 Church building at 7622 Warner Avenue appears to have undergone minor alterations, none on the exterior that impact its original design as evidenced by comparison of 1934 and 2014 photographic images. However, the church is part of a decreasing number of historic properties that have a direct association with early Japanese settlers in the area. This property appears to be individually eligible for the National and California Registers as an important representation of the history of the Wintersburg Village area, as well as the early Japanese settlers in Huntington Beach—and at large—under Criteria A/1.

The three buildings associated with the Wintersburg Japanese Presbyterian Mission and Church—the 1910 Mission, 1910 manse (parsonage) and 1934 Church—are on the same property as the two houses and barn belonging to the Furuta Family. The property has been found to be potentially eligible for the National Register in 1983 by Scientific Resource Surveys, Inc., again in 2002 in a Historic Resources Technical Report prepared for Culbertson, Adams & Assoc. by Timothy Gregory as a contributor to a potential historic district, in the 2003 City of Huntington Beach Environmental Assessment, again in 2012 as part of The Warner-Nichols Draft Environmental Impact Report prepared by ICF International in October, 2012 and most recently in 2013 by the National Park Service.
*Resource Name or #: (Assigned by Recorder)  7622 Warner Avenue

Recorded By  Mary Adams Urashima/GPA Consulting

Date:  5/14/2014  ✔ Continuation  ☐ Update

View looking west at east elevation and pre-WWII addition on south elevation.

View looking southeast at north and west elevations.

View looking north at south elevation, Manse, and 1934 Church structure.

Historical image of 1910 dedication for Japanese Presbyterian Mission showing original location of manse prior to 1930.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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**P1. Other Identifier:** Wintersburg Japanese Presbyterian Manse/Parsonage (1910)

**P2. Location:**
- **a. County:**
- **b. USGS 7.5' Quad:**
- **c. Address:** 7622 Warner Avenue
- **d. UTM (Give more than one for large and/or linear resources):**
- **e. Other Locational Data:**

**P3a. Description:**
The building located at 7622 Warner Avenue is a one-story, wooden manse, a cottage-like structure constructed in 1910, and dedicated in 1910. It is located on the south side of Warner Avenue and the east side of Nichols Lane. The main entry of the building faces north and is directly south of the 1934 Church and directly west of the 1910 Mission, associated with the same religious building complex on the property. The manse was built immediately following the completion of the Mission in 1910. The first residents were Reverend Joseph K. Inazawa and his wife, Kate Alice Goodman, newly married in 1910 despite the ban on interracial marriage in California. The building, constructed by J. Hori (who also constructed the 1910 Mission), has a rectangular plan with a pitched roof and raised wooden foundation. It has a wide-plank, batten-and-board redwood-framed structural system and exterior. The original entryway is on the north side of the building, approached by a small wooden porch with railing and steps at the west end of the porch. There are two rectangular windows on the north side of the manse, on either side of the door. The original doors are paneled, currently stored on the porch by the current property owner. The interior of the building features a square main room, the back room converted to a kitchen use. The south side of the manse includes a pre-World War II porch, shared with the 1910 Mission building. There is a back door to the manse off the porch, currently boarded up. Oral histories report a chicken coop was once placed off the south end of the manse, as well as a kitchen garden, to provide food for the clergy families. Remaining landscaping elements associated with this property are “gum trees” planted by landowner Charles Mitsuji Furuta. On the west side of the manse is evidence of brick trim for a garden walkway. The edge of the property has been impacted, to a degree, by the widening of Warner Avenue, which has nearly obliterated the buffer between the 1934 Church and roadway. The building is in fair condition.

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

**P5a. Photograph or Drawing:**

**P5b. Description of Photo:**
*(View, date, accession #)*

**P6. Date Constructed/Age and Source:**
- Historic  
- Prehistoric  
- Both  
- c. 1910  
- Mary Adams Urashima

**P7. Owner and Address:**
Nichols Street Properties, LLC  
17121 Nichols Street  
Huntington Beach, CA 92647

**P8. Recorded by:**
Mary Adams Urashima/GPA Consulting  
Urashima & Associates  
19432 Pompano Lane  
Huntington Beach, CA 92648

**P9. Date Recorded:** 5/14/2014

**P10. Survey Type:**
Survey - Reconnaissance

**P11. Report Citation:**

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

**DPR 523A (01/04)**

*Required Information*
B1. Historic Name: Wintersburg Japanese Presbyterian Manse

B2. Common Name: 7622 Warner Avenue

B3. Original Use: Parsonage

B4. Present Use: Vacant

*B5. Architectural Style: Vernacular

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

Constructed 1910.

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

*B8. Related Features

Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947

B9a. Architect: J. Hori

B9b. Builder: J. Hori

*B10. Significance: Theme Japanese Influences in the Huntington Beach Area (1900-1941)

B10 area: Wintersburg/Huntington Beach

Period of Significance: 1900-1941

Property Type: Religious

Applicable Criteria: A/1

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

Japanese Influence in the Huntington Beach Area (1900-1941)

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was "truck farming." Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese farmers in Wintersburg Village and Huntington Beach. After the passage of California's Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP36

*B12. References:

Please see report for a full list of references.

B13. Remarks:

Architectural drawings for the home were included in the contract for construction and signed J. Hori.

*B14. Evaluator: Mary Adams Urashima/GPA Consulting

Urashima & Associates

19432 Pompano Lane

Huntington Beach, CA 92648

*Date of Evaluation: 5/14/2014

(This space reserved for official comments.)
Japanese farmers introduced the intensive phase of agriculture to Orange County. By 1909, there were 102 Japanese farms in the Wintersburg area farming over 5,000 acres. Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and sugar beet crops to chili pepper production post World War I. By the 1920s, Japanese American farms were producing over 70 percent of the nation’s supply of chili peppers. The Japanese community created innovative chili pepper dehydrators to speed the crop to market, whereas chili peppers previously were spread in the sun to dry. The majority of chili pepper production and processing was centered in Huntington Beach and Talbert (Fountain Valley).

Charles Mitsuji Furuta—a leader in the Japanese community in Huntington Beach who donated a portion of his farm land to the Wintersburg Japanese Presbyterian Mission and Church—was born April 7, 1882 in rural Hiroshima and arrived in the United States in 1900. His wife, Yukiko Yajima, arrived in 1912 after meeting and marrying Charles in Japan. The Furutas introduced one of three goldfish farms in the Wintersburg Village, creating a new enterprise in Orange County that achieved national success.

As agricultural production around Wintersburg Village increased, 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) by 1906 and the first of three buildings of the Japanese Presbyterian Mission by 1910.

Reverend Hisakichi Terasawa of San Francisco—after meeting in 1902 Reverend Joseph K. Inazawa with the Presbyterian Japanese Mission effort (a minister ordained in San Francisco in 1896) and Reverend J.W. Miller from the Presbyterian Church in nearby Westminster, California—established the Wintersburg Japanese Mission in 1904, making it the oldest Japanese church in Orange County and in most of Southern California. The early congregation met in a barn in the Wintersburg Village area. In 1908, with financial help from Charles Mitsuji Furuta, Rev. Terasawa purchased from a group of Caucasian owners the five-acre parcel in Wintersburg Village (subject property). The property was deeded to Furuta in total in 1912.

The first building for the Wintersburg Mission was constructed between 1909-1910, opening for services in 1910. The Mission effort was supported actively by Ernest Adolphus Sturge, M.D., Ph.D., who was appointed to direct the Japanese Missions project on the West Coast by the Presbyterian Church, U.S.A. The Wintersburg Mission was the fifth mission established through this effort, following missions in San Francisco, Watsonville, Salinas and Los Angeles. Dr. Sturge was awarded the Order of the Rising Sun by the Emperor of Japan in 1904 for his work with the Japanese. Sturge attended the dedication of the Wintersburg Mission in 1910, actively corresponded with the congregation, and helped establish 14 known Japanese missions in California.


The Wintersburg Mission was part of the Japanese community’s social life, as well as the general community’s civic events. The Japanese community provided the fireworks for one of the first July 4th celebrations in Huntington Beach in 1905 and helped re-dedicate the Huntington Beach pier in June 1914, working with Huntington Beach leaders to raise funds for its reconstruction. At the return of World War I soldiers, the Santa Ana Register on Sept. 12, 1919, reported Reverend Junzo Nakamura participating in a welcome home reception with others from Wintersburg Village at the Orange County Park in Santa Ana, in Wintersburg Folk Join Celebration.

Charles Mitsuji Furuta donated land to the Mission and Church complex, as it grew. In 1930, the Wintersburg Mission was officially recognized as a Church by the Presbyterian Church, U.S.A. In 1932, Furuta donated additional land for the second church building, the 1934 Spanish Colonial Revival style structure north of the 1910 board-and-batten Mission and manse. By then, Furuta had a thriving goldfish farm business, with goldfish ponds covering the majority of the property.

Following the attack on Pearl Harbor by Japanese military on December 7, 1941, the West Coast was designated a military exclusion zone by the Secretary of Defense. In February 1942, President Roosevelt signed Executive Order 9066 ordering the mandatory evacuation of all Japanese Americans from the exclusion zone. Many Japanese Americans in the north Orange County and Los Angeles area were held or detained at Santa Anita Racetrack before being transferred to more permanent confinement centers. In the Wintersburg Village and Huntington Beach area, community leaders, clergy and teachers were held temporarily at the Huntington Beach jail and the Tuna Canyon Detention Station (Tajunga, Los Angeles County), before being sent to out-of-state confinement centers. By March 1942, the Federal Bureau of Investigation (F.B.I.) had seized 250 Japanese residents; by May 1942, all Japanese Americans had been evacuated from Orange County.

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evacuated. Ultimately, everyone associated with the subject property—the Furuta family, Wintersburg Mission clergy and entire congregation—were forcibly evacuated and confined from 1942 to 1945.

Agricultural production in Southern California was impacted by Japanese American confinement. Chili pepper production nationally dropped over 70 percent due to the incarceration of Orange County’s Japanese American farmers, who had contributed to the growth of the crop before the war. The massive chili pepper processing warehouses of Masami Sasaki in Huntington Beach burned down during the war years and were never rebuilt.

Some Japanese American families returned to Wintersburg Village and Huntington Beach after World War II. The Furuta family returned to Wintersburg in 1945 to recover their farm, raising sweet peas and water lilies through the last half of the 20th Century. Their house and the Wintersburg Mission complex (subject property), remain extant.

Evaluation & Integrity

Japanese settlers, between 1890 and 1940. The subject property retains integrity of location, design, setting, feeling and association. The 1934 Church building at 7622 Warner Avenue appears to have undergone minor alterations, none on the exterior that impact its original design as evidenced by comparison of 1934 and 2014 photographic images. However, the church is part of a decreasing number of historic properties that have a direct association with early Japanese settlers in the area. This property appears to be individually eligible for the National and California Registers as an important representation of the history of the Wintersburg Village area, as well as the early Japanese settlers in Huntington Beach—and at large—under Criteria A/1.

The three buildings associated with the Wintersburg Japanese Presbyterian Mission and Church—the 1910 Mission, 1910 manse (parsonage) and 1934 Church—are on the same property as the two houses and barn belonging to the Furuta Family. The property has been found to be potentially eligible for the National Register in 1983 by Scientific Resource Surveys, Inc.; again in 2002 in a Historic Resources Technical Report prepared for Culbertson, Adams & Assoc. by Timothy Gregory as a contributor to a potential historic district, in the 2003 City of Huntington Beach Environmental Assessment, again in 2012 as part of The Warner-Nichols Draft Environmental Impact Report prepared by ICF International in October, 2012 and most recently in 2013 by the National Park Service.
<table>
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<th>Recorded By</th>
<th>Mary Adams Urashima/GPA Consulting</th>
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<tr>
<td>*Resource Name or #:</td>
<td>7622 Warner Avenue</td>
</tr>
<tr>
<td>*NRHP Status Code</td>
<td>3S</td>
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<tr>
<td>Date</td>
<td>5/14/2014</td>
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<tr>
<td><strong>Continuation</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Update</strong></td>
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- View looking northeast at south and west elevations.
- View looking southeast at north and west elevations.
- Photograph of manse from the 1910 gathering of the congregation for the official dedication.
- Architectural plan for manse, as drawn by J. Hori and included in contract for manse construction.
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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**P1. Other Identifier:** Furuta House #1 (1912)

**P2. Location:**  
- **Not for Publication**  
- **Unrestricted**  
- **a. County**

**P2c. USGS 7.5' Quad:**

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<td>7642 Warner Avenue</td>
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**P2d. UTM (Give more than one for large and/or linear resources):**

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**P2e. Other Locational Data:** APN: 111-372-06

**P3a. Description:**
The building located at 7642 Warner Avenue is a one-story, wooden cottage-like structure constructed in 1912 and first quarter 1913. It is located on the south side of Warner Avenue and the east side of Nichols Lane. The main entry of the building faces north toward Warner Avenue. A critical significance for this property is it was acquired in 1908 and Japanese owned prior to California's Alien Land Law of 1913, and was a goldfish and flower farm. The building is believed to have been constructed by George Webster, an itinerant builder who also is believed to have constructed the Furuta barn (identical to a known Webster barn in Altadena, California). The Furuta oral history refers to a Caucasian builder for the house and Webster is placed in the community during the construction time period. The bungalow or cottage structure has a rectangular plan with a pitched roof and raised wooden foundation. It has a wide-plank, batten-and-board redwood-framed structural system and exterior, washed with original red, iron oxide paint with white trim. The front entryway is on the north side of the building, faced by a small wooden porch with portico, two graduated columns and three steps. The interior of the porch ceiling has dentil moulding and an electrical light fixture. There are two rectangular windows on the north side of the house, on either side of the door, now boarded by the current property owner. The original doors are paneled, currently stored inside the house. The interior of the building features a square main room or parlor. To the east of the main room are two bedrooms. Proceeding south through the main room leads to the kitchen, enclosed sun porch and bathroom. The south side of the house features an open porch. There is a back door to the house leading to the porch, currently boarded up. Oral histories report a wooden ofuru, or traditional Japanese bath, was once located south of the house. There are windows on all side of the house.

**P3b. Resource Attributes:** HP02. Single Family Property  HP36. Ethnic Minority Property  HP33. Farm/Ranch

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

**P5a. Photograph or Drawing:**

**P5b. Description of Photo:**
View looking south at north elevation, 2014.

**P6. Date Constructed/Age and Source:**
- Historic  Prehistoric  Both  
1912  Mary Adams Urashima

**P7. Owner and Address:**
Nichols Street Properties, LLC
17121 Nichols Street
Huntington Beach, CA  92647

**P8. Recorded by:**
Mary Adams Urashima/GPA Consulting
Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

**P9. Date Recorded:** 5/14/2014

**P10. Survey Type:** Survey - Reconnaissance


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

**Required Information**
### BUILDING, STRUCTURE AND OBJECT RECORD

**Resource Name or #:** Charles Mitsuji and Yukiko Yajima Furuta house, #1  
**NRHP Status Code:** 3S

**B1. Historic Name:** Charles Mitsuji and Yukiko Yajima Furuta house, #1  
**B2. Common Name:** 7642 Warner Avenue  
**B3. Original Use:** Single Family Residence/Farm  
**B4. Present Use:** Vacant

**B5. Architectural Style:** Vernacular

**B6. Construction History:**  
Constructed 1912-1913.

**B7. Moved?** ✅ No  
**B8. Related Features:**  
Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947

**B9a. Architect:** Believed to be George Webster  
**B9b builder:** Believed to be George Webster

**B10. Significance:**  
**Theme:** Japanese Influences in the Huntington Beach Area (1900-1941)  
**B10 area:** Winterburg/Huntington Beach  
**Period of Significance:** 1900-1941  
**Property Type:** Residential  
**Applicable Criteria:** A/1

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).  

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was “truck farming.” Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese markets in Wintersburg Village and Huntington Beach. After the passage of California’s Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952. (See Continuation Sheet)

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**B12. References:**  
Please see report for a full list of references.

**B13. Remarks:** None

**B14. Evaluator:** Mary Adams Urashima/GPA Consulting  
**Urashima & Associates**  
19432 Pompano Lane  
Huntington Beach, CA 92648

**Date of Evaluation:** 5/14/2014

(This space reserved for official comments.)
P3a. Description (Continued from Page 2): Original silk or linen cloth wallpaper of Japanese design remains under wallboard installed mid 20th century in the house. As is typical of American farmhouses, the Furuta home was added onto at the south side of the building, as the family grew. Remaining landscaping elements associated with this property are substantial pines planted by landowner Charles Mitsuji Furuta, now an estimated 25 to 30 feet in height. Evidence of the hedgerow that circled the front of the house remain on the land, most removed by the current property owner. Also remaining is a pomegranate bush at the east side of the house and artifacts of the irrigation system installed for the extensive goldfish ponds on the Furuta farm, beginning circa 1920. To the south of the house is the Furuta barn, with evidence of an arbor between the barn and house. There was at least one outhouse or privy associated with the house. The building is in fair condition.

B10. Significance (Continued from Page 2):

Japanese farmers introduced the intensive phase of agriculture to Orange County. By 1909, there were 102 Japanese farms in the Wintersburg area farming over 5,000 acres. Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and sugar beet crops to chili pepper production post World War I. By the 1920s, Japanese American farms were producing over 70 percent of the nation’s supply of chili peppers. The Japanese community created innovative chili pepper dehydrators to speed the crop to market, whereas chili peppers previously were spread in the sun to dry. The majority of chili pepper production and processing was centered in Huntington Beach and Talbert (Fountain Valley).

Charles Mitsuji Furuta—a leader in the Japanese community in Huntington Beach who donated a portion of his farm land to the Wintersburg Japanese Presbyterian Mission and Church—was born April 7, 1882 in rural Hiroshima and arrived in the United States in 1900. His wife, Yukiko Yajima, arrived in 1912 after meeting in 1902 Reverend Joseph K. Inazawa with the Presbyterian Japanese Mission effort by 1910. Furuta purchased from a group of Caucasian owners the five-acre parcel in Wintersburg Village creating a new enterprise in Orange County that achieved national success.

As agricultural production around Wintersburg Village increased, 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) by 1906 and the first of three buildings of the Japanese Presbyterian Mission by 1910.

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*Resource Name or #:* (Assigned by Recorder) 7642 Warner Avenue

**Recorded By** Mary Adams Urashima/GPA Consulting

**Date:** 5/14/2014

- View looking northwest at south and west elevations, 2014
- View looking southeast at north and west elevations, 2011.
- Enclosed sunporch on south elevation, 2014.
- Detail view of dentilled moulding in porch.
- Detail view of original wallpaper with Japanese cloud and lotus pattern.
- Charles Mitsui and Yukiko Yajima Furuta in front of their home c. 1913.

*Required Information*
The building located at 7642 Warner Avenue is a one-story, hand-hewn, wide plank redwood barn, constructed between 1908 to 1912, as part of the Furuta farm. It is located on the south side of Warner Avenue and the east side of Nichols Lane. The main entry of the building faces north toward Warner Avenue, south of the 1912 Furuta house #1. A critical significance for this property is it was acquired in 1908 and Japanese owned prior to California’s Alien Land Law of 1913. It was a working goldfish and flower farm. This is the last remaining pioneer barn in Huntington Beach. The building is believed to have been constructed by George Webster, an itinerant builder in Los Angeles and Orange County. The Furuta barn is identical to a known Webster barn in Altadena, California, constructed in 1906. By 1912, George Webster was living in Arch Beach (Laguna Beach). The Furuta oral history refers to a Caucasian builder for the house and Webster is placed in the community during the construction time period. The barn structure has a large main room with an open beamed interior, and earthen floor. It has a wide-plank, redwood-framed structure and the exterior shows evidence it once was painted iron oxide red. The main entry to the barn is on the north side of the building, faced with large sliding wooden doors with iron door fixtures. Early 20th Century electrical fixtures remain in the barn. To the west side of the main room is an approximately 15x15 room. At the back of the main room are wall shelves and a raised wooden floor. To the east side of the main room is a rectangular room with wooden troughs used when the Furuta farm produced water lilies. The cut flowers were cleaned and waxed to keep blossoms open for market. In the southeast side of the barn is a room with large walk-in cooler, where flowers were kept for market. The south side of the barn incudes a pre-World War II addition. As is typical of American barns, the Furuta barn has small additions made by the original owner in the early 1900s to post World War II, when the farm transitioned from goldfish to flower farming. When the Furutas purchased their first automobile in the 1920s, the barn also was used to garage the automobile. Remaining landscaping elements associated with structure is evidence of an arbor on the northwest side. Mature trees remain on all sides of the barn, with large pines planted by Charles Mitsuji Furuta to the northeast. The building is in fair condition.
**Resource Name or #:** Charles Mitsuji and Yukiko Yajima Furuta Barn

**Present Use:** Vacant

**Architectural Style:** Vernacular

**Construction History:** Constructed between 1912 and 1913

**Moved?** No

**Original Location:**
Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947

**Architect:** George Webster

**Builder:** George Webster

**Significance:** Japanese Influences in the Huntington Beach Area (1900-1941)

**Property Type:** Agricultural

**Applicable Criteria:** A/1

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was “truck farming.” Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese markets in Wintersburg Village and Huntington Beach. After the passage of California’s Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952.

**References:** Please see report for a full list of references.

**Remarks:** None

**Evaluator:** Mary Adams Urashima/GPA Consulting

**Date of Evaluation:** 5/14/2014
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Sohei Kowta of the Wintersburg Japanese Presbyterian Church was allowed to stay and assist mothers and children in the community until all were evacuated. Ultimately, everyone associated with the subject property—the Furuta family, Wintersburg Mission clergy and entire congregation—were forcibly evacuated and confined from 1942 to 1945.

Agricultural production in Southern California was impacted by Japanese American confinement. Chili pepper production nationally dropped over 70 percent due to the incarceration of Orange County’s Japanese American farmers, who had contributed to the growth of the crop before the war. The massive chili pepper processing warehouses of Masami Sasaki in Huntington Beach burned down during the war years and were never rebuilt.

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Evaluation & Integrity

Japanese settlers, between 1890 and 1940. The subject property retains integrity of location, design, setting, feeling and association. The 1934 Church building at 7622 Warner Avenue appears to have undergone minor alterations, none on the exterior that impact its original design as evidenced by comparison of 1934 and 2014 photographic images. However, the church is part of a decreasing number of historic properties that have a direct association with early Japanese settlers in the area. This property appears to be individually eligible for the National and California Registers as an important representation of the history of the Wintersburg Village area, as well as the early Japanese settlers in Huntington Beach—and at large—under Criteria A/1.

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<td>Mary Adams Urashima/GPA Consulting</td>
<td>7642 Warner Avenue</td>
<td>5/14/2014</td>
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**Historic view, c. 1920s, showing car parked inside Furuta Barn.**
**P1. Other Identifier:** Wintersburg Presbyterian Church (1934 Structure)

**P2. Location:**
- **Not for Publication**
- **Unrestricted**
- **a. County** Orange
- **b. USGS 7.5' Quad**
  - Date: 7622 Warner Avenue
  - City: Huntington Beach
  - Zip: 92647
- **c. Address**
- **d. UTM**
- **e. Other Locational Data:**
  - APN: 111-372-06

**P3a. Description:**
The building located at 7622 Warner Avenue is a one-story, church building constructed during the Great Depression and dedicated in 1934. It is located on the south side of Warner Avenue and the east side of Nichols Lane. The main entry of the building faces north, along Warner Avenue. The building has a rectangular plan and likely a concrete foundation. It has a redwood-framed structural system and an exterior clad in smooth stucco. It is covered by a moderately pitched side gable roof with a front gable extension. The entire roof system is clad with composition shingles. The building has no overhanging eaves. A distinctive feature on the northwest corner of the exterior is the cornerstone, which reads “Japanese Presbyterian Church 1934.” The primary entry is located at the north-facing façade, within an arched alcove. The alcove is sheltered by an extended front gable roof. The entry itself consists of a set of double wood paneled doors, made of tiger maple. There are five windows on the front façade; they are symmetrically spaced and have all been temporarily obscured by wood boards placed by the current property owner. Other windows throughout the building are consistent with those observed on the façade. The interior of the building features a rectangular main room with raised stage or altar area at the east end, behind which is a passsthrough hallway. The west end of the building contains a clergy offices, kitchen, restroom and entry alcove. A closet at the northwest corner of the building provides access to the structure’s 1934 cornerstone. Remaining landscaping elements associated with this property are “gum trees” planted by landowner Charles Mitsuji Furuta. The edge of the property has been impacted, to a degree, by the widening of Warner Road, which has nearly obliterated the buffer between the 1934 church and roadway. The building is in fair condition.

**P7. Owner and Address:**
Nichols Street Properties, LLC
17121 Nichols Street
Huntington Beach, CA 92647

**P8. Recorded by:**
Mary Adams Urashima/GPA Consulting
Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

**P9. Date Recorded:** 5/14/2014

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

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

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):
**Resource Name or #:** Japanese Mission  
**7622 Warner Avenue**

**Historic Name:** Japanese Mission  
**Common Name:** 7622 Warner Avenue  
**Original Use:** Church  
**Present Use:** Church

**Construction History:** Construction completed 1934

**Architectural Style:** Spanish Colonial Revival

**Construction History:** Construction completed 1934

**Moved?** Yes

**Original Location:** Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947

**Significance:** Theme: Japanese Influences in the Huntington Beach Area (1900-1941)  
**Period of Significance:** 1900-1941  
**Property Type:** Religious  
**Applicable Criteria:** A/1

**Japanese Influence in the Huntington Beach Area (1900-1941)**

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was "truck farming." Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese markets in Wintersburg and Huntington Beach. After the passage of California's Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952. (See Continuation Sheet)

**Additional Resource Attributes:** (List attributes and codes)  
**References:** Please see Report for a full list of References.

**Evaluator:** Mary Adams Urashima/GPA Consulting  
**Address:** Urashima & Associates  
**19432 Pompano Lane**  
**Huntington Beach, CA 92648**

**Date of Evaluation:** 5/14/2014

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**Sketch Map with north arrow required:**

*Subject parcel outlined in red. Map courtesy of Google Earth*
Japanese farmers introduced the intensive phase of agriculture to Orange County. By 1909, there were 102 Japanese farms in the Wintersburg area farming over 5,000 acres. Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and sugar beet crops to chili pepper production post World War I. By the 1920s, Japanese American farms were producing over 70 percent of the nation’s supply of chili peppers. The Japanese community created innovative chili pepper dehydrators to speed the crop to market, whereas chili peppers previously were spread in the sun to dry. The majority of chili pepper production and processing was centered in Huntington Beach and Talbert (Fountain Valley).

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The first building for the Wintersburg Mission was constructed between 1909-1910, opening for services in 1910. The Mission effort was supported actively by Ernest Adolphus Sturge, M.D., Ph.D., who was appointed to direct the Japanese Missions project on the West Coast by the Presbyterian Church, U.S.A. The Wintersburg Mission was the fifth mission established through this effort, following missions in San Francisco, Watsonville, Salinas and Los Angeles. Dr. Sturge was awarded the Order of the Rising Sun by the Emperor of Japan in 1904 for his work with the Japanese.

Sturge attended the dedication of the Wintersburg Mission in 1910, actively corresponded with the congregation, and helped establish 14 known Japanese missions in California.


The Wintersburg Mission was part of the Japanese community’s social life, as well as the general community’s civic events. The Japanese community provided the fireworks for one of the first July 4th celebrations in Huntington Beach in 1905 and helped re-dedicate the Huntington Beach pier in June 1914, working with Huntington Beach leaders to raise funds for its reconstruction. At the return of World War I soldiers, the Santa Ana Register on Sept. 12, 1919, reported Reverend Junzo Nakamura participating in a welcome home reception with others from Wintersburg Village at the Orange County Park in Santa Ana, in Wintersburg Folk Join Celebration.

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Some Japanese American families returned to Wintersburg Village and Huntington Beach after World War II. The Furuta family returned to Wintersburg in 1945 to recover their farm, raising sweet peas and water lilies through the last half of the 20th Century. Their house and the Wintersburg Mission complex (subject property), remain extant.

Evaluation & Integrity

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The three buildings associated with the Wintersburg Japanese Presbyterian Mission and Church—the 1910 Mission, 1910 manse (parsonage) and 1934 Church—are on the same property as the two houses and barn belonging to the Furuta Family. The City’s General Plan Historical and Cultural Resources Element classify the property as a local landmark. The property has been found to be potentially eligible for the National Register in 1983 by Scientific Resource Surveys, Inc., again in 2002 in a Historic Resources Technical Report prepared for Culbertson, Adams & Assoc. by Timothy Gregory as a contributor to a potential historic district, in the 2003 City of Huntington Beach Environmental Assessment, again in 2012 as part of The Warner-Nichols Draft Environmental Impact Report prepared by ICF International in October, 2012 and most recently in 2013 by the National Park Service.
View looking southeast at church, 2014.

Detail view of northwest cornerstone, 2014.

Japanese Presbyterian Church, c. 1934, the year of its dedication.

Japanese Presbyterian Church, at a 1966 congregational gathering.
Resource Name or #: (Assigned by Recorder) 17102 S. Nichols Lane

P1. Other Identifier: Furuta House #2 (1947)

P2. Location: ☑ Unrestricted  a. County


P4. Resources Present: ☑ Building  ☑ Structure  ☑ Object  ☑ Site  ☑ District

P5. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

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

The building located at 17102 S. Nichols Lane Capped by a medium-pitched hipped roof, this one-story Minimal Traditional style single-family residence is clad in stucco and wide clapboard siding. Roof elements include shallow eaves and exposed rafters. Fenestration consists of a mix of steel-framed casements and non-original aluminum sliders. A deeply recessed front entry porch situated near the north end of the primary (west) elevation is clad with vertical boards. An attached double-car garage located at the north end of the dwelling is recessed from the main portion of the house. A bedroom wing extends east from the south elevation. Landscaping consists of a grass front lawn, shrubs, and numerous mature trees. The property exhibits a high level of physical integrity.

P6. Date Constructed/Age and Source: 1947  Mary Adams Urashima

P7. Owner and Address: Nichols Street Properties, LLC

17121 Nichols Street
Huntington Beach, CA  92647

P8. Recorded by: Mary Adams Urashima/GPA Consulting

Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

P9. Date Recorded: 5/14/2014

P10. Survey Type: (Describe)
B1. Historic Name: Raymond and Martha Furuta house, Furuta house #2
B2. Common Name: 17102 S. Nichols Lane
B3. Original Use: Single Family Residence
B4. Present Use: Vacant
*B5. Architectural Style: Minimal Traditional/Ranch
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1947.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features
Mission, c. 1910; Manse, c. 1910; Furuta Home #1, c. 1912; Barn, c. 1912; Furuta Home #2, 1947
B9a. Architect: Unknown
B9b builder: Unknown
*B10. Significance: Theme Japanese Influences in the Huntington Beach Area (1900-1941)
B10 area: Wintersburg Village/Huntington Beach
Period of Significance: 1900-1941 Property Type: Residential
Applicable Criteria: A/1

In the early 1900s, the population of Wintersburg dramatically increased with large numbers of Japanese immigrants settling in the area. Japanese immigrants, usually arriving in California by way of San Francisco, migrated south where there was abundant work and less opposition from labor organizations. By 1911, there were at least 800 Japanese working and living in the peatlands surrounding Huntington Beach (the township of Huntington Beach had a population of 815 by 1910).

The predominant occupation of Japanese Issei (Japanese immigrant generation) and Nisei (American-born) was "truck farming." Japanese truck farmers generally leased and farmed lands owned by Caucasian or non-Asian landowners, and trucked their produce to nearby produce markets. There also were Japanese markets in Wintersburg Village and Huntington Beach. After the passage of California’s Alien Land Laws of 1913 and 1920, land ownership was prohibited of Asian immigrants ineligible for citizenship from owning land (the laws did not apply to European or African immigrants) and Japanese immigrants also were prohibited from obtaining citizenship. American-born Nisei, were able to own land as American citizens. The Alien Land Laws were overturned after World War II, in 1952. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP36

*B12. References:
Please see report for full list of references.

B13. Remarks:
None

*B14. Evaluator: Mary Adams Urashima/GPA Consulting
Urashima & Associates
19432 Pompano Lane
Huntington Beach, CA 92648

*Date of Evaluation: 5/14/2014

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Japanese Influence in the Huntington Beach Area (1900-1941)

Sketch Map with north arrow required.
B10. Significance (Continued from Page 2): Japanese farmers introduced the intensive phase of agriculture to Orange County. By 1909, there were 102 Japanese farms in the Wintersburg area farming over 5,000 acres. Japanese farmers such as Masami Sasaki were instrumental in the transition from celery and sugar beet crops to chili pepper production post World War I. By the 1920s, Japanese American farms were producing over 70 percent of the nation’s supply of chili peppers. The Japanese community created innovative chili pepper dehydrators to speed the crop to market, whereas chili peppers previously were spread in the sun to dry. The majority of chili pepper production and processing was centered in Huntington Beach and Talbert (Fountain Valley).

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A critical significance for the Furuta property is it was acquired in 1908 and Japanese owned prior to California’s Alien Land Law of 1913. It was a working goldfish and flower farm. The 1947 house was constructed post-World War II forced evacuation and confinement, per the tax assessor’s record and per Furuta family oral histories and present-day interviews. The house was built for Raymond Furuta and his wife, Martha.

The historic association of Furuta house #2 is the key association with the ethnic heritage of Wintersburg Village specifically, and Orange County generally, is with the elder Charles and Yukiko Furuta, Raymond Furuta’s parents. Charles and Yukiko Furuta resided in the 7642 Warner Avenue dwelling erected in 1912, prior to California’s Alien Land Law of 1913. Charles Furuta was a prominent member of the Wintersburg Japanese Presbyterian Mission and Church—donating a portion of his farm land to the Mission—and he served as president of the Smeltzer Japanese Association.

Charles Furuta’s role as a community leader led to him being one of the first interrogated by the F.B.I. after the Japanese attack on Pearl Harbor in 1941 and to his detention by the F.B.I. at the Tuna Canyon Detention Station in Los Angeles County. His wife, Yukiko, son, Raymond, and the Furuta daughters were confined at the Colorado River Relocation Center, Poston, Arizona. Raymond and Martha Furuta married just prior to evacuation and their first child was born in confinement. The Furuta house #2 represents the return of the Japanese American community post-World War II. It is significant because fewer numbers of Japanese Americans returned to Huntington Beach and Wintersburg after confinement, due to their loss of property. The Furuta property was a Japanese-owned property and the Furuta family was able to retain its ownership.

Raymond Furuta was a horticulturist, reviving the farm post-World War II to grow water lilies in the former goldfish ponds, as well as sweet peas. The Furutas became the largest distributor of cut water lilies in the United States during the last half of the 20th Century.

Evaluation & Integrity

Japanese settlers, between 1890 and 1940. The subject property retains integrity of location, design, setting, feeling and association. The 1934 Church building at 7622 Warner Avenue appears to have undergone minor alterations, none on the exterior that impact its original design as evidenced by comparison of 1934 and 2014 photographic images. However, the church is part of a decreasing number of historic properties that have a direct association with early Japanese settlers in the area. This property appears to be individually eligible for the National and California Registers as an important representation of the history of the Wintersburg Village area, as well as the early Japanese settlers in Huntington Beach—and at large—under Criteria A/1.

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**P2. Location:**  
- Not for Publication  
- unrestricted  
- a. County Orange

**P3a. Description:**  
The building located at 940 11th Street is a one-story single-family residence constructed in 1937 in the Minimal Traditional style. It is located on the south side of 11th Street and faces north. The building has a nearly rectangular shaped plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a cross gable roof clad with composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. At the north-facing elevation a brick path and steps lead to a partial-width porch. The entry is located within the porch and is sheltered by the principle roof and supported by squared wood posts. The entry itself consists of a wood and glass paneled door. There are three windows on the façade. They consist of a double-hung wood-sash window with six lights per sash and two fixed wood-sash windows with eight lights. Other windows throughout the building are consistent with those observed on the facade. Landscaping features include a front lawn, mature trees, shrubs, and vines along the front porch, a ⅞ brick perimeter wall, a concrete driveway, and a porte cochere. There are no visible alterations to the exterior of the building. The building is in good condition.

**P3b. Resource Attributes:**  (List Attributes and codes)  
- HP02. Single Family Property

**P4. Resources Present:**  
- Building

**P5a. Photograph or Drawing:**  (Photograph required for buildings, structures, and objects.)
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**
954 11th Street

**P2. Location:**
- **Not for Publication**
- **unrestricted**

- **a. County:** Orange
- **b. USGS 7.5'Qua**
- **c. Address:** 952 11th Street
- **d. UTM** (Give more than one for large and/or linear resources)
- **e. Other Locational Data:** APN: 024-072-05

**P3a. Description:**
The building located at 954 11th Street is a one-story single-family residence constructed circa 1930 in the Spanish Colonial Revival style. It is located on the south side of 11th Street and faces north. The building has a nearly rectangular shaped plan and a concrete foundation. The building has a wood-framed structural system and an exterior clad in smooth stucco. It is covered by a flat parapet roof clad with red clay tile. The building has no overhanging eaves. Additional features include square wood vents above the façade windows. At the north-facing elevation a concrete path and steps lead to an entry porch. The entry is located within the porch and is sheltered by an extended shed roof and supported by knee braces and a stucco balustrade wall. The entry itself consists of a wood and glass paneled door. There are three windows on the façade. They consist of aluminum-sash sliding windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping features include a front lawn, mature shrubs and a perimeter hedge wall. There are no visible alterations to the exterior of the building. The building is in good condition.

**P3b. Resource Attributes:**
- HP02. Single Family Property

**P4. Resources Present:**
- **Building**
- **Object**
- **Site**

**P5a. Photograph or Drawing:**
(View, date, accession #)

**P5b. Description of Photo:**
- **View looking southeast at the façade and west ele**
- **Source:** Historic
- **Visual Observation**
- **c. 1925**

**P6. Date Constructed/Age and Source:**
- **Historic**
- **Prehistoric**
- **Both**
- **c. 1925** Visual Observation

**P7. Owner and Address:**
- Robert J. Bishop
- 317 7th Street
- Huntington Beach, CA 92648

**P8. Recorded by:**
- Jennifer Krintz & Nicole Collum
- GPA Consulting
- 231 California Street
- El Segundo, CA 90245

**P9. Date Recorded:**
- 8/1/2009

**P10. Survey Type:**
- Survey - Reconnaissance

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

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

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*DPR 523A (01/04)*

*Required Information*
**Resource Name or #** (Assigned by recorder)  119 Main Street

**Recorded By:** Amanda Yoder  **Date:** April 2014  
☐ Continuation  ☑ Update

**P2e. Other Locational Data:** APN 024-153-18

**P3a. Description:**

The building at 119 Main Street is a one-story commercial building that was constructed in 1920 in the Early Twentieth Century Commercial style. It is located on the northwest side of Main Street, facing southeast. The building has a rectangular plan and has a likely concrete foundation. The masonry building is sheathed in brick and has a flat roof with a raised parapet. On the southeast façade there is one recessed storefront with a cut stone bulkhead, single fully-glazed wood door with single-light sidelight and transom and single-light wood display windows. A striped decorative element has been installed along the roofline of 119 Main Street, along with signage for the current tenant. Modifiations to the building include installation of signage and decorative elements, obscuring original features such as brickwork and transom windows. The bulkhead material may have been covered or replaced with cut stone. The 1986 Survey Forms described 119 and 121 Main Street as one property; however, today, they are two separate properties with separate parcel numbers. 121 Main Street (024-153-17) has also been given an update form.

**P3b. Resource Attributes:** HP06. 1-3 story commercial building

**P7. Owner and Address:**
George E. Draper  
1210 Pecan Ave  
Huntington Beach, CA 92648

**P8. Recorded By:**
Galvin Preservation Associates Inc.  
231 California Street  
El Segundo, CA 90245

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**NRHP Status Code:** 3S/5S2
Southeast elevation of 119 Main Street (left), looking northwest, 2009.
*P2e. Other Locational Data: APN 024-153-17

*P3a. Description:
The building at 121 Main Street is a one-story commercial building that was constructed in 1920 in the Early Twentieth Century Commercial style. It is located on the northwest side of Main Street, facing southeast. The building has a rectangular plan and has a likely concrete foundation. The masonry building is sheathed in brick and has a flat roof with a raised parapet. On the southeast façade there is one recessed storefront with a cut stone bulkhead, double fully-glazed wood doors with single-light transom and single-light wood display windows. Signage for the current tenant has been installed. Modifications to the building include installation of signage, obscuring original features such as transom windows. The bulkhead material may have been covered or replaced with cut stone. The 1986 Survey Forms described 119 and 121 Main Street as one property; however, today, they are two separate properties with separate parcel numbers. 119 Main Street (024-153-18) has also been given an update form.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

*P7. Owner and Address:
Frank Alfonso
6630 Vickiview Dr
West Hills, CA 91307

*P8. Recorded By:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

*P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 3S
Southeast elevation of 119 Main Street (right), looking northwest, 2009.
**P2e. Other Locational Data:** APN 024-147-14

**P3a. Description:**

The building at 217 Main Street is a one story commercial building constructed in 1910 in the Western Falsefront style. It is located on the northwest side of Main Street, facing southeast. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards and wood board-and-batten. The roof is front-gabled with shallow eaves and composition shingles, hidden by a raised parapet on the front elevation. On the northeast elevation, there is a single recessed storefront with wood bulkheads, single partially-glazed wood door with transom and sidelights and single-light wood windows. Modifications to the building include the installation of signage shaped like a surfboard for the current tenant. Since the 1986 Survey, stucco has been removed from the façade, revealing what is likely closer to the building’s original appearance.

**P3b. Resource Attributes:** HP06. 1-3 Story Commercial Building

**P7. Owner and Address:**
Douglas M S Langevin
4124 Leonard Rd
Grants Pass, OR 97527

**P8. Recorded By:**
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**NRHP Status Code:** 3S/5S1
Southeast elevation, looking northwest, 2009.

Southeast elevation, looking northwest, 2009.
The building at 218 5th Street is a one-story commercial building that was constructed in 1908 in the Western Falsefront style. It is located on the northwest side of Main Street, facing southeast. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards and wood board-and-batten. The roof is front-gabled with flush eaves and composition shingles, hidden by a parapet wall. On the southeast façade there is a recessed storefront with wood bulkheads, a single fully-glazed wood door with transom and sidelights and multi-light wood display windows. Signage in the shape of a surfboard for the current tenants has been installed along the roofline. Modifications to the building include installation of signage. Since the 1986 Survey, the stucco along the façade has been removed, revealing more of the building's original form.
Recorded By: Amanda Yoder
Date: April 2014

**Resource Name or # (Assigned by recorder)**
218 5th Street

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North end of northwest façade, looking west, 2009.

South end of northwest façade, looking west, 2009.
*P2e. Other Locational Data: APN 024-113-04

*P3a. Description:

The building at 320 9th Street is a one story residence constructed in the Craftsman style in 1922. It is located on the southeast side of 9th Street, facing northwest. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards. The roof is hipped with composition shingles and shallow, boxed eaves. On the northwest elevation, a pathway leads to the primary entrance, which consists of a single partially-glazed wood Dutch door. There are no windows on the façade; the windows throughout the remainder of the building appear to be vinyl sliders. Since the 1986 Survey, the property has been re-roofed with a hipped roof, a gabled dormer has been added, fixed wood windows with multi-light transoms on the façade have been infilled, the eaves have been enclosed, and decorative porch elements have been removed.

*P3b. Resource Attributes: HP02. Single Family Property

*P7. Owner and Address:
Daniel Kuric
623 10th Street
Huntington Beach, CA 92648

*P8. Recorded By:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

*P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 5S1/6Z
Northwest elevation, looking southeast, 2009.

Northwest and southwest elevations, looking east, 2009.
The building at 321 5th Street is a one-story residence constructed in the Neo-Classical Box style circa 1905. It is located on the northwest side of 5th Street, facing southeast. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in vertical wood boards. The roof is hipped with composition shingles and shallow, boxed eaves. On the northwest elevation, a set of wood steps leads to the recessed entry porch which is supported by wood posts and enclosed by a low wall. The entrance is within the entry porch, and consists of a single wood-paneled door. There windows throughout the building appear to be vinyl sliding or hung. Since the 1986 Survey, the entry porch has been altered, the windows have been replaced and there appears to have been an addition to the rear, which resulted in the removal of a chimney.

**P3b. Resource Attributes:** HP02. Single Family Property

**P7. Owner and Address:**
5th Street Property Mgmt, LLC
7816 Connie Drive
Huntington Beach, CA 92648

**P8. Recorded By:**
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 5S2/5S1/6L
Northeast and southeast elevations, looking north, 2009.

Southeast elevation, looking northwest, 2009.
Resource Name or # (Assigned by recorder): 501 10th St

Recorded By: Amanda Yoder
Date: April 2014

*P2e. Other Locational Data: APN 024-101-18

*P3a. Description:
The building at 501 10th Street is a one and two-story residence constructed in 1924 in the Craftsman style. It is located on the northwest corner of 10th Street and Pecan Avenue, facing southeast. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards. The roof is front-gabled with open, overhanging and composition shingles. On the southeast elevation, a set of brick steps leads to the primary entrance, which consists of a single partially-glazed wood-paneled door with sidelights. Visible windows on the building appear to be one-over-one double-hung wood windows. Since the 1986 Survey, a compatible two-story addition has been constructed on the rear (northwest) elevation. The 1986 form did not indicate whether the residence was single or multi-family, but the property may have been converted to multi-family since that time.

*P3b. Resource Attributes: HP03. Multiple Family Property

*P7. Owner and Address:
Williams Family Trust
501 10th Street
Huntington Beach, CA 92648

*P8. Recorded By:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

*P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 5S2
Southeast and southwest elevations, looking north, 2009.

Southeast elevation, looking northwest, 2009.
*P2e. Other Locational Data: APN 024-093-05

*P3a. Description:

The building at 616 9th Street is a one and two-story residence that was constructed in 1918 in the Craftsman style. It is located on the southeast side of 9th Street, facing northwest. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards. The roof is front-gabled with open, overhanging eaves and composition shingles. On the northwest façade, a concrete path and brick steps lead to the entry porch. The projecting entry porch has a front-gabled roof and is supported by thin wood posts and enclosed by a wood balustrade. The entry itself consists of a single partially-glazed wood-paneled door. The windows on the façade are one-over-one wood double-hung windows or wood fixed with a multi-light fixed transom. Since the 1986 Survey, a compatible two-story addition has been constructed at the rear (southeast) elevation.

*P3b. Resource Attributes: HP02. Single Family Property

*P7. Owner and Address:
Norman D & Colleen A Chapman
616 9th St
Huntington Beach, CA 92648

*P8. Recorded By:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

*P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 6L
*Resource Name or # (Assigned by recorder)  616 9th Street

Recorded By: Amanda Yoder  Date: April 2014

Northwest and southwest elevations, looking east, 2009.

Northwest elevation, looking southeast, 2009.
*Resource Name or # (Assigned by recorder)  622 8th St

Recorded By: Amanda Yoder  Date: April 2014

*P2e. Other Locational Data: APN 024-094-02

*P3a. Description:

The building at 622 8th Street is a one-story residence constructed in the Clipped-Gable Cottage style circa 1922. It is located on the southeast side of 8th Street, facing northwest. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards. The roof front-gabled with a clipped gable, composition shingles and shallow, open eaves. On the northwest elevation, a concrete path and steps leads to the entry porch, a single wood-paneled door. There windows throughout the building appear to be wood or vinyl double-hung. Since the 1986 Survey, the windows have been replaced in new openings and decorative shutters have been removed.

*P3b. Resource Attributes: HP02. Single Family Property

*P7. Owner and Address:
John Z. Plante
622 8th Street
Huntington Beach, CA 92648

*P8. Recorded By:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

*P11. Report Citation: Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

NRHP Status Code: 5S2/6L
Northwest and northeast elevations, looking south, 2009.

Northwest elevation, looking southeast, 2009.
**P2e. Other Locational Data:** APN 024-091-08

**P3a. Description:**

The building at 623 10th Street is a one story residence constructed in the Craftsman style in 1916. It is located on the northwest side of 10th Street, facing southeast. The building has a rectangular plan and a likely concrete foundation. The wood-framed building is sheathed in wood clapboards. The roof is front-gabled with open, overhanging and composition shingles and pent-roof dormers. On the southeast elevation, a set of brick steps leads to the primary entrance, which consists of a single fully-glazed wood door. The windows on the façade are single-light wood fixed and single-light wood casements; the windows throughout the rest of the building appear to be vinyl sliding or one-over-one double-hung. Since the 1986 Survey, the gable-end truss has been removed, the eaves have been enclosed and the pent-dormers were constructed.

**P3b. Resource Attributes:** HP02. Single Family Property

**P7. Owner and Address:**
Daniel Kuric  
623 10th Street  
Huntington Beach, CA 92648

**P8. Recorded By:**
Galvin Preservation Associates Inc.  
231 California Street  
El Segundo, CA 90245

**P11. Report Citation:** Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**NRHP Status Code:** 5S2
Southeast and southwest elevations, looking north, 2009.

Southeast elevation, looking northwest, 2009.