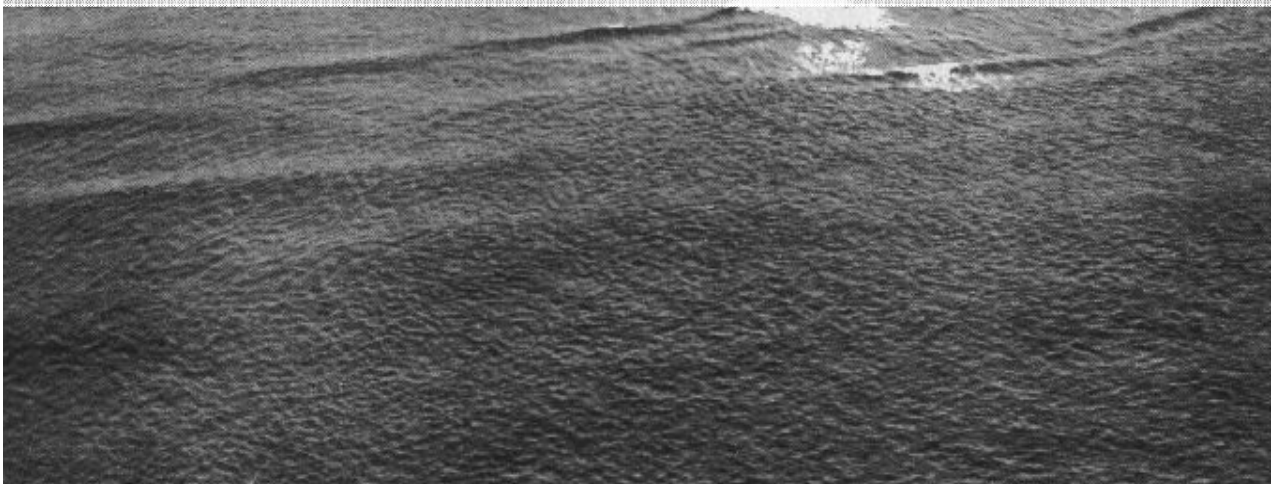




CHAPTER 6 Historical Resources Element



HISTORICAL

Valued Landmarks, Sites, and Structures

Introduction

This Element addresses the protection and sustainability of Newport Beach's historic and paleontological resources. Goals and policies presented within this Chapter are intended to recognize, maintain, and protect the community's unique historical, cultural, and archeological sites and structures. Preserving and maintaining these resources helps to create an awareness and appreciation of the City's rich history.

For many years, Newport Beach's scenic location, attractive neighborhoods, and active commercial areas have continued to place many of the City's original buildings, paleontological resources, and historical sites under extreme development pressures. Many of the community's early structures and archeological sites have since been demolished or altered. However, a significant number of historical sites and buildings have been preserved that are representative of the community and the region. Many of these historical resources have been recognized as being of statewide or national importance. The preservation of these sites has been the result of active efforts by residents, community groups, private organizations and the City of Newport Beach.

It is important to continue to protect Newport Beach's heritage and to identify and safeguard historical resources worthy of protection and ensure that new development enhances rather than alters or eliminates reminders of Newport Beach rich heritage.

Context—Early History

The community of Newport Beach has a rich and diverse history. The picturesque coastline of the community and its close proximity to the water have played a large role in the development of the City. Early inhabitants thousands of years ago were aboriginal hunters and gatherers who were first drawn to this area by the rich bounty of the bay and ocean. The most recent native people were the Tongva (Gabrielinos) and the Acjachemem (Juanenos), who lived in small villages around the bay.

In July of 1769, the expedition led by the Spaniard Gaspar de Portola reached the boundaries of present-day Orange County. Father Junipero Serra, a member of the expedition, dedicated the Mission of San Juan Capistrano, Orange County's first permanent settlement, on November 1, 1776. The Mission's chapel and adjoining structure were the first signs of civilization erected upon the Santa

RESOURCES ELEMENT

That Are Historically Significant

Ana Region. Decades later in the 1800s, land holdings of the Capistrano Mission were parceled out as Spanish and Mexican land grants to war heroes and aristocratic families. Later, many Spanish and Mexican landowners were forced to sell large tracts of their land. The most prominent landowners of the area, Don Sepulveda and Don Bernardo Yorba, men whose combined holdings comprised Newport Beach's upper bay and lower bay, sold their tracts to American entrepreneurs by the names of Flint, Bixby, Irvine and McFadden. The first stirring of commerce began in the community of Newport Beach in 1870, when a small stern wheeler from San Diego named "The Vaquero" made its first trip to a marshy lagoon to exchange lumber for hides, tallow, livestock and grain. James McFadden and ranch owner James Irvine named the landing on the bay "Newport." The McFadden brothers brought in lumber from Northern California and shipped out produce from local farmers on a shallow draft steam schooner named Newport.

In 1888, James McFadden, due to the treacherous harbor entrance, moved the isolated settlement to the peninsula and built a wharf that extended to deep water where large steamers could dock. In 1891 the McFadden brothers completed a railway connection to Santa Ana. Shipping activity increased dramatically and for the next eight years, the McFadden Wharf area was a booming commercial and shipping center and a company town began to grow. However, in 1899, the federal government allocated funds for major improvements to a new harbor at San Pedro, which was served by the Southern Pacific Railroad and would become Southern California's major seaport. The McFadden Wharf and railroad was sold to a beet-sugar producer in Los Alamitos who six months later sold to the Southern Pacific Railroad signaling the end of Newport as a commercial shipping center.

In 1902, James McFadden sold his Newport town site and about half of the Peninsula to William S. Collins, who saw Newport Bay's resort and recreation potential. Collins took on Henry E. Huntington

as a partner in the Newport Beach Company. Huntington had acquired the Pacific Electric railway system and used it to promote new communities outside of Los Angeles.



As recently as 1947, lands surround Newport's Upper Bay were developed tenant farms. Newport Beach 75: A Diamond Jubilee History, James P. Felton. Photo courtesy of the Irvine Company

Soon after, the Pacific Electric Railroad established itself in Newport Beach in 1905, connecting the City of Los Angeles by rail. Rapid transit “Red Cars” brought new visitors to the waterfront, and small hotels and beach cottages were developed that catered to the tourist industry. Between 1902 and 1907, many of Newport Beaches’ waterfront communities were subdivided, including West Newport, East Newport, Bay Island, Balboa, Corona del Mar, Balboa Island and Port Orange (at old Newport Landing), and in August 1906, residents in the booming bay town voted to incorporate. On September 1, 1906, Newport Beach became the fifth city to incorporate in Orange County. Newport Heights and Corona del Mar were annexed in 1917. In the 1920s, the City and County began work to improve the harbor entrance and create navigable channels in the bay. Between 1934 and 1936, the federal government and the County Harbor District undertook work around the harbor. They

dredged the Lower Bay, extended jetties, and created the present day contour of Newport Harbor. In 1936, community members dedicated the City's main harbor. During World War II, the harbor became a vital hub as naval ships were built and repaired in its coastal waters. Servicemen stationed at the Santa Ana Army Air Base came to Balboa to visit the entertainment hot spots. After the war, many of these men returned to build their homes in Newport Beach and the surrounding area.

The Santa Ana freeway, built in the 1950s, triggered further growth. During this time, housing development began to spread north and eastward from the waterfront to the hills and mesa areas. The community's economic industry changed, as the fishing industry, once the backbone of Newport Beach's economy, gradually declined to be replaced with new businesses and commercial centers. Beginning in 1967 and through the 1970s and 1980s, the building of shopping centers such as Fashion Island, hotels, high-scale restaurants, offices, and many new homes led to the creation of the active employment, retail, and residential areas that characterize much of Newport Beach today.³ While Newport Beach is no longer a small resort community, the bay and beach continue to play an important role in the community's character and economy and the City continues to be a destination for visitors.

Relevant and Related Programs

FEDERAL PROGRAMS

The *National Historic Preservation Act (NHPA) of 1966* is a federal law that establishes the legal and administrative context to encourage preservation of historic resources associated with the country's history and heritage. The NHPA establishes criteria for inclusion into the National Register of Historic Places (NRHP) which is an inventory of the United States' historic resources maintained by the National Park Service. Structures and features must usually be at least 50 years old to be considered for listing on the NRHP, barring exceptional circumstances.

Properties listed in the NRHP, or determined eligible for listing, must meet certain criteria for historical significance and possess integrity of form, location, and setting.

STATE PROGRAMS

The California Register of Historical Resources (CRHR) was created to identify resources deemed worthy of preservation on a state level and was modeled closely after the NRHP. The criteria are nearly identical to those of the NRHP but focus upon resources of statewide, rather than national, significance. The CRHR automatically includes resources listed on the NRHP as are State Landmarks and Points of Interest.

³ History of Newport Beach. Newport Beach Real Estate. Webpage:
<http://www.realestatenewportbeach.com/relocation/history.php>

California Health and Safety Code (Sections 7050.5, 7051, and 7054)

These sections collectively address the illegality of interference with human burial remains (except as allowed under applicable sections of the Public Resources Code), as well as the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, treatment of the remains prior to, during and after evaluation, and reburial procedures.

California Senate Bill 297 (1982)

This bill addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the Native American Heritage Commission to resolve disputes regarding the disposition of such remains.

LOCAL REGULATIONS—NEWPORT BEACH CITY COUNCIL POLICY MANUAL

Historical Resources

Reflective of Newport's unique history, several properties in the City exhibit significant heritage distinction. Twelve sites have been listed or designated eligible for listing on the National Register of Historic Places or California Register of Historical Resources, or otherwise listed as historic or potentially historic in the California Historic Resources Information System (CHRIS) maintained by the Office of Historic Preservation (Figure HR1).

Nationally Recognized Resources

Four properties within the City have been listed on the National Register of Historic Places.

- **Balboa Inn**—Built in 1929, the Balboa Inn is representative of Spanish Colonial Revival architecture and beachfront tourist development.
- **Balboa Pavilion**—Constructed in 1905, the Balboa Pavilion has been the site of numerous social and cultural activities over the turn of the century. It is one the state's last surviving examples of great waterfront recreational pavilions.



One of the City's first landmarks was the Balboa Pavilion constructed in 1905. Today it is listed on the National and State Historic Registers. (Newport Beach 75: A Diamond Jubilee History. Photo courtesy of Phil Tozer)

Figure HR1 Historical Resources

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Pg 2—8.5x11 color

- **Crystal Cove Historic District**—The Crystal Cove Historic District is a 12.3-acre coastal portion of the 2,791-acre Crystal Cove State Park. The federally listed Historic District is an enclave of 46 vintage rustic coastal cottages originally built in the 1920s and 1930's that are nestled around the mouth of Los Trancos Creek. It is one of the last remaining examples of early twentieth century Southern California coastal development.
- **Lovell Beach House**—Built in 1926, the Lovell Beach House was designed by Rudolf Schindler and is considered the first pure International Style house built in America.

State-Recognized Resources

In addition, four properties within the City have been listed as California Historical Landmarks.

- **Old Landing**—Established by Captain Dunnells in the 1870s, it was the site of the first shipping business in Newport Bay.
- **Site of First Water-to-Water Flight**—Commemorates the May 10, 1912, flight of pioneer pilot Glenn L. Martin who flew from the waters of the Pacific Ocean at Balboa to Catalina Island; on a primitive hydroplane; the first water-to-water flight. Today a plaque at the foot of the Balboa Pier honors the memory of Glenn Martin.
- **McFadden Wharf**—The site of the original wharf built in 1888 by the McFadden brothers.
- **Balboa Pavilion**—described above

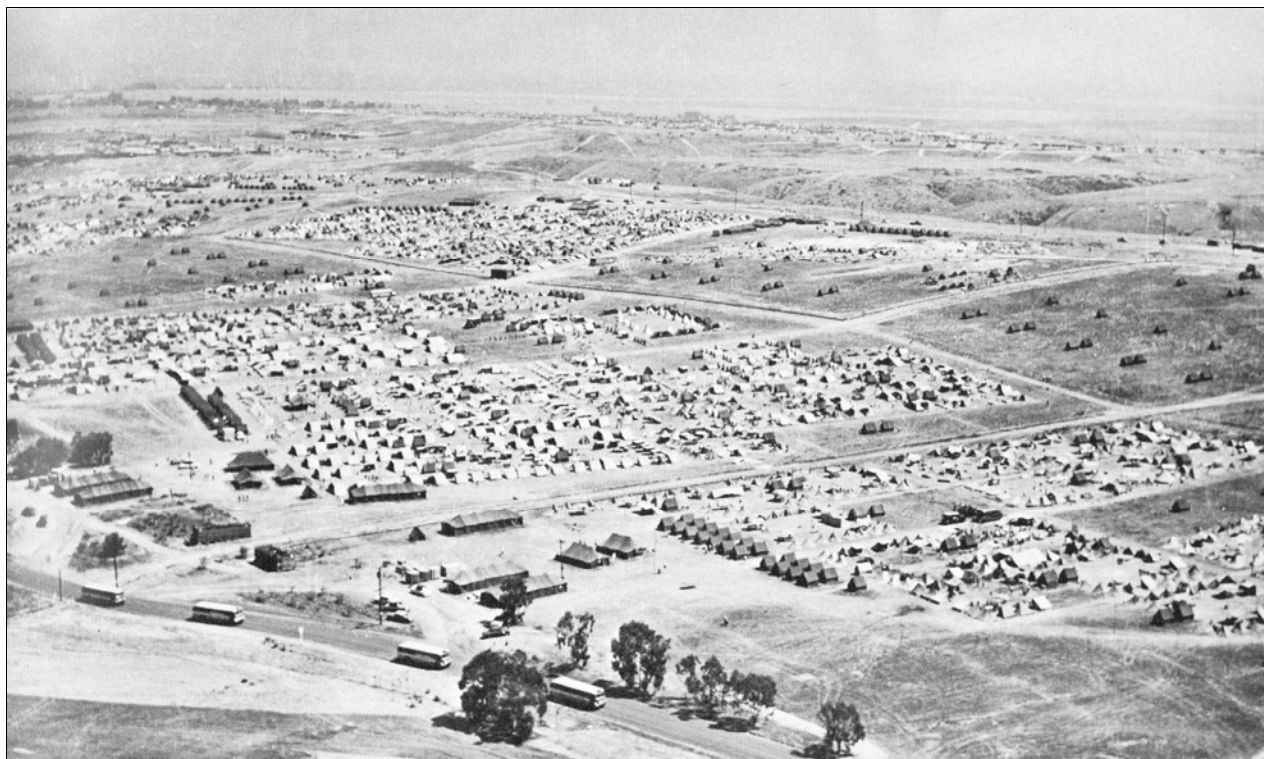
Four additional properties are also listed in the CHRIS database:

- **B.K. Stone Building**—one of the oldest commercial structures in Newport Beach.
- **Balboa Island Firehouse No. 4**—early police and fire station for the Balboa Peninsula
- **Bank of Balboa/Bank of America**—Bank of Balboa, Bank of America, provided services from 1928 to 1984 (now demolished)
- **Our Lady of Mount Carmel Church**

Locally Recognized Resources

Properties that are not listed on the NRHP or CRHR may also be considered historical resources. The City of Newport Beach has established the Newport Beach Register of Historical Property (“City Register”) to recognize structures or properties of local historical or architectural significance. The City has listed seven properties in the City Register in recognition of their local historical or architectural significance, as described above. In addition to the Balboa Pavilion and the Balboa Inn, which are also listed in the NRHP and CRHR, the City Register includes the following:

- **Rendezvous Ballroom Site**—A popular Balboa Dance Hall that featured numerous famous Big Bands of the 1930s and 1940s. It was destroyed by fire in 1966.
- **Wilma’s Patio (formally Pepper’s Restaurant)**—Located on Balboa Island, the exposed structural components of Wilma’s Patio are timbers used in the original Balboa Island Bridge and McFadden Wharf.
- **Balboa Theater**—Built in 1928, the Balboa Theater is a former vaudeville theater that at one time housed an infamous speakeasy during the prohibition period. Currently, the theater is under renovation.



In 1953, the International Boy Scout Jamboree was held where Newport Center and Fashion Island are now located. Thousands of tents were pitched in the area reachable only by a two-lane muddy trail.

- **Balboa Saloon**—The 1924 building is representative of the nautical history and Main Street commercial masonry style of Newport Beach.
- **Dory Fishing Fleet**— The Dory Fishing Fleet is located adjacent to Newport Pier. The fleet and open-air fish market have operated at this location since the founding of the fleet in 1891 by Portuguese fishermen. The last remaining fleet of its type, it is a historical landmark designated by the Newport Beach Historical Society. It is a City Council policy that an area immediately west of the Newport Pier be reserved for the Newport Dory Fishing Fleet.

Additionally, in 1991, City Council established an Ad Hoc Historic Preservation Advisory Committee (AHHPAC) to investigate the historic resources of the community and make recommendations regarding preservation. The AHHPAC completed its assignment on May 12, 1992, and reported its findings, which included a



A memorial plaque located at what is now Fashion Island commemorates the event

Historic Resource Inventory of 61 properties, to City Council June 8, 1992. The inventory categorized the properties surveyed in five hierarchical “classes” of significance:

- **Class 1**—Major Historic Landmark
- **Class 2**—Historic Landmark
- **Class 3**—Local Historic Site
- **Class 4**—Structure of Historic Interest
- **Class 5**—Point of Historic Interest

Under this system, Class 1 to Class 3 would be eligible to use the State Historic Building Code; Class 4 and Class 5 properties would be listed for recognition purposes only. The inventory was never officially adopted by the City, and the structures were never placed on the City Register, but the inventory still serves as a useful guide to potentially historic properties that may have historic or cultural significance to the City.

Goals and Policies

Goal

HR 1

Recognize and protect historically significant landmarks, sites, and structures.

Policies

HR 1.1 Historical Resources Inventory

Maintain and periodically update the Newport Beach Register of Historical Property for buildings, objects, structures, and monuments having importance to the history or architecture of Newport Beach and require photo documentation of inventoried historic structures prior to demolition. (*Imp 9.1, 10.1, 29.2*)

HR 1.2 Preservation or Re-Use of Historical Structures

Encourage the preservation of structures listed on the National Register of Historic Places and/or the list of California Historical Landmarks, and/or the Newport Beach Register of Historical Property. Provide incentives, such as grading reductions or waivers of application fees, permit fees, and/or any liens placed by the City to properties listed in the National or State Register or the Newport Beach Register of Historical Property in exchange for preservation easements. (*Imp 8.2, 29.2*)

HR 1.3 Historical Landmarks

Encourage the placement of historical landmarks, photographs, markers, or plaques at areas of historical interest or value. Create a Landmark Plan that will recognize and designate culturally important heritage sites that are eligible for

the placement of historical landmarks or plaques. The Plan will also identify funding opportunities to support the program such as development fees, corporate or civic sponsorships, donations, or utilizing General Funds. (*Imp 8.2, 9.1, 10.1, 29.2*)

HR 1.4 Adaptive Re-use

Encourage alternatives to demolition of historical sites or structures by promoting architecturally compatible rehabilitation or adaptive re-use. Provide incentives such as permit and application fee waivers, flexible building requirements and free technical advice by person(s) qualified in historical preservation. (*Imp 8.2, 29.2*)

HR 1.5 Historical Elements within New Projects

Require that proposed development that is located on a historical site or structure incorporate a physical link to the past within the site or structural design, if preservation or adaptive reuse is not a feasible option. For example, incorporate historical photographs or artifacts within the proposed project or preserve the location and structures of existing pathways, gathering places, seating areas, rail lines, roadways, or viewing vantage points within the proposed site design. (*Imp 29.2*)

HR 1.6 Documentation

Require that, prior to the issuance of a demolition or grading permit, developers of a property that contains an historic structure as defined by CEQA retain a qualified consultant to record the structure in accordance with U.S. Secretary of Interior guidelines (which includes drawings, photographs, and written data) and submit this information to the Newport Beach Historical Society, Orange County Public Library, and City Planning Department. (*Imp 8.2*)

HR 1.7 Offer for Relocation of Historic Structure

Require that, prior to the demolition of a historic structure, developers offer the structure for relocation by interested parties. (*Imp 8.2*)

Goal

HR 2

Identification and protection of important archeological and paleontological resources within the City.

Policies

HR 2.1 New Development Activities

Require that, in accordance with CEQA, new development protect and preserve paleontological and archaeological resources from destruction, and avoid and mitigate impacts to such resources. Through planning policies and permit conditions, ensure the preservation of significant archeological and

paleontological resources and require that the impact caused by any development be mitigated in accordance with CEQA. (*Imp 11.1*)

HR 2.2 Grading and Excavation Activities

Maintain sources of information regarding paleontological and archeological sites and the names and addresses of responsible organizations and qualified individuals, who can analyze, classify, record, and preserve paleontological or archeological findings.

Require a qualified paleontologist/archeologist to monitor all grading and/or excavation where there is a potential to affect cultural, archeological or paleontological resources. If these resources are found, the applicant shall implement the recommendations of the paleontologist/archeologist, subject to the approval of the City Planning Department. (*Imp 11.1*)

HR 2.3 Cultural Organizations

Notify cultural organizations, including Native American organizations, of proposed developments that have the potential to adversely impact cultural resources. Allow representatives of such groups to monitor grading and/or excavation of development sites. (*Imp 11.1*)

HR 2.4 Paleontological or Archaeological Materials

Require new development to donate scientifically valuable paleontological or archaeological materials to a responsible public or private institution with a suitable repository, located within Newport Beach, or Orange County, whenever possible. (*Imp 11.1*)

