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SAN LUIS OBISPO

## MEMORANDUM

**DATE:** November 5, 2024

**To:** Adam Cleary, Back Bay Barrels, LLC, Property Owner

**FROM:** Casey Tibbet, M.A., Associate Cultural Resources Manager/Architectural Historian

**SUBJECT:** Historic Resources Evaluation for the Newport Beach Golf Course Clubhouse and Driving Range Shack/Canopy in Newport Beach, Orange County, California (LSA Project Number 20242006)

LSA Associates, Inc. (LSA) completed a historical evaluation on an approximately 15-acre portion of the Newport Beach Golf Course located at 3100 Irvine Avenue (Assessor's Parcel Number 119-200-41) in Newport Beach. The 15 acres includes the clubhouse; driving range shack and canopies; Holes 1, 2, and 9; the driving range; and a parking lot, all of which were built in 1976 and are proposed to be removed to facilitate development of a surfing facility. Although not yet 50 years of age, the buildings and related features were evaluated for historical significance as part of the due-diligence process for the proposed project.

In support of this effort, LSA conducted research and an intensive-level field survey. The resources were documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and identified on a DPR Location Map. It was evaluated using the criteria for listing in the California Register of Historical Resources (California Register) and the City of Newport Beach (City) criteria for designation (Council Policy Manual, Places of Historical Significance, K-2).

LSA has determined that these resources are not strongly associated with any historically significant events, patterns of development, or people important in history. They are not part of a group of sites or structures that represent important historical development patterns. Although the buildings embody some characteristics of the Ranch style with a Tiki influence, they do not rise to a level beyond the ordinary, do not possess high artistic values, and are not the work of a master designer or builder. They are not unique or rare and do not represent indigenous building forms. Finally, the property is not a focal point or a visual feature that characterizes the area.

For these reasons, the Newport Beach Golf Course clubhouse, driving range shack and canopies, and Holes 1, 2, and 9 located on 15 acres at 3100 Irvine Avenue do not qualify as "historical resources" either individually or collectively as defined by the California Environmental Quality Act (CEQA). For purposes of this project, the City may make a finding of "no impact" regarding built environment historical resources.

**Attachment:** DPR Forms

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 10

Resource Name or #: Newport Beach Golf Course

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted **\*a. County:** Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Newport Beach, CA **Date:** 1981 **T** 6S; **R** 10W; **S.B.B.M.**

**c. Address:** 3100 Irvine Avenue **City:** Newport Beach **Zip:** 92660

**d. UTM: Zone:** 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN (G.P.S.)

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 119-200-41; bound by Irvine Avenue and a flood control channel on the north, Mesa Drive on the west and south, and commercial properties along southwest Acacia Street on the southeast.

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Newport Beach Golf Course clubhouse, driving range, parking lot, and Holes 1, 2, and 9 are located on approximately 15 acres at the east corner of Irvine Avenue and Mesa Drive. They are part of an 18-hole executive golf course. The one-story Ranch-style clubhouse has a Tiki influence and includes a pro shop, offices, restrooms, and a restaurant. It is irregular in plan and has a complex flat, shed, and gable roof. The shed and gable portions of the roof are sheathed with what appears to be synthetic Spanish barrel tiles and have large, exposed rafters (some notched) and wide eaves. The shed roof has a slightly extended peak accentuated by a heavy, notched, exposed ridge beam. The exterior walls are covered with textured stucco and have board-and-batten accents, as well as concrete and pebble stone accent panels and faux buttresses. The pebble stone accents are patterned after the flagstone-accent walls popular in the 1960s and 1970s. Fenestration consists of metal-framed windows typical of retail/commercial businesses. The building features a covered walkway on the northwest elevation of the pro shop that leads to a wide breezeway between the pro shop and the restaurant. The restaurant entrance, located northwest of the breezeway, is deeply recessed and has a pair of paneled wood doors with paneling above that gives the appearance of floor-to-ceiling doors. The building appears to be in at least fair condition and to retain at least a moderate degree of integrity. *See Continuation Sheet*

**\*P3b. Resource Attributes:** (Original uses) HP39-Other (golf course)

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

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



*See Continuation Sheet*

**P5b. Description of Photo:** (View, date, accession #) Northeast elevation of the clubhouse, view southwest (10/25/24). The breezeway is in the middle.

**\*P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both  
1976 (*The Register* 1976; *Los Angeles Times* 1976)

**\*P7. Owner and Address:**  
Adam Cleary  
Back Bay Barrels, LLC  
3857 Birch Street, Suite 521  
Newport Beach, CA 92660

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:** 10/18/24

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

**\*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

Page 2 of 10

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Newport Beach Golf Course

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Golf course B4. Present Use: Golf course

\*B5. Architectural Style: Ranch with Tiki elements

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

1974 – Permits issued to owner Pacific Coast Mfg. Golf Division for construction of a new service yard building on 0.86 acre, a new clubhouse and pro shop on 15.54 acres, and a new driving range shed on 15.54 acres. Architect is listed as Miles & Meier.

1975 – Permits issued to owner Pacific Coast Mfg. to construct a 5-foot-high chain-link fence, two retaining walls, and a clubhouse parking lot. Permi issued to owner Irvine Company to erect a temporary future facility sign. Permit issued to owner Newport Golf [illegible] to design and install an automatic fire sprinkler system.

1976 – An August 1976 news article states, “We have the front nine [holes] in play at this time...the facility hasn’t completed the clubhouse which will house a restaurant and cocktail lounge, pro shop and other conveniences” (*The Register* 1976). A November 1976 advertisements announces, “We have just opened our beautiful new pro shop at the fabulous Newport Beach Golf Course” (*Los Angeles Times* 1976).

*See Continuation Sheet*

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: parking lot and golf course

B9a. Architect: Miles & Meier b. Builder: None found

\*B10. Significance: Theme: \_\_\_\_\_ Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_ Property Type: \_\_\_\_\_ Applicable Criteria: NA

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

Neither the 1976 Ranch-style clubhouse, driving range shack, and canopies nor the adjacent Holes 1, 2, and 9 meet the criteria for listing in the California Register of Historical Resources (California Register) or designation under the City’s criteria. They are not “historical resources” as defined by the California Environmental Quality Act (CEQA).

**Historic Context.** In 1870, “the first commercial vessel steamed into the bay to establish a ‘new port’ between San Diego and Los Angeles” (Brigandi 2019). This stern wheeler, named The Vaquero, came to trade “lumber for hides, tallow, livestock and grain” (City of Newport Beach 2006:6-3). Initially named Castaways Bluff, the original landing was about where today’s Coast Highway crosses the bay near Dover Drive, approximately 4 miles southwest of the Newport Beach Golf Course (Ibid.). A few years later, it became known as McFadden’s Landing (Brigandi 2019). *See Continuation Sheet*

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

\*B12. References:

Brigandi, Phil

2019 Early Newport Beach. Accessed online in October 2024 at: <https://www.ochistoryland.com/earlynb>.

City of Newport Beach

2006 Newport Beach General Plan. Chapter 6: Historical Resources Element. Accessed online in October 2024 at: [https://www.newportbeachca.gov/PLN/General\\_Plan/07\\_Ch6\\_HistoricalResources\\_web.pdf](https://www.newportbeachca.gov/PLN/General_Plan/07_Ch6_HistoricalResources_web.pdf).

Var. Building permits for 3100 Irvine Avenue accessed online in October 2024 at: <https://ecms.newportbeachca.gov/Web/Browse.aspx?startid=205568&cnb=BuildingPermits>.

*See Continuation Sheet*

B13. Remarks:

\*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\*Date of Evaluation: October 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Refer to Location Map

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      X Continuation      \_\_\_\_\_ Update

**P3a. Description** (continued from page 1)

The driving range shack and canopies are located southwest of the clubhouse. They form a single structure that is T-shaped in plan, with the gable-roofed shack in the center and the shed-roofed canopies flanking it. The canopies are supported by metal poles and faux battered piers. The shack's northeast gable-end peak is slightly extended above a heavy ridge beam, and the fascia rests on two exposed rafters. The northwest and southeast sides of the shack also have exposed rafters, and they support the eaves. The walls are covered with textured stucco. The northeast elevation features a thick concrete and pebble stone accent that is wider at the bottom than the top and extends beyond the side elevations. The southwest elevation was not visible. The driving range building appears to be in at least fair condition and to retain a high degree of integrity.

The 15-acre property also includes a freestanding, wood-framed canopy over an outdoor dining area west of the clubhouse; Holes 1, 2, and 9 of the golf course; the driving range; and a parking lot. The driving range has fake turf and a few simulated sand and water traps, and is lined with tall fencing. The three holes have sparse landscaping (trees/shrubs), and the turf appears to be in poor condition.

**P5a. Photo** (continued from page 1)



North elevation of the clubhouse, view south (10/25/24). The covered walkway is on the left, and the extended peak and exposed ridge beam of the shed roof are on the far right.



South elevations of the outdoor dining canopy (far left) and clubhouse. A portion of the east elevation of the clubhouse is also visible (far right), as well as part of Hole 1. View north (10/25/24).

*See Continuation Sheet*



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      ☒ Continuation      ☐ Update

**P5a. Photo** (continued from page 3)



West elevation of the clubhouse, view east (10/25/24).



Driving range shack and canopy, view south (10/25/24).



Driving range shack and canopy, view west (10/25/24). Note the stucco-wrapped pole (far left), extended gable peak (far right), and concrete and pebble stone accent wall.

See Continuation Sheet

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      X Continuation      \_\_\_\_\_ Update

**P5a. Photo** (continued from page )



Driving range, view south (10/25/24).



Fairway, Holes 1, 2, and 9, view northeast (10/25/24).

**B6. Construction History** (continued from page 2)

- 1976 – Permits issued to owner Pacific Coast Mfg. to install a low-level, double-faced wooden sign (50 square feet) and a retaining wall. Permit issued to owner Newport Beach Golf Course to install a 2,000-gallon underground tank.
- 1977 – Permit issued to owner Pacific Coast Mfg. Co. for rough grading of golf course.
- 1978 – Permit issued to owner Aziz Mosleh to add wall and post signs and change the name on an existing sign.
- 1987 – Permit issued to owner Pacific Coast Mfg. Co. to install an underground tank for gasoline.
- 1991 – Permit note indicates that two dining room windows will be changed out to paired doors. In 1992, a follow-up note indicates that a single door is acceptable since it is not one of the two required exit doors for the dining room area.
- 1992 – Permit issued for deck and trellis not for use by restaurant.
- 1995 – Permit issued for a tearoom.
- 1999 – Certificate of Occupancy issued to owner John Leonard for a 1,375-square-foot addition to an existing single-story building for use as a restaurant.
- 2016 – Permits issued to owner Newport Golf Club LLC for the drainage system for the renovated driving range and to remodel a bathroom.



View northeast across the adjacent flood control channel to the golf course (Holes 1, 2, and 9). Mesa Drive is barely visible to the far right of the photo (10/25/24).

*See Continuation Sheet*



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 10 \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc. \*Date: October 2024 ☒ Continuation ☐ Update

**B10. Significance** (continued from page 2)

The bay was very shallow and the inside landing had several problems, including shifting sandbars (Brigandi 2019). In 1888, the McFaddens moved the small settlement to the peninsula and built a wharf that stretched into the ocean, where large ships could tie up (Ibid.; City of Newport 2006). In 1891, they built a railroad, the Santa Ana & Newport Railroad, to move cargo inland and abandoned the old inside landing (Brigandi 2019). This was the beginning of old downtown Newport Beach (Ibid.). Shipping boomed for the next 8 years, but in 1899, the federal government provided funding for a new harbor at San Pedro that was served by the Southern Pacific Railroad (SPRR); a short time later, the McFadden Wharf and railroad were sold first to a beet-sugar producer and then to the SPRR, bringing an end to Newport as a commercial shipping center (City of Newport 2006).

"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" (City of Newport Beach 2006:6-3, 6-4). With the arrival of the Pacific Electric "surf line" in 1905, development took off down the coast from Long Beach, and in 1906, Newport Beach became the fifth city in Orange County to incorporate (Brigandi 2019; City of Newport Beach 2006). In the 1920s, improvements were made to the harbor entrance and navigable channels were created in the bay (City of Newport Beach 2006). The County Harbor District and the federal government dredged the Lower Bay, extended jetties, and created the present-day contour of Newport Harbor between 1934 and 1936 (Ibid.). The main harbor was dedicated in 1936 (Ibid.). During World War II (WWII), servicemen stationed at Santa Ana Army Air Base visited Balboa's entertainment spots, and after the war, many returned to build their homes in Newport Beach and the surrounding area (Ibid.).

In the 1950s, the Sana Ana freeway was built, triggering more growth (City of Newport Beach 2006). Residential development spread north and east from the waterfront to the hills and mesa area, and the local economy shifted from the fishing industry to more diverse retail and commercial businesses (Ibid.). In the late 1960s into the 1980s, construction of shopping centers, offices, hotels, restaurants, and new homes transformed the small resort community into the city it is today (Ibid.).

**History of Golf (Overview).** This section is taken from "The History of Golf" by Ben Johnson (Johnson n.d.). Golf originated in Scotland from a game that involved hitting a pebble with a bent stick over sand dunes and around tracks. In 1457, when Scotland was preparing to defend itself against the British, the game was so popular that many Scotsmen neglected their military duty, causing the Scottish parliament to ban the sport. In 1502, King James IV of Scotland became the first monarch golfer. Thanks to this royal endorsement, the game soon gained popularity with other royals and was brought to England by King Charles I and to France by Mary Queen of Scots. In 1682, the first international match was played at Leith near Edinburgh. In 1744, the Gentlemen Golfers of Leith formed the first club and golf officially became a sport. In 1754, the St. Andrews Society of Golfers was formed and used the Leith rules for its own competitions. The now-recognized standard for the game, the 18-hole course, was first established at St. Andrews in 1764 (Ibid.). In the 1800s, the British Empire exported the game around the world, with clubs forming in India (1820), Ireland (1856), Australia (1870), Canada (1873), South Africa (1885), the United States (New York; 1888), and Hong Kong (1889). The Industrial Revolution helped the sport grow as more people had access to travel and mass production methods were used to manufacture clubs and balls making the game more affordable. "The United States Golf Association (USGA) was established in 1894 to regulate the game there, by 1900 more than 1000 golf clubs had been formed throughout the USA. With the availability of serious funding through commercial sponsorship, the USA quickly established itself as the centre of the professional game". This history of the game is often reflected in the design of the courses. For example, English golf courses are "typically rough links courses" with very large bunkers, while American courses are normally more like manicured, landscaped parklands.

**Golf in Southern California.** This section is taken from "SCGA History" by the Southern California Golf Association (SCGA 2017). Transportation, real estate, and vacationers fueled the growth of golf in Southern California as the 19<sup>th</sup> century was coming to a close. A fare war between the Southern Pacific and the Atchison, Topeka & Santa Fe railroads brought thousands of new residents and vacationers to the region, specifically to the Inland Empire, Pasadena, and the beach resorts of San Diego and Santa Barbara. There are questionable reports of golf courses in various southern California locales from Santa Barbara to Riverside, but they were probably nothing more than a few holes and not what would qualify as courses. The first golf courses in southern California were reportedly in Riverside at the Victoria Club and the Riverside Polo Club, both in 1893. In the 1890s, other courses were established in Riverside, Redlands, Pasadena, Santa Monica, and Los Angeles. In July 1899, representatives from five clubs—Los Angeles, Pasadena, Redlands, Riverside Polo & Golf and Santa Monica—met and drafted and adopted a constitution and bylaws based on the USGA bylaws, forming the Southern California Golf Association (SCGA). The purpose was to promote golf, establish and enforce uniformity in the rules, and regulate championships. Charles E. Maud of Riverside was the first SCGA president.

Golf course construction boomed in the early 20<sup>th</sup> century. Although World War I led to a slowdown, the 1920s would become the "Golden Age" for both golf course construction and for great amateur players in the southern California region. (see *Continuation Sheet*)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      ☒ Continuation      ☐ Update

**B10. Significance** (continued from page 7)

In the 1930s, the number of public golf courses began to grow, the SCGA began a turf research program in conjunction with the University of California, Los Angeles (UCLA), a uniform system of handicapping was established, and water rates were reduced for irrigation. However, golf was hit hard by the Great Depression, and the number of clubs dropped significantly between 1930 and 1939. The game did not fully recover until the post-World War II years (1945–1973).

The 1950s saw the debut of the “auto-ette” in southern California. First introduced in Texas, it was the predecessor of the golf cart. Initially, most clubs only allowed people with arthritis or other physical disabilities to use the carts; thus, they were dubbed “Arthritis Specials.” The success of southern California golfers during the 1940–1960 period brought the pro tour and national championships to the region, and golf continued to grow in the 1960s and 1970s. More than 150 golf courses were built in southern California from 1960 to 1979, ranging from modest municipal layouts to elaborate country clubs. Golf course communities also began to spring up. More than 80,000 individuals belonged to the SCGA at the end of 1979, an increase of more than 100 percent over the decade. However, even greater growth was on the horizon, as yet another golf course building boom was to take place in the 1980s.

**Executive Golf Courses.** Executive golf courses, sometimes also referred to as par-3 or beginner courses, are shorter courses designed for beginners, high handicappers, and people who are short on time. These courses feature more par-3 holes than a full-length course but may also mix in some par-4 and 5 holes (GolfLink 2023). They may be 9 holes or 18 holes and can usually be played in less than 2 hours (Ibid.). Par-3 courses date back to at least 1932 in southern California (San Diego Tourism Authority 2024).

**Newport Beach Golf Course.** The Newport Beach Golf Course is one of more than 900 golf courses in California (GolfNow 2024). It is a public, executive course that opened in 1976 (*The Register* 1976). A review of historic aerial photographs reveals that in the early 1960s, prior to construction of the golf course, the airport (to the northeast) and the flood control channel both existed, as did residential subdivisions to the northwest, southwest, and southeast (NETR 1999–2024). By the early 1970s, Irvine Avenue was in place (Ibid.).

No information was found for the designer of the course, but the building architects are listed as Miles & Meier (City of Newport Beach var.). Research found that in 1967, Vincent A. Meier of Thousand Oaks and John J. Miles of Woodland Hills were doing business as Miles & Meier – Consulting Engineers (*Valley News* 1967). Miles & Meier designed a 31-unit apartment building that was constructed in 1968 in Oxnard (*Golden Coast News* 1968). Vincent Anthony “Bob” Meier, Jr. was born in Detroit, Michigan, in 1934 (Legacy.com 2024). After receiving an engineering degree from the University of Detroit in 1957, he promptly moved to California (Ibid.). In 1958, he married Margaret Anne Smythe, and together they had four daughters (*Syracuse Herald-Journal* 1958; Legacy.com 2024). He died in 2010, and based on his obituary, his faith and family were the most important things in his life; his work is not mentioned (Legacy.com 2024). No additional relevant information about Mr. Meier was found. No information was found for John J. Miles.

**Significance Evaluation.** Although this property is not yet 50 years of age, as part of a due-diligence process, it is being evaluated in compliance with CEQA under the California Register criteria and the City of Newport Beach criteria (Council Policy Manual, Places of Historical and Architectural Significance [K-2]). Several of the California Register and City criteria are very similar. Therefore, where appropriate, they have been grouped together to avoid redundancy. If a property is evaluated as significant under any of the following criteria, the City requires that it be classified as one of the following: Class 1 (Major Historic Landmark); Class 2 (Historic Landmark); Class 3 (Local Historic Site); Class 4 (Structure of Historic Interest); or Class 5 (Point of Historic Interest).

**California Register Criterion 1:** *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

**City Criterion A.2.a.:** *Sites and structures connected with events significant in the economic, cultural, political, social, or civic history of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.*

**City Criterion A.2.c.:** *Sites and groups of structures representing historical development patterns, including, but not limited to, urbanization patterns, railroads, agricultural settlements, and canals.*

The Newport Beach Golf Course clubhouse, driving range shack, and Holes 1 through 9 were completed in 1976. It is not associated with Golf's Golden Age (1910–1930) or the post-World War II (1945–1973) construction boom. No evidence was found that it is associated with any other significant events in national, State, County, or local history. The residential subdivisions around it were all built more than a decade earlier and the golf course was not included in the planning process for those developments; it does not appear to be part of a historical development pattern. The property is not significant under these criteria.

See Continuation Sheet



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      ☒ Continuation      ☐ Update

**B10. Significance** (continued from page 8)

**California Register Criterion 2:** *Is associated with the lives of persons important in our past.*

**City Criterion A.2.b.:** *Structures or areas identified with the lives of historical personages of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.*

No evidence was found that the property is associated with the productive lives of anyone significant in the history of the nation, State, County, or City. It is not significant under these criteria.

**California Register Criterion 3:** *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

**City Criterion A.1.a.:** *Structures or areas that embody distinguishing characteristics of an architectural style, period, or method of construction, or of architectural development with the City.*

**City Criterion A.1.b.:** *Notable works of a master builder, designer, or architect whose style influenced the City's architectural development, or structures showing the evolution of an architect's style.*

The structures embody some characteristics of the Ranch style, such as the combination of wall cladding (stucco, board-and-batten, and stone) and the low and moderately pitched roofs. The concrete and pebble stone accent panels and faux buttresses, heavy exposed rafters and ridge beams, and extended gable peaks give the structures a Tiki influence. However, the buildings do not express the ideals of either style more fully than others of a similar type, style, and vintage and do not possess high artistic value. They are not significant for their architectural design. No evidence was found that the designers of the buildings were master engineers or designers, or that their style influenced the City's architectural development. The buildings are not significant as the work of a master. The property is not significant under these criteria.

**California Register Criterion 4:** *Has yielded, or may be likely to yield, information important in prehistory or history.*

These buildings were constructed in 1976 using modern methods and materials. They are not significant under this criterion.

The remaining City criteria are listed below.

**City Criterion A.1.c.:** *Rare structures displaying a building type, design, or indigenous building form.*

The clubhouse and driving range shack and canopies are not rare building structures, building types, or indigenous building forms. They are not significant under this criterion.

**City Criterion A.1.d.:** *Structures which embody special architectural and design features.*

These structures do not embody any special architectural and design features. They are not significant under this criterion.

**City Criterion A.1.e.:** *Outstanding examples of structures displaying original architectural integrity, structurally or stylistically, or both.*

These buildings are not outstanding examples of a structural system or architectural style. They are not significant under this criterion.

**City Criterion A.1.f.:** *Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area.*

The golf course and related structures are not unique and are not a focal point of the community or important to its visual character. There are 4 golf courses in Newport Beach and another 57 courses within 20 miles of the city (Golfink.com 1996–2024). Neither the nearby residential properties, which were developed years before the Newport Beach Golf Course, nor the adjacent and nearby nonresidential properties are oriented so that the golf course is their focal point. This golf course is not a key visual feature that characterizes the area. The property is not significant under this criterion.

**B12. References:** (continued from page 2)

*Golden Coast News*

1968      Planned Projects and New Business. September 26, page 2.

*See Continuation Sheet*

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 9 of 10      \*Resource Name or #: (Assigned by recorder) Newport Beach Golf Course  
\*Recorded by LSA Associates, Inc.      \*Date: October 2024      X Continuation      \_\_\_\_\_ Update

**B12. References:** (continued from page 9)

GolfLink

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State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 10 of 10

\*Resource Name or \_\_\_\_\_ Newport Beach Golf Course

\*Map Name: USGS 7.5' Quad, Newport Beach, Tustin; Nearmap

\*Scale: 1:24000

\*Date of Map: 1981; 2024

