

**HISTORIC RESOURCES SURVEY REPORT**

**CITY OF HUNTINGTON BEACH**

September 1986

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ERRATUM

- #1. PAGE 1, LINE 31 "--has been of valuable--"
- #2. PAGE 9, END OF LINE 7, "--buildings and provides--"
- #3. PAGE 12, LINE 2 CORRECT SPELLING OF "--through--"
- #4. PAGE 36C CORRECT ADDRESS OF 114 FCH TO 204 5TH ST, AND CORRECT  
204 5TH ST TO 114 FCH.
- #5. PAGE 46 LINE 23, "--by amending tne--" DELETE an in sentence
- #6. PAGE 49, LINE 6, DELETE nay
- #7. SAMPLE INVENTORY FORM POST OFFICE: 2ND PAGE #19, LINE 4 CORRECT He  
#19, LINE 6, CORRECT SPELLING OF "--work--"
- \* #8. SURVEY PAGE: CORRECT DATE OF 101-109½ MAIN TO 1920
- \* #9. SURVEY PAGE: CORRECT DATE OF 111-113 MAIN ST TO 1922
- \* #10. SURVEY PAGE: CORRECT DATE OF 126 MAIN TO 1930
- \* #11. SURVEY PAGE: CORRECT DATE OF 224 MAIN TO 1941
- \* #12. SURVEY PAGE: DELETE 316-322 MAIN (BUILT 1950)
- \* #13. SURVEY PAGE: CORRECT DATE OF 410 MAIN TO 1945

\*NOTE #8, 9, 10, 11, 13. Huntington Beach News

#12 From Original Owner



## I. OVERVIEW

### A. Preservation in Huntington Beach

Preservation activities in the City of Huntington Beach have been promoted primarily by the Historical Society. Founded in 1968, this group has grown to a membership of almost 300 persons. Meetings are held monthly and generally attract 20 or 30 members. The purpose of the group is to maintain an association of persons and to receive gifts and endowments for the purpose of preserving buildings, artifacts and other objects of historic significance related to the City of Huntington Beach.

The primary efforts of the group have focused on the protection and restoration of the Newland House. This beautiful Queen Anne residence was built by William and Mary Newland in 1898. The Newlands resided in the house for 54 years, maintained a large ranch on surrounding lands and were prominent in the formative years of the City. Together with a recently constructed barn, the Newland House serves as a house museum and as a center of activities for the Historical Society.

In the spring of 1985, members of the Historical Society broached the idea of embarking on a survey to identify historic buildings throughout the City's old section. Society members felt that it was especially crucial to conduct the survey as soon as possible for two reasons:

1. The City's long-delayed Redevelopment activities were now in an active planning stage and could result in the demolition of important buildings in the near future; and
2. The City's ordinance requiring upgrade of seismically unsafe buildings (affecting many of the historic commercial buildings in the City's downtown) had been adopted and the grace period for compliance would soon end - possibly resulting in the demolition of these buildings.

The City agreed to fund the cost of consultants to coordinate a survey of historic resources in the downtown, with particular attention on areas proposed for redevelopment. Additionally, redevelopment agency staff, Mike Adams, has been valuable assistance throughout the study in serving as liaison between the City, the consultants, and the Historical Society.

Six members of the Historical Society formed a Heritage Committee to guide and direct the survey. Under City staff direction, a Request For Proposals was released in August and a consultant was selected in October 1985. Heritage Committee members have been active throughout the course of the survey. They have supplied labor and have found other volunteers to conduct field work, take photographs, check City records, prepare maps, research historic records and conduct oral histories. The role of the Heritage Committee is further detailed in Section III E. The consultants have trained these volunteers, coordinated and organized the effort and worked alongside the volunteers in all aspects of the work. Among the volunteers who were active in various phases of the program were the following 33 persons, whose names were recorded

on sign-in lists. To these people and the many whose names were not recorded, the Heritage Committee and the consultants express their thanks.

#### LIST OF VOLUNTEERS

Patricia Bothanley  
John Bozanic  
Bee Brady  
Nancy Burg  
David Cohen  
Appolonia Eisele  
Guy Guzzardo  
Andrea Harris  
Lisa A. Heyne  
Gretchen Hood  
Arline Howard  
Isabelle Jefferee  
Shawn Joyce  
Dell Jungbluth  
Beth Kennedy  
Betty Kennedy  
Billee Kennedy  
Cindy Labelson

Betty Lamas  
Philip Liher  
Kay H. MacLeod  
Pat Mallay  
Barbara Milkovich  
Jerry Person  
Ron Phelps  
Jane Reiland  
Clyde Reynolds  
Teresa Reynolds  
Maureen Rivers  
Richard Rowe  
Sheldon Thorne  
Mike Wischmeyer  
Susan Lucio Worthy

## B. Summary History of Huntington Beach

The land which included Huntington Beach was a portion of the Spanish land grant, Las Bolsas, given to Manuel Nieto in 1797. Subsequently, the land was part of the Stearns Ranch holdings which were dissolved during the 1880's land boom as farms developed on the former range land. Some of these early farmers settled at several locations in what is now northern Huntington Beach, Westminster and Fountain Valley. Post office were established, schools and churches built.

In 1901, a group of farmers and investors decided to build a residential/resort community on the bluff above the popular area known as Shell Beach. Spurred on by the success of Atlantic City of the East Coast, they named their venture "Pacific City." Although the boom of the 1880's was long over, the entrepreneurs hoped to capitalize on a new one developing in coastal resort cities like Long Beach and Newport Beach. However, the first speculators did not have the resources to carry out successful promotion. Soon they sold to a group of Los Angeles businessmen, ultimately including Henry E. Huntington. Huntington, who was expanding his Pacific Electric Railway system, was ready to bring it into coastal Orange County. On July 4, 1904, the first Red Cars of the Pacific Electric rolled into the new city and its name was changed to Huntington Beach.

After an initial land rush, typical of the coastal area, the little city grew solely, but steadily. In 1906, city boosters attracted the Methodist convention away from Long Beach by donating a large camp site and building a 3,000 seat auditorium for that denomination. For over ten years, visitors and year around residents flocked to the gospel meetings there each summer as well as to other conventions like those of the GAR (Grand Army of the Republic).

By February of 1909, Huntington Beach was incorporated and the first City Trustees were elected: Charles W. Warner, David O. Stewart, Matthew E. Helme, Charles M. Howard and Edmund Manning. In 1911, the first building ordinance was passed and formal records of the City's expansion began. Most of the commercial buildings in the present downtown were built during the first fifteen years as were schools and a Carnegie Library. The bungalow church which still remains at 6th and Orange is one of those built by the city's first residents.

About 1914, an "Americana" (encyclopedia) salesman bought land from the Huntington Beach Company to subdivide into small lots and give away as premiums with the purchase of the book sets. Since land sales to individuals were slow, the developers were delighted to be rid of the surplus land which was unsuitable for housing because of its deep gullies. Their relief probably turned to dismay when oil was discovered on the property, known as the "encyclopedia lots", in 1920.

The discovery well, located near Goldenwest and Clay Streets, was modest. The second, however, was a mighty gusher, blowing in at 2,000 barrels of oil per day. Overnight, the composition of the community was changed.

Housing of all kinds developed rapidly for the incoming population. A tent city was erected on the abandoned Methodist campground. Tiny cottages were built on 25 foot lots to house oil workers and their families. Second stories of commercial buildings were remodeled from office space to rooming houses for single laborers, and even barns and garages were converted into rental housing.

Large homes, which had been built along the oceanfront in earlier years, remained the choice residential neighborhood. Now this section expanded inland, extending between 17th and 23rd Streets. As adjacent oil fields behind the neighborhood were explored, speculators and residents realized that oil fields probably existed below the oceanfront neighborhood as well. Bowing to public pressure, the City Council agreed to allow drilling of this "town lot" area in April of 1926. Within a short time approximately 300 dwellings were moved, some as far as Fullerton, oldtimers say, to make way for the oil rigs and production equipment.

A third oil strike in 1933 had world wide impact because of the new techniques it demonstrated. Up until that time, drilling had been on the near-vertical, directly over an oil pool. With the invention of controlled directional drilling, first used successfully in Huntington Beach to tap the tide land pools, a well could be drilled on a slant, in any desired direction. Within a year, 90 wells were producing from tall rigs along the coastline. These bobbing pumps remained the symbol of coastal Huntington Beach for many years and were frequently used as background for movies, including "Giant". Now, most are gone or masked by plantings.

A final oil strike came in 1953. Located near the old commercial area, this strike resulted in removal of another, more modest, residential area.

Drawn by good land and water resources, a few industries, including the Holly Sugar Refinery, Huntington Beach Broom Factory and La Bolsa Tile factory, had developed prior to 1920 to provide jobs for the resort's residents before the discovery of oil. But, as the oil field activity spread into the industrial area north of the city limits, most of the original industries moved away or converted their operations to oil. This meant that the city was economically dependent on the petroleum industry and the beach recreation business.

Completion of Pacific Coast Highway in 1926 made the city more accessible by auto, increasing its popularity as a way stop for Mexico-bound tourists. By the mid 1930's, the City of Huntington Beach had acquired the beach front which extends from the pier to Beach Boulevard. State beaches were developed on both sides of the city beach, creating some 8.5 miles of nearly unbroken public beach.

Surfing was introduced to Huntington Beach in the late 1920's and local boys became skilled with their heavy redwood boards, but Huntington Beach wasn't a widely recognized surfing spot until the 1950's. The first surf shop, "Gordie's Surf Boards", opened in 1955. Within a few years, surf shops dominated the downtown commercial area, and have continued to do so until the present time.

At the insistance of Pete Beltram and Norman Worthy, then directors of Recreation and Parks, the first United States Surfing Championships were held in Huntington Beach in 1959. Fame as a "surfer's paradise" followed for the city and its historic pier, largely as a result of TV coverage of the annual event, beginning in 1960. The championships continued under city sponsorship for fourteen years, and surfing contests are still held at the pier each September.

Although most of Southern California experienced a housing boom after World War II, the boom had comparatively little effect on Huntington Beach because so much of the surrounding land was in active oil production or agriculture use. But in less than a decade, land values had increased dramatically in Orange County in response to the housing demand, and outlying farms were sold for development. The City of Huntington Beach annexed a great deal of land between the original city and the proposed San Diego Freeway on its north and east. The city's population mushroomed in the annexed areas near the freeway, which was separated from the original city limits by the oil fields. Industrial and commercial areas developed for the convenience of the new neighborhoods while the older areas remained unchanged.

In recent years the oil fields have been cleared of unsightly old rigs and operations have been consolidated so that the land can be used for other purposes. Many substantial single and multi-family structures have been built on the 1926 "town lot" site and more new development is planned for the area.

Currently, the City's focus is on rejuvenating the original commercial district through the efforts of a Redevelopment Agency program. This survey of historic resources has concentrated on that portion of the original City included within the present redevelopment boundaries in order to identify and evaluate the historical significance of the buildings which remain within the area. The focus of the recommendations of this study is to encourage incorporation of outstanding reminders of the City's past within the redesigned downtown. The inclusion of these reminders of the past will help residents understand the history of their community and generate a heightened sense of pride in their home town.\*

\* History of Huntington Beach, prepared by Barbara Milkovich, 7/31/86

## II. PURPOSE

### A. Purpose of the Study

In October 1985, the City of Huntington Beach authorized the preparation of an historic/resources survey. The survey area includes the City's Downtown and adjacent areas closely related to the history or development of the City (from Lake Street to Goldenwest). (See Figure 1). The Downtown Priority Area and Commercial Core Area were subareas which received special review, as described in Section III-B and IV-A of this report. The survey covers structures, sites and artifacts within those boundaries related to the City's history from the origins of the community to and including 1946.

The City's purpose in requesting the work is to provide documentation of potential historic and cultural resources so that City policies and regulations can be established to protect and preserve these resources while allowing for new development. The City is actively pursuing a number of redevelopment projects within the survey area. The preparation of the survey at this time was intended to provide information about historic resources and to develop plans by which crucial resources can be saved while redevelopment activities occur.

The products of the study are divided into three different documents, as follows:

1. The Final Report (this document), which identifies the methodology used to conduct the study, summarizes the major findings of the study, and includes recommendations related to implementation of a preservation program;
2. File Documents, which will include all of the inventory forms prepared in the course of the study; and
3. A Public Relations brochure, which will highlight the findings of the Survey for general distribution to the public and will be designed to disseminate information on preservation and to develop public interest.

Each document will be designed to be used alone, but all three are closely related and each will provide reference for the other documents.

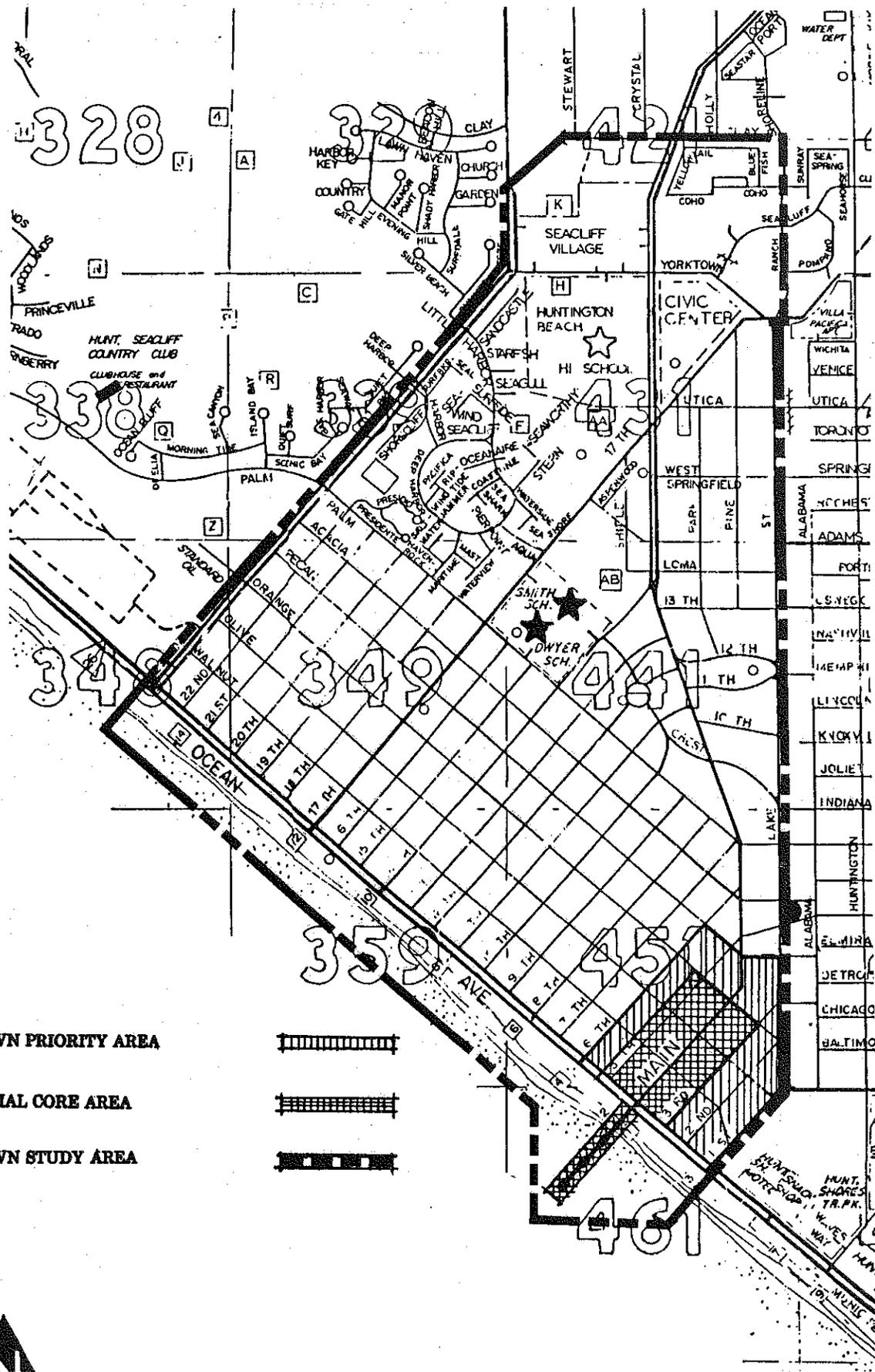


Figure 1

Boundaries of Study Area

## **B. Summary of the Study Process**

The survey involved the coordinated effort of a consultant team consisting of Thirtieth Street Architects, Inc. (responsible for coordination of the survey and preparation of planning recommendations) and Diann Marsh (preservation consultant, responsible for survey work). The three documents described above are products of a six to eight month study effort, generally divided into four phases, as follows:

### Phase 1: Resource Identification and Program Preparation

The purpose of this phase was to acquaint the consultant team members with the City's historic resources and the specific interests and requirements of the City staff, the Historical Society and the Heritage Committee responsible for directing the survey. An important task of this phase was a thorough windshield survey of the entire study area to provide an overview of potential resources. A second task of this phase was to develop a detailed methodology to be used in subsequent research.

### Phase 2: Publicity, Recruitment and Training of Volunteers

The purpose of this phase was to gather and organize the survey resources - including volunteers as well as training and survey materials. A major task of this phase was the "Survey Blitz" training day for volunteers, which was held on Saturday, December 7, 1985.

### Phase 3: Survey Research and Evaluation

This phase was the core of the study process and had as its objective the compilation of information as needed to complete the Historic Resources Inventory Forms in accord with the standards of the State Office of Historic Preservation. Tasks involved in this phase included field work, library and records research and mapping of inventoried structures.

### Phase 4: Preparation of Inventory Documents

The purpose of this phase was to refine and coordinate documents prepared during the study process to a cohesive final product and to prepare related documents or materials for public information. The tasks of this phase included preparing recommendations and conclusions drawn from the survey work for inclusion in the Final Report. Preparation of a public relations booklet for public distribution was also part of this phase.

### C. Opportunities and Problems

In the course of identifying individual structures for subsequent survey work, the consultants observed both opportunities and problem areas in the City. These are described briefly below.

These City's historic resources provide opportunities to the City, if an historic preservation program is implemented. These opportunities include:

- Identification and preservation of historic homes and buildings provides local residents with a sense of continuity with the past and their place in history;
- Tax incentive programs which can be used to encourage rehabilitation of historic structures, particularly revitalization of the downtown commercial areas and rental housing; and
- Historic homes and buildings interest people and can attract visitors to the City as a whole.

In the course of our review, some problems were observed in the City. While many of these are not problems that the survey alone can solve, programs based on the survey information could be designed to develop solutions.

- Lack of coordinated or consistent design standards giving a cohesive image to the commercial core;
- Destruction of important historic resources to make way for new development; and
- Modifications of buildings with good architectural character by inappropriate techniques or methods which obscure the original design.

The recommendations derived from this study will include suggestions for improving these problem situations, where these are amenable to City regulations or incentives.

#### **D. Goals of the Study**

With the review of the Heritage Committee, a series of goals for the Historic Resources Survey have been defined and are listed below:

- To identify the historic and cultural resources in the City of Huntington Beach to provide a basis of information for future planning;
- To identify structures within the commercial core of the City which should be preserved or protected in conjunction with the City's efforts at redevelopment;
- To develop recommendations for City policies and regulations designed to preserve sufficient historic resources to evoke the distinctive character and the important stages in the history of Huntington Beach; and
- To promote community awareness of local history and historic architectural styles.

### III. SURVEY METHODOLOGY

#### A. Overview of Survey Approach

The methodology developed for the survey of historic/cultural resources has these objectives: 1) to maximize the research effort on those structures or sites found to be of historic importance; 2) to provide a comprehensive data base on all resources; and 3) to provide a basis for evaluating the historic structures and recommending programs for preservation.

In order to accomplish the objectives, the survey effort was carefully organized prior to the initiation of any survey work. The four primary aspects of the survey methodology are summarized below:

1. Windshield Survey:

A complete windshield survey of resources was conducted to identify potential resources and to categorize these in terms of possible significance. A total of 554 structures were identified as having been constructed prior to 1946 within the Downtown Study Area. (Clay Avenue on the north, Pacific Ocean on the south, Lake Street on the east and Goldenwest Street on the west).

2. Architectural Rating:

Based on the initial windshield survey, basic architectural styles found in Huntington Beach were identified and categorized. Additionally each structure was given a preliminary rating based on architectural style, as to its possible architectural/historical importance. This rating system is described in Section III-B and the architectural styles are described in Section III-C.

3. Survey:

Survey procedures were established identifying methods of recording information during the field survey and methods to tailor research efforts. A further description of these procedures is provided in Section III-D.

4. Evaluation:

The roles of the Heritage Committee to review products and provide advice and direction on local resources to volunteers and to the consultants was identified through discussions with the Committee. Their involvement is further described in Section III-E.

## B. Description of the Rating System Used

An initial effort of the consultant team was to conduct a thorough "windshield survey" of the City, which involved driving the City methodically and recording locations and architectural styles of buildings. The purposes of this survey were to identify the number and location of potential resources and to categorize these resources in terms of possible significance. The secondary purposes of the survey were to acquaint the consultant staff with the City as a whole and to familiarize them with the range and types of architectural styles found in the City.

In conducting the windshield survey the consultant staff drove through the entire study area on a street-by-street basis. Specific notes were made on the architectural styles, building condition, and ages of buildings which were observed that were likely to have been built prior to 1946. Based on this initial review, each structure (or group of related structures) was assigned to one of four categories (A through D), as described below:

- "A" Buildings - This category includes buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as the High School) and would be included. Many of these buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important local persons or events.

- "B" Buildings - This category includes buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or person in history. Many of these buildings are likely to have local significance. Some of these buildings may also be candidates for the National Register, depending on the results of research.

- "C" Building - This category includes pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design but could be found to have historical importance based on research. Most of these buildings are good candidates as contributing structures in an historic district.

- "D" Buildings - This category includes pre-1946 buildings which are clearly not significant in terms of architectural style (or have been substantially altered from the original style). While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category which are not altered or can be restored may contribute

to an historic district.

Figures 2 through 5 illustrate the differences between these ratings using photographs of buildings in Huntington Beach.

Because of the imminent redevelopment of the commercial core between Lake Street and 6th Street, a more detailed review of structures was made for the commercial redevelopment area. This inventory included a review of structures between 3rd and 5th Streets extending to and including the Pier by a restoration architect and research on the historical significance of these structures. Based on these findings each structure is again categorized into one of four groups as described below:

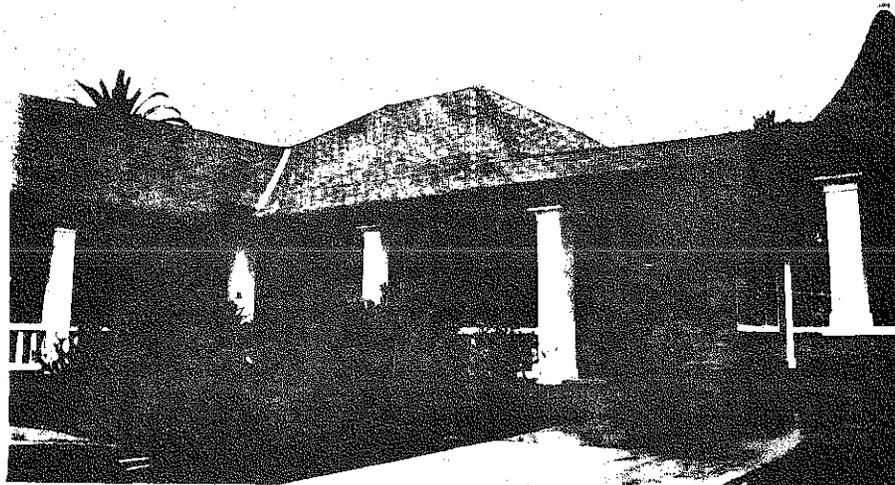
- "3" Rating - Possible National Register Listing - This category includes all A-rated buildings which are obvious examples of historically significant or notable structures as indicated by distinctive architectural characteristics or age. Where research indicated that the structure's relationship to patterns of local history is significant, these would also be included even if the Windshield Survey rating were a B or C. These buildings are potential candidates for individual listing on the National Register of Historic Places.
- "2" Rating - Possible Contributor to a District - This category includes buildings which are somewhat less unusual or distinctive in terms of age or architecture. Many of these buildings have local significance based on the results of research. These buildings contribute to the historical ambiance of a possible district, but are not likely to be National Register candidates on their own merit.
- "1" Rating - Possible Contributor if Remodel Reversed - This category includes pre-1946 buildings which have been altered over the years so that their original design is obscured. These buildings could contribute to the character of an historic district if the building were rehabilitated. In a few cases, these buildings could even be listed on the National Register if the remodeling were reversed.
- "0" Rating - Not Historical/Very Altered - This category includes pre-1946 buildings which have been substantially altered from the original style such that rehabilitation is difficult or impossible. Also included in this rating are structures newer than the 1946 cut-off date.

Three additional designations were used to indicate special situations; they are:

- "R" Designation - An "R" is added to other ratings to indicate a residential structure. Since the downtown is a commercial area, residential structures would not normally contribute to a historic district, even where these may be architecturally significant.



729 Lake ST.



2110 Main ST.

Figure 2  
Examples of  
"A RATED" Buildings



201 9th ST.



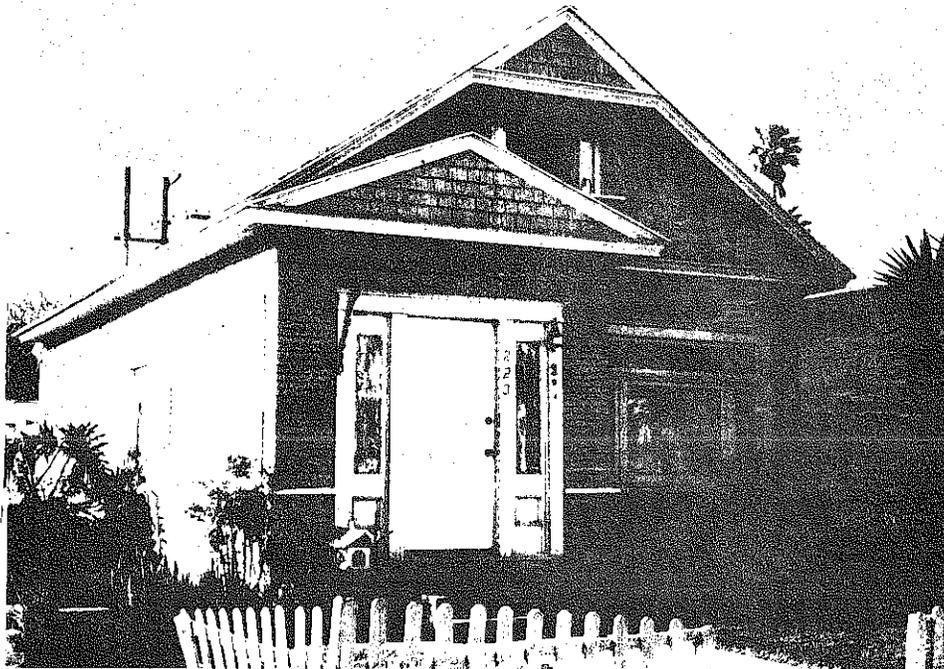
401-403 7th ST.

Figure 3  
Examples of  
"B RATED" Buildings



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411 6th ST.

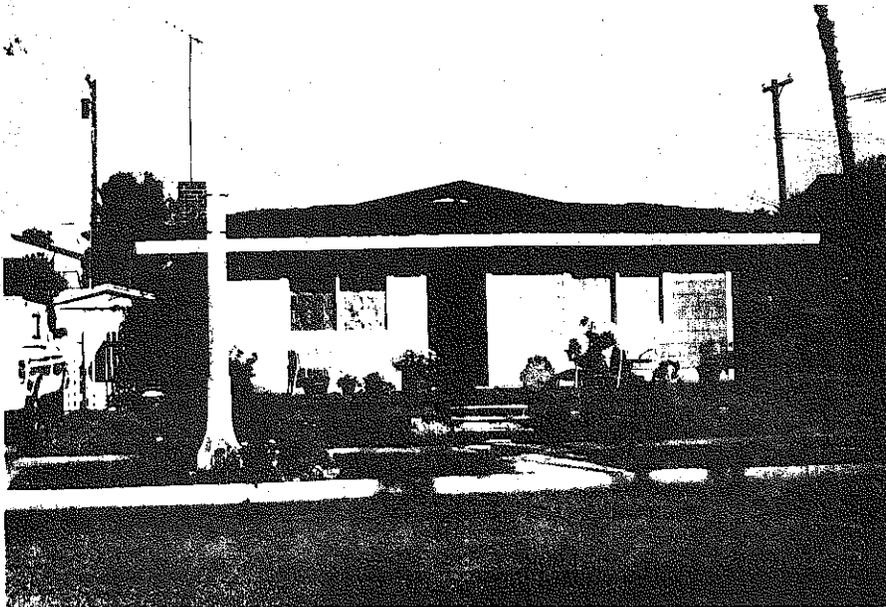


223 6th ST.

Figure 4  
Examples of  
"C RATED" Buildings



1011 Pecan AVE.



611 10th ST.

Figure 5  
Examples of  
"D RATED" Buildings

- "\*\*" Designation - A "\*\*" is added to other ratings to indicate that the structure has historical importance, even though the architectural significance is lacking or covered by alterations. These buildings would contribute to an historic district if the alterations were removed.

- "Y" Designation - A "Y" (for yes) is added to the other ratings to indicate those buildings which will require seismic upgrades under the City's seismic ordinance, based on a survey conducted by the City.

These ratings were reviewed after research had been conducted on each structure's historic significance. Where research indicated the structure was related to important persons or events in local history, the rating was adjusted, as appropriate. Thus, the ratings shown on the Downtown Historic Inventory chart reflect both the architectural character (and need for rehabilitation) and the historic significance of buildings within the Downtown study area.

Although not located within the 3rd to 5th area, an additional commercial building worthy of note is the property at 513-519 Walnut Avenue. Built in 1903-04 by M.W. Helme, a prominent early resident and Mayor, the buildings at this address have been given an "A" rating on the Windshield Survey and are possibly eligible for National Register Listing (a "3" rating).

### C. Identification of Architectural Styles

As described above, one purpose of the windshield survey was to identify the general architectural styles common to Huntington Beach prior to initiating detailed research on individual structures. Seven major residential styles and three commercial styles were identified. The residential styles are briefly described below and illustrated in Figures 6 through 12.

- Victorian - approximately 1880-1901

These homes range in size from mansions to cottages. The style features an irregular plan and elevations, frequently broken up by towers or bay windows. The exterior is generally decorated with spindles, fretwork, sawwork and elaborate scrollwork. The exterior walls are frequently ship-lap siding, often with different wood-shingle patterns in the gable areas. Specific styles within the Victorian era include Queen Anne, Queen Anne Cottage, Italianate, and Eastlake. (See Figure 6).

- Colonial Revival or Neo-Classical Box - about 1900-1912

These homes emphasize a rectangular volume with classical ornamental trim, often seen in the style of the porch columns. The roofs of this style are often gabled, Dutch gabled or hip roofs with dovetail style. The window styles are generally double-hung and wood-framed, often with diamond decorations or arranged in a slanted bay. Narrow clapboard siding is commonly used on exterior walls. (See Figure 7).

- Cottages/Bungalows - 1912-1940

This category includes small, fairly unadorned houses, beach cottages, and California bungalows. Exterior wall surfaces were covered with board-and-batten clapboard or stucco. Most styles have large porches and utilize wood frame windows either double-hung or casement. (See Figure 8).

- Craftsman - about 1905-1920

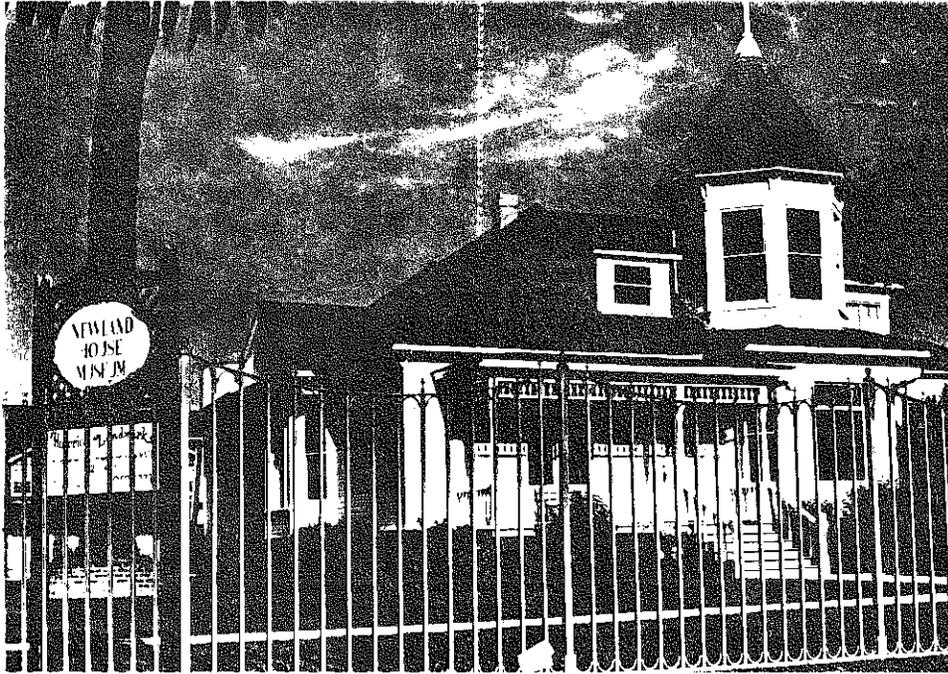
These homes feature informal plans and simple box-like shapes. Typical of this style is a heavy use of wood and an emphasis on structural members, including exposed beam ends often with brackets. The roofs are generally wide low gables. The wooden windows are either wide double-hung or casement windows, often placed in groups of three and often accented by wide wood surrounds. Exterior wall surfaces are commonly wood-shingled, stucco or clapboard siding with river rock or clinker brick frequently used for foundations, chimneys and porch piers. (See Figure 9).

- Spanish Colonial Revival - about 1910-1925

These homes feature simple box-like shapes, often with flat roofs and no overhangs. The wood-frame windows, often casement, are set in stucco walls. Roofing materials are generally red clay tile, but may be visible only in a small fringe along the front facade. (See Figure 10).

- Period Revival - about 1920-1940

These homes borrowed images from Mediterranean, English Tudor, Federal,

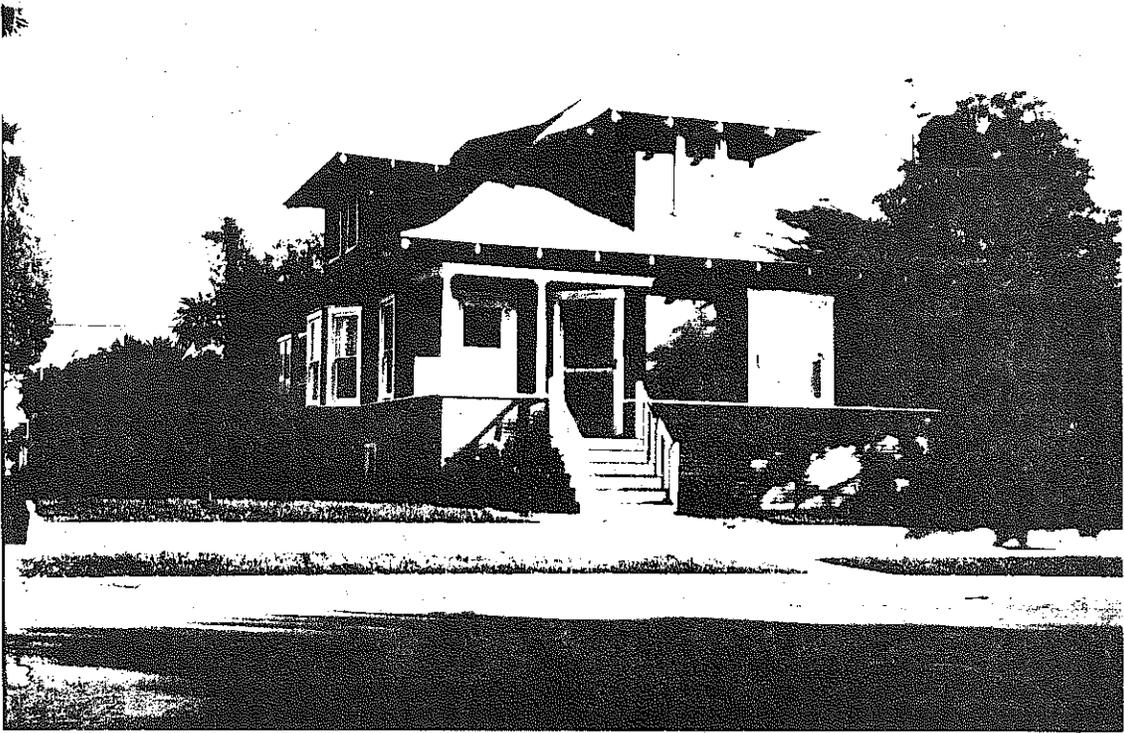


19820 Beach Blvd.

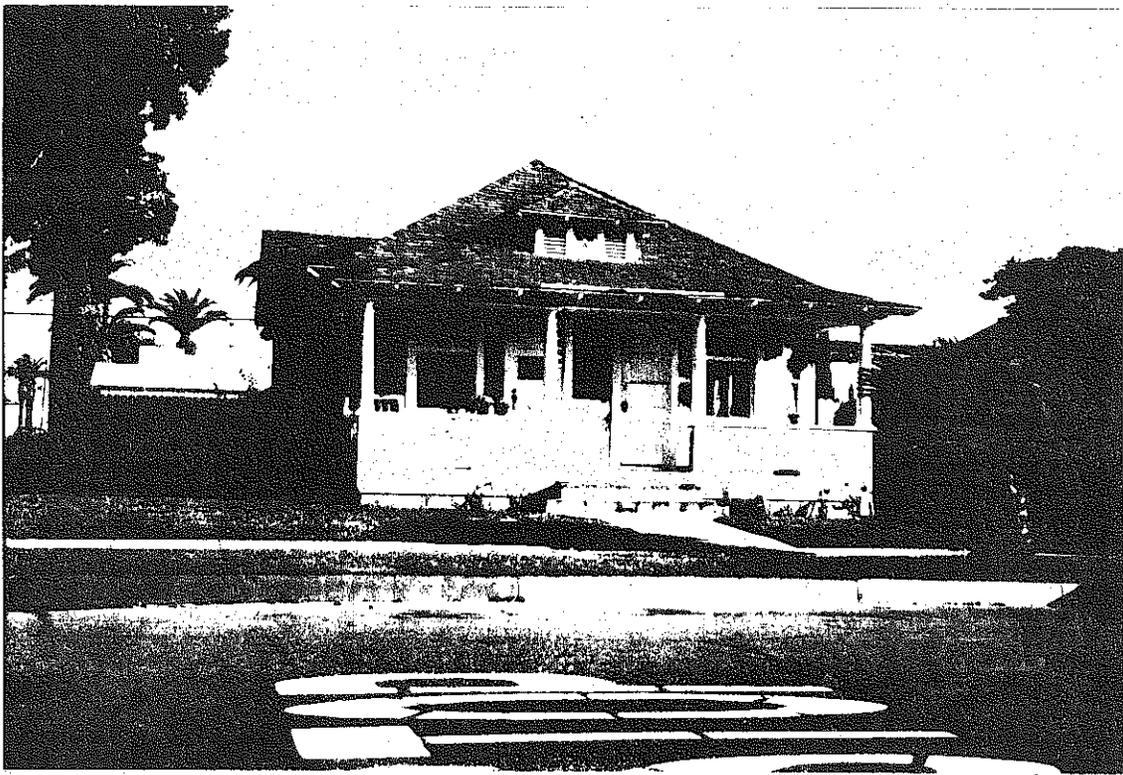


128 6th ST.

Figure 6  
Example of  
VICTORIAN PERIOD



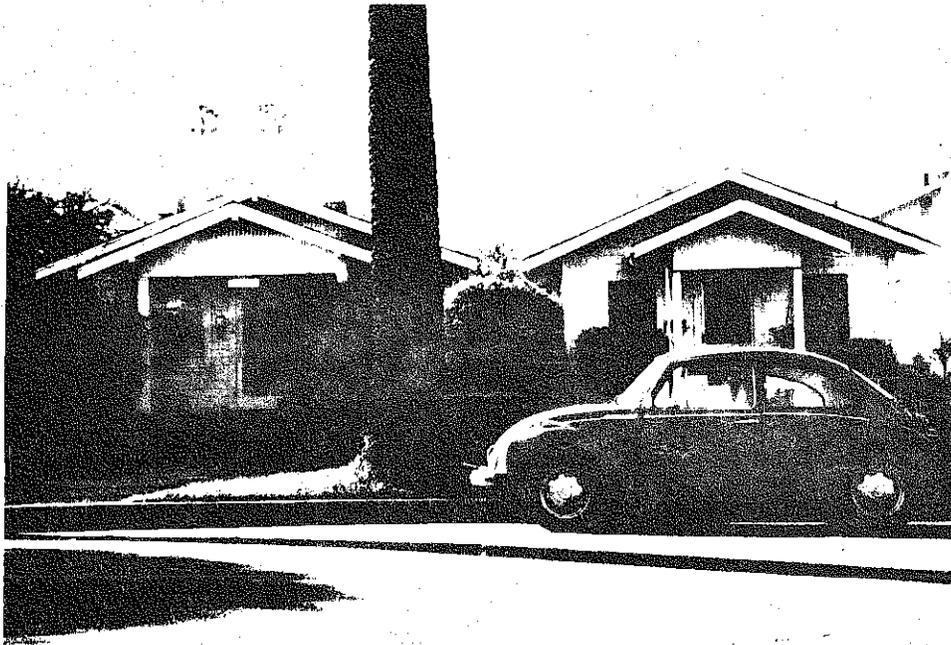
428 7th ST.



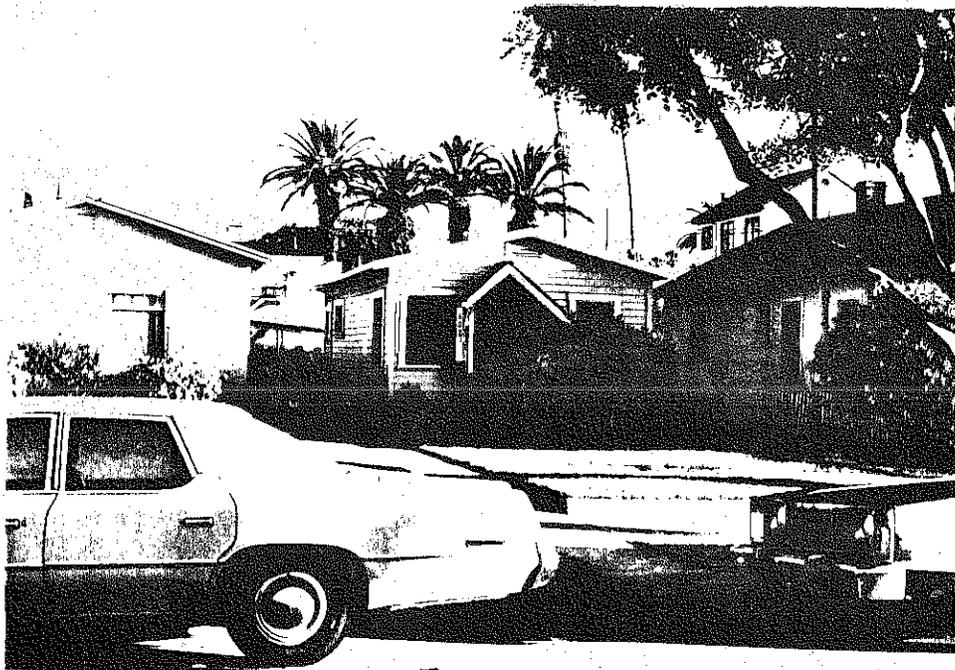
326 7th ST.

Figure 7

Examples of  
COLONIAL REVIVAL and  
NEO-CLASSICAL Styles

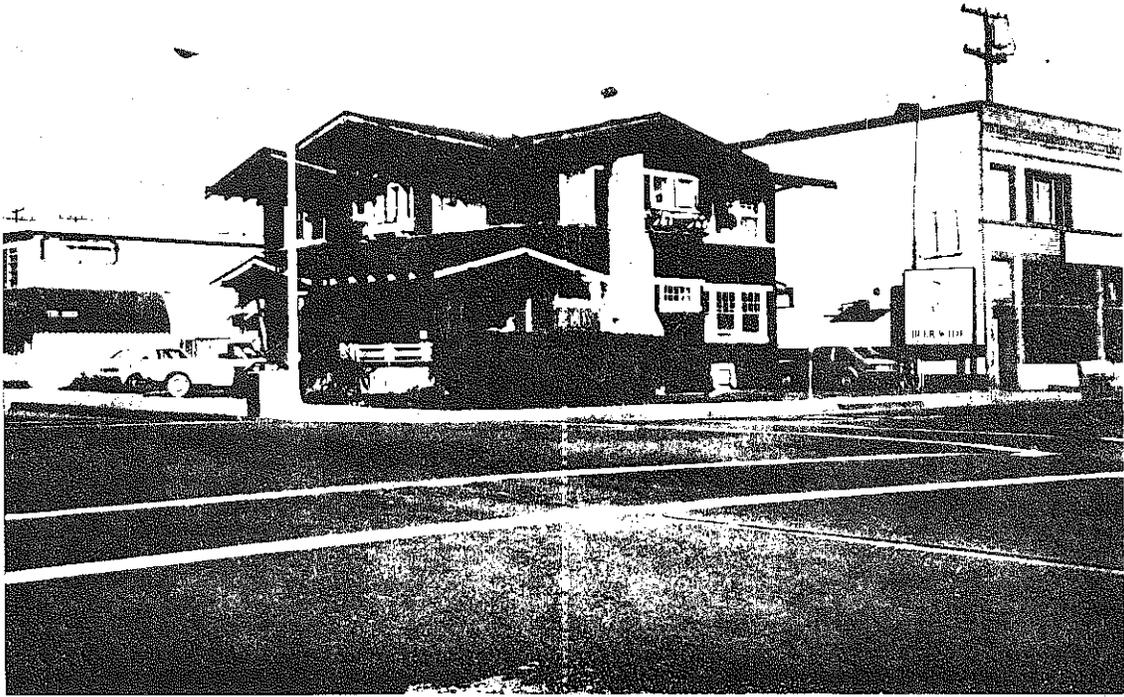


617 & 619 7th ST.

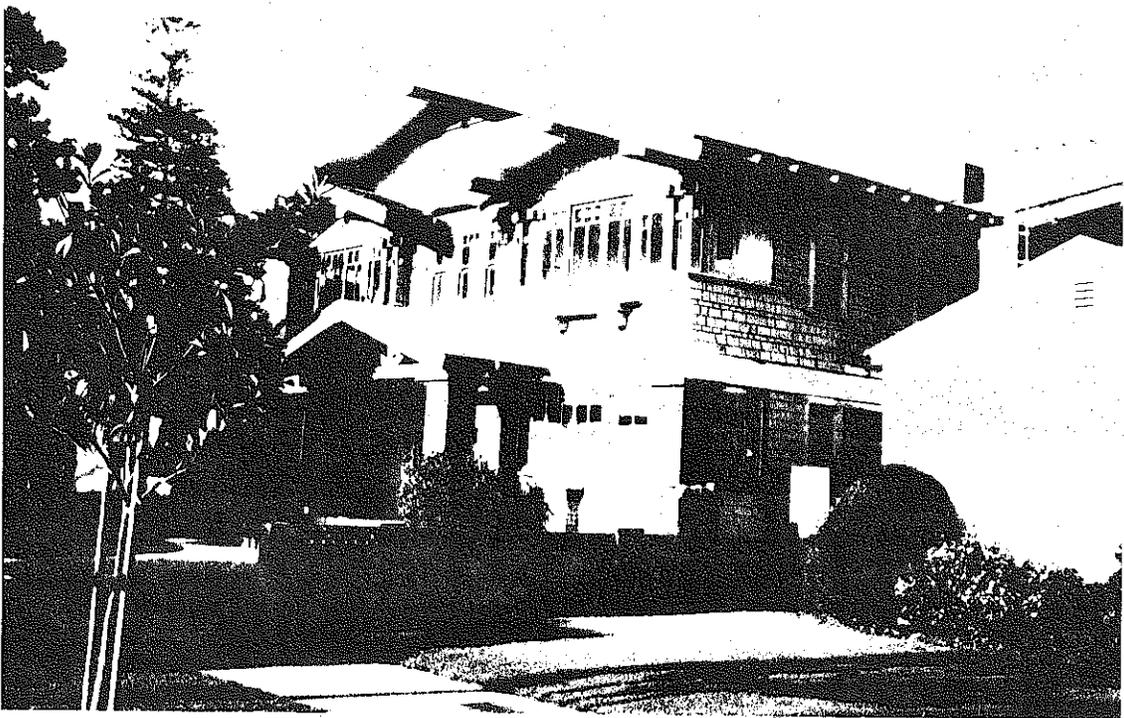


607 7th ST.

Figure 8  
Examples of  
COTTAGE/BUNGALOW Style



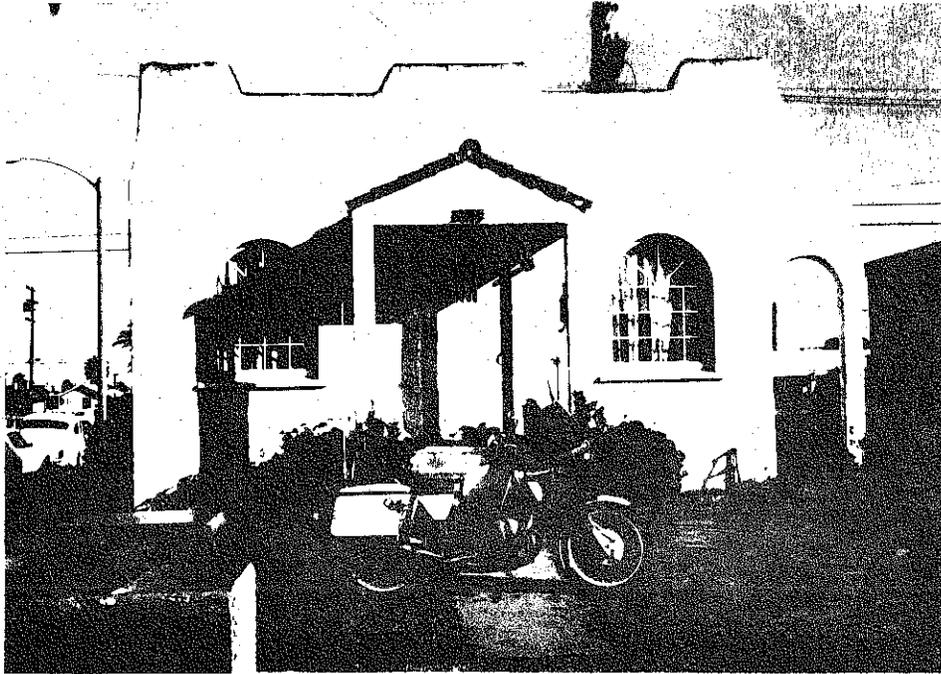
204 5th ST.



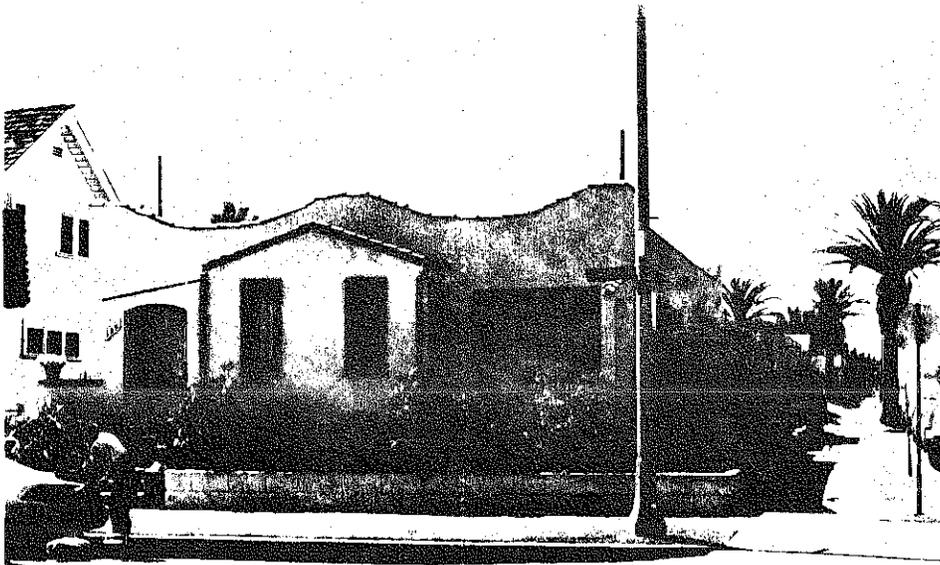
715 Main ST.

Figure 9

Examples of  
CRAFTSMAN Style



328 5th ST.



125 8th ST.

Figure 10  
Examples of  
SPANISH COLONIAL Style

Georgian, French Norman, Moorish and other styles. For many of these, the roof lines are steeply pitched with a style emphasis. The Mediterranean Revival homes featured stucco walls, parapets, tile roofs and arched doors or windows. Although distinctive from others in its purer form, elements of the Spanish or Mediterranean Revival styles are often mixed with other styles of this period. Window forms are generally casement or double-hung and the front door is often heavy wood in design. Most homes of this period do not have front porches. (See Figure 11).

- 40's Tract - about 1940-1950

These homes marked the first development of tract homes. These ranch style homes generally have composition roofs and stucco clad exteriors. The windows are generally double-hung and are wood frame. (See Figure 12).

Commercial styles in Huntington Beach appear to be less varied than the residential styles. However, commercial buildings - much more than residences - are often "updated" to whatever style is modern, convenient, or fashionable. New facades often simply cover, but do not destroy, the original front of a building. Since details which could reveal the different styles are often obscured, a fairly simple system of styles was used in this survey. The broad category, most frequently used in 20's Commercial or 30's Commercial, used to refer to simple commercial buildings of that era. However, some examples of very early buildings (termed here as "Pioneer Commercial"), Spanish Colonial and Moderne styles can be found. These are briefly described below.

- Pioneer Commercial - approximately 1900-1910

This style is the earliest found in the City. These one and two story structures were often constructed of wood with an extended front facade or "falsefront" which creates the illusion of another story.

- Spanish Colonial Commercial - approximately 1920-1930

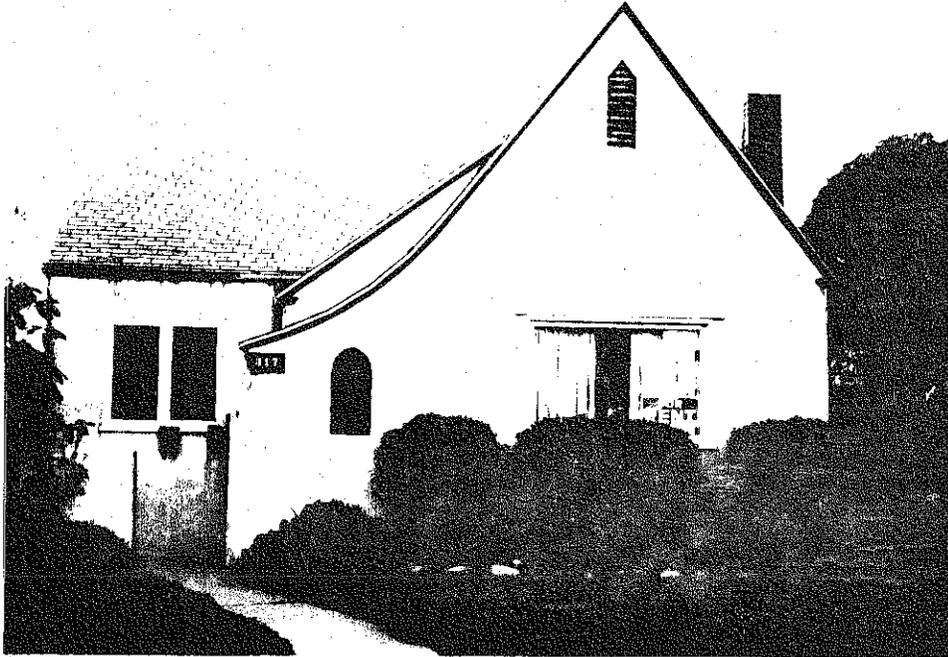
Buildings in this style are characterized by stucco exteriors and ornamentation in cast stone or terra cotta at the cornice line or around doors and windows.

- Moderne - approximately 1925-1935

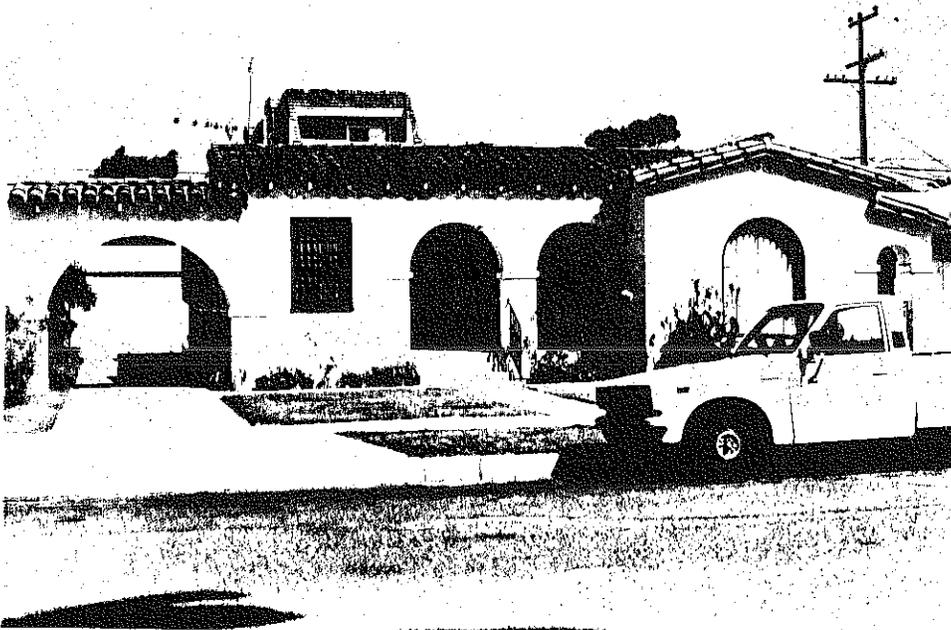
This style incorporates various styles commonly known as art deco, but more properly known as Streamline Moderne and Zig-Zag Moderne. The Zig-Zag style generally occurred earlier and usually incorporates angular parallel-lined ornamentation, sometimes with an Egyptian or Gothic influence. The Streamline style was derived from aerodynamic forms and is often most evident in the rounded corners of buildings and smooth curved lines of ornamentation.

These styles are illustrated in Figures 13 to 15.

In addition to buildings, the survey also identified objects or artifacts of historic importance. These include such items as the cornerstone and entrances to the pier. Examples are shown in Figure 16.

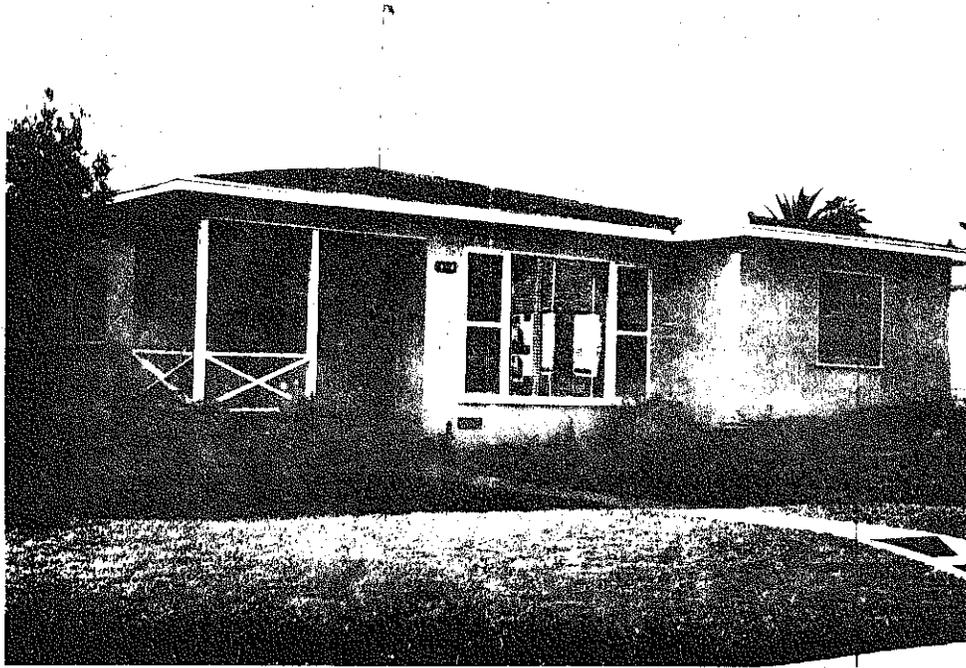


317 7th ST.

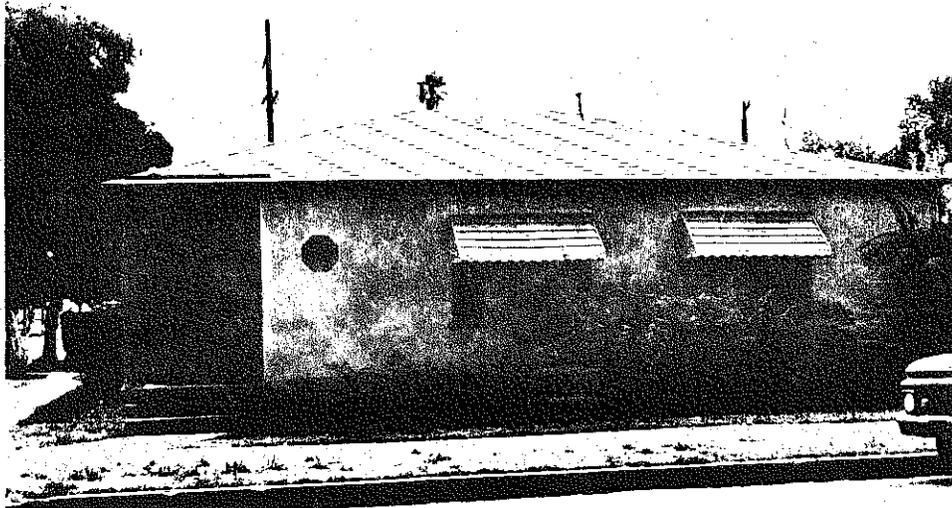


415 9th ST.

Figure 11  
Example of  
PERIOD REVIVAL Styles



312 2nd ST.



328 9th ST.

Figure 12  
Examples of  
1940's TRACT Style



122 Main ST.

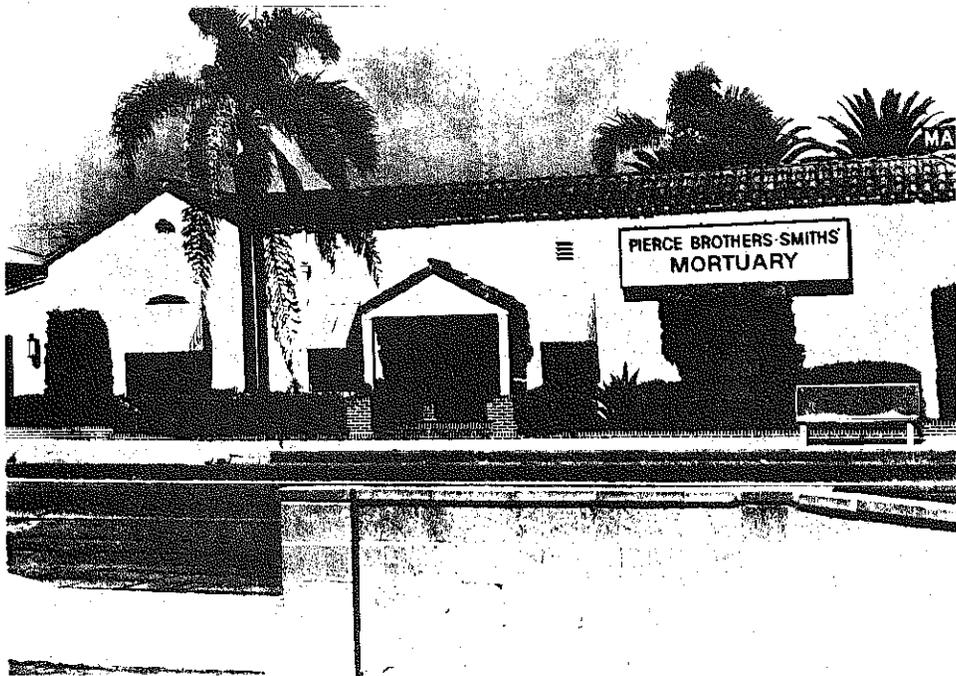


513-519 Walnut AVE.

Figure 13  
Examples of  
PIONEER COMMERCIAL Style

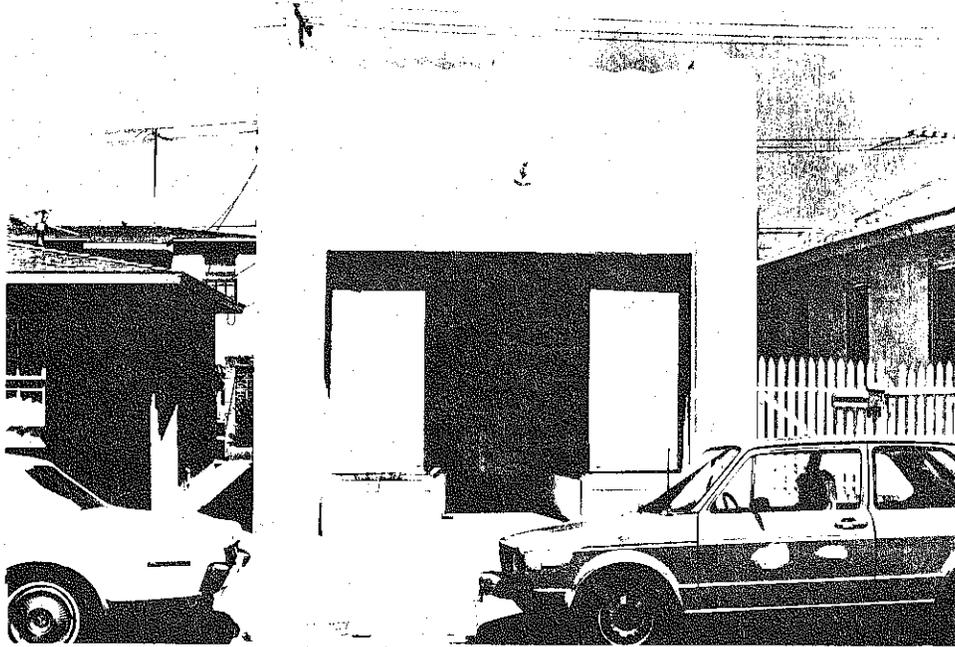


303 3rd ST.



627 Main ST.

Figure 14  
Examples of SPANISH  
COLONIAL REVIVAL COMMERCIAL Style



311 5th ST.



126 Main ST.

Figure 15  
Examples of  
MODERNE COMMERCIAL Style



Pier Cornerstone



Pier

#### D. Survey Procedures

The survey work for Huntington Beach is based on the guidelines set forth by the State Historic Resources Inventory, Survey Workbook (revised March 1984). The two primary elements of the survey work performed are field work and research. For both elements, the initial windshield survey served as a guide to focusing the work, as described below.

##### 1. Field Work

The field work effort involves completing the State Historic Resources Inventory Form (DPR 523, Rev. 4-79) for pre-1940 structures which are rated C or better. The 40's structures and D-rated structures have been documented by photographs. The DPR form identifies and locates the property in detail and provides space for a description of architectural style and of historic significance.

The basic identification portions of the State Inventory Form and the architectural description section were completed for each structure surveyed. The architectural description was based on the architectural styles set forth in Section II.C and the Architectural Supplement contained in the State's Survey Workbook. Portions of the field forms were completed by volunteers including address, architectural description, photo and sketch map and were submitted to the consultants for review and completion. A number of architectural descriptions were completed by the consultants.

Field workers involved in this effort included members of the Historical Society who were trained by the consultants. These workers included Teresa Reynolds, Vern and Jo Soltis, Jerry Person, Tom Andrusky, Bill and Barbara Dow, Nancy Berg, Barbara Milkovich, and others.

##### 2. Research

In order to maximize the research effort on structures or sites of historic importance, the extent of research was matched to the categories identified in the windshield survey. Special effort was focused on researching A and B rated buildings. General research related to original owner and date built was conducted for all of the A, B, and C-rated buildings. Members of the Heritage Committee also solicited the recollections of long time residents at a "History Night" meeting on May 6th and subsequent driving tours. Volunteers in these efforts were Arline Howard, Maureen Rivers and Barbara Milkovich.

#### E. Role of the Heritage Committee

The members of the Heritage Committee include six members of the Huntington Beach Historical Society. The Heritage Committee participated in the selection of the consultant to conduct the survey and provided input to revisions of the work program which occurred during the selection process. Members of the Committee are:

Arline Howard, Chairperson  
Guy Guzzardo  
Barbara Milkovich  
Jerry Person  
Maureen Rivers  
Susan Lucio Worthy

The study program was designed to provide regular meetings between this group and the consultant team to assure that the efforts of the consultants are responsive to the needs of the City. Throughout the course of the study survey, Committee members were actively involved in preparing inventory forms, in conducting research and in participating in the overall survey. The Committee was able to monitor the progress of the work and to provide local input on the evaluation of historic importance. The involvement of Committee members in the study process is viewed as an essential component in making the study truly representative of the City itself.

#### IV. SURVEY FINDINGS

##### A. Windshield Survey Findings

The windshield survey evaluated a total of 556 buildings within the Downtown Study Area, which encompasses the area from Lake Street to Goldenwest Street (east to west) and from Clay Avenue to the Pacific Ocean (north to south). These 556 buildings are the ones which appear to have been constructed prior to 1946 (the cut-off date recommended by the State Office of Historic Preservation. Based on the A-B-C-D rating system, described previously, the survey found 22 A-rated and 81 B-rated structures in this area. Thus, 103 (or 18%) of the 556 buildings located by the windshield survey are considered architecturally important buildings. (See Table 1)

An additional 333 buildings (60% of the total) were considered C-rated. These buildings retain much of their original style, but are modest in design. Generally, these buildings are most important when they occur in clusters or groupings that can, collectively, convey a sense of history or which retain the image of the original neighborhood. The complete windshield survey results are attached as Appendix C.

Due to ongoing redevelopment activities and proposals for development in the very near future, two subareas encompassed within the larger study area were also reviewed and tabulated - here termed the Commercial Core and the Downtown Priority Area.

The Commercial Core is the smallest of the study areas, including 5th Street (both sides) on the east, Pacific Coast Highway and the pier on the south and bounded by Orange Avenue and Third Street on the north and west, respectively. These buildings were given an A-B-C-D rating initially, as shown in the Summary of Findings, Table 1. Because of their importance to the City in ongoing redevelopment efforts, however, they were further evaluated on a 0 to 3 scale, as previously discussed in Section III-B.

This more detailed evaluation determined that seven commercial and one residential structure were found to be of greatest architectural and/or historical importance. These buildings include the following:

1. 303 3rd Street (Arthur Young Building)
2. 218-220 5th Street (Old City Hall)
3. 126 Main Street (Standard Market)
4. 228 Main Street (Clark Hotel)
5. 316 Olive Street (Post Office)
6. 304 Pacific Coast Highway (Macklin Building)

7. 306 Pacific Coast Highway (Golden Bear)

8. 204 5th Street (Residence)

Subsequently these three additional structures were identified in areas adjacent to the 3rd to 5th Commercial Core and are considered noteworthy.

9. 114 Pacific Coast Highway (Garner House)

10. 513-519 Walnut (M.E. Helme House Furnishing Company)

11. 128 6th Street (Helme-Worthy House)

Photographs of these buildings are included as Figure 17.

Since the survey was completed, two of the most significant structures have been demolished: the Golden Bear (306 Pacific Coast Highway) and Wayne's Automotive also known as the Macklin Building (304 Pacific Coast Highway).

Of the remaining 70 buildings in the Commercial Core, these were rated as follows:

<u>Rating</u>	<u>#</u>	<u>% of Total</u>
0	9	12.9
1	27	38.6
2	22	31.4
3	5	7.1
R	<u>7</u>	<u>10.0</u>
	70	100.0

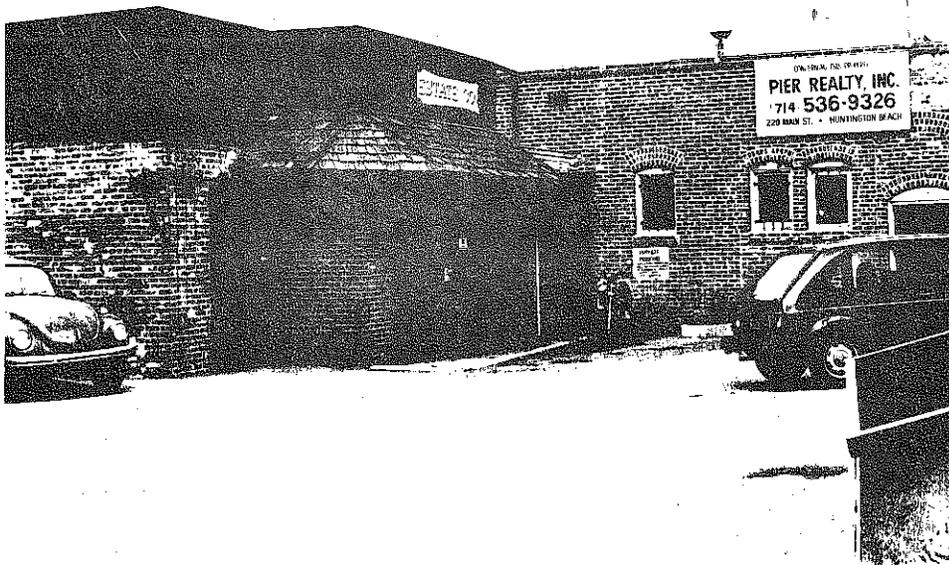
In general, the Downtown area has had a relatively small number of intrusions of new buildings or buildings lost by remodelings ("0" Rating - 12.9%). However, the area incorporates a large number (27 or 38.6%) of buildings which require removal of non-historic alterations in order to contribute to the historic character of the area. A similar number (27 or 38.6%) of buildings are the 2 and 3 rated buildings which are significant or which currently contribute to the historic character of the area.

These findings are further detailed on the attached chart. The Downtown Historic Inventory chart. This chart, attached as Appendix D, also includes the architectural style, estimated construction date and a structural/seismic rating based on a prior study by the City of unreinforced masonry buildings.

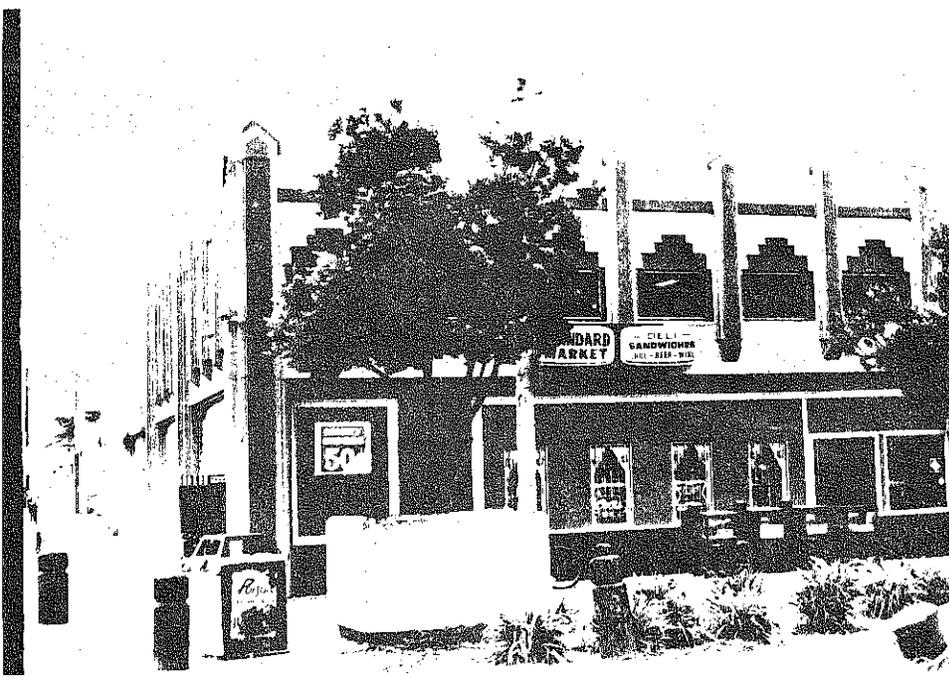
The second subarea studied, the Downtown Priority Area, incorporates the Commercial Core and surrounding areas. This area is bounded by Lake Street and 6th Street (east and west), Pecan Avenue and the pier (north and south). This area includes 135 structures of which 9 are considered A-rated and 36 are B-rated. These 45 structures, or 33.4% of the total, are the ones which are most important architecturally and historically. In addition to the summary of these findings previously presented in Table 1, a street-by-street summary tabulation for this area is presented in Table 2.



303 3rd ST.  
Young Bldg.



218 5th ST.  
Old Jail  
(from alley)



126 Main ST.  
Standard Market

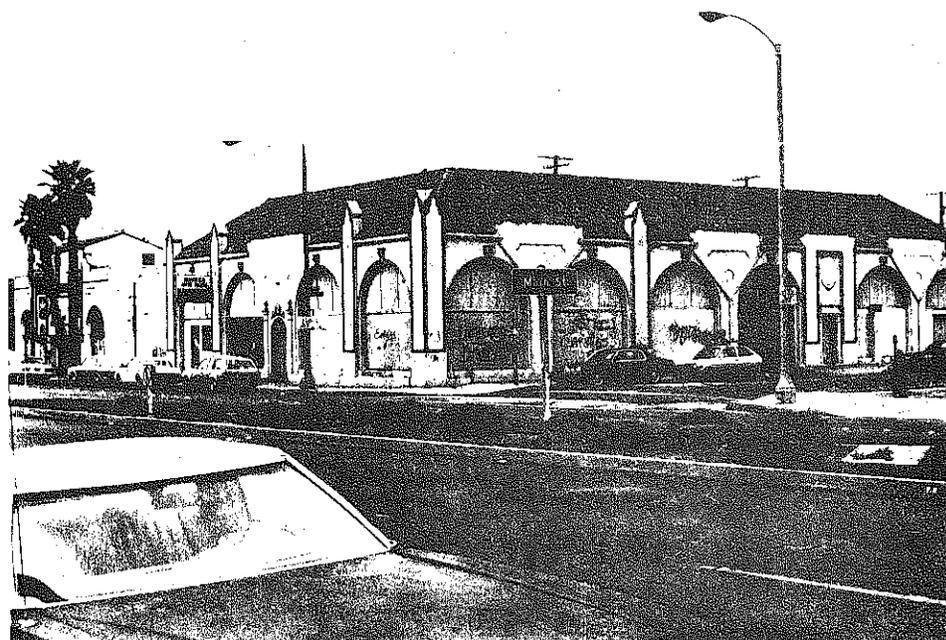
Figure 17  
Historically  
Significant  
Downtown  
Buildings



228 Main ST.  
Clark Hotel



316 Olive  
U S Post Office

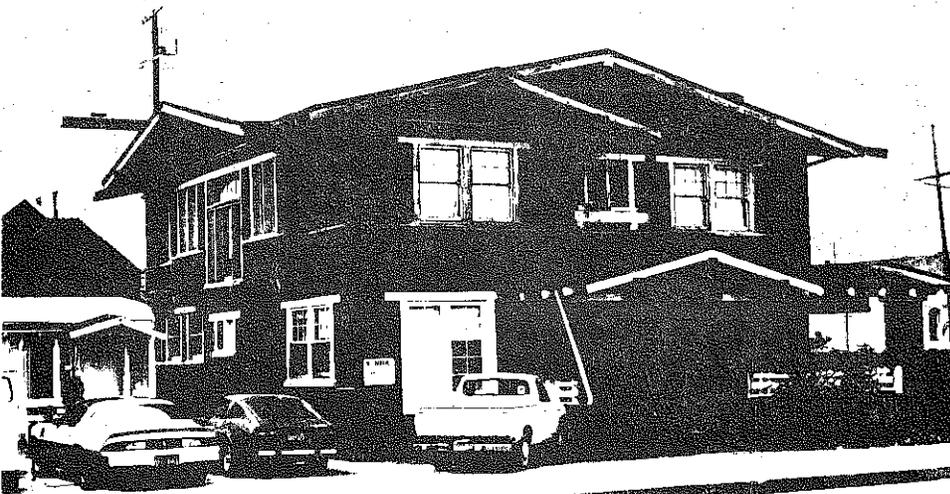


302 Pacific Coast  
Macklin Bldg.

Figure 17 (cont.)  
Historically  
Significant  
Downtown  
Buildings 36b



306 Pacific Coast  
Golden Bear



114 Pacific Coast  
Residence

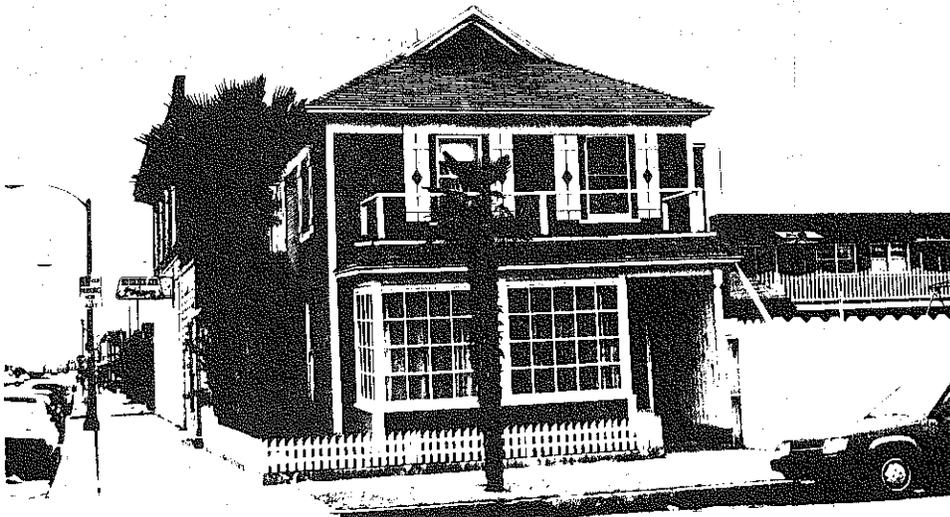


204 5th ST.  
Garner House

Figure 17 (cont.)  
Historically  
Significant  
Downtown  
Buildings



513-519 Walnut  
M. E. Helme House  
Furnishing Co.



128 6th ST.  
Helme-Worthy  
House

**TABLE 1**  
**SUMMARY OF FINDINGS**  
**WINDSHIELD SURVEY OF HISTORIC RESOURCES**  
**COMPLETE DOWNTOWN AREA, CITY OF HUNTINGTON BEACH**

Number and % of Structures by Rating	Commercial Core (3rd to 5th Streets)		Downtown Priority Area (Lake to 6th Streets)		Complete Downtown Study Area (Lake to Goldenwest Streets)	
	#	%	#	%	#	%
A	8	11.1	9	6.7	22	4.0
B	27	37.5	36	26.7	81	14.6
C	37	51.4	78	57.8	333	59.9
D	0	-	12	8.9	120	21.6
Total	72*	100.0	135	100.1 **	556	100.1

\* Includes 304 and 306 Pacific Coast Highway, now demolished, both rated as A's.

\*\* Rounding error of 0.1%

**TABLE 2**  
**SUMMARY TABULATION OF WINDSHIELD SURVEY OF**  
**DOWNTOWN PRIORITY AREA**  
**(LAKE TO 6TH STREET)**

<u>STREET</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>TOTAL</u>
2ND	-	-	9	2	11
3RD	1	3	8	1	13
5TH	1	4	10	2	17
6TH	1	1	17	3	22
LAKE	-	2	1	-	3
MAIN	3	18	28	1	50
OLIVE	1	1	-	1	3
PACIFIC COAST	2	-	4	-	6
PECAN	-	-	1	2	3
WALNUT	1	2	-	-	3
ARTIFACTS*	-	4	-	-	4
<b>TOTAL</b>	<b>10</b>	<b>35</b>	<b>78</b>	<b>12</b>	<b>135</b>

\* Includes pier structures such as the bait shop, pier entrance, cornerstone and pier shops.

## B. Inventory Findings

The A and B rated structures comprise less than 20% of the total number of older buildings in the City. The most unusual ones, which are given an A-rating comprise less than 4% of the City's resources. These 103 A and B-rated structures are listed in Appendix B. Nearly half of these premium structures are located in the Downtown Priority Area. A sizeable concentration of A and B-rated structures are found in the 700 and 800 blocks of Main Street and the 200 and 300 blocks of Crest Avenue which crosses Main in this locale.

In general, research has found that those structures rated A or B were either the homes of early prominent citizens or the early business and City buildings. In instances where research revealed important connections to historical events or persons for C-rated structures, the survey rating was adjusted accordingly. However, nearly all of the historically significant buildings are also architecturally significant. A copy of the inventory forms for an A-rated and B-rated building are attached in Appendix A as a sample of Huntington Beach's premier resources. Inventory forms were completed on all 103 of the A and B rated buildings of which 23 are commercial and 80 are residential.

Nearly 60% of all of the buildings recorded on the windshield survey were given a C-rating, with 22% rated as D. These numerous C-rated buildings are distributed throughout the study area, often interspersed with new buildings or ones which have been substantially altered (D-rated). Where grouped together, these buildings can provide a neighborhood that evokes a sense of history and a feeling of the past. Because of the new intrusions or extensive alterations, few areas remain that include a full city block with a good concentration of C-rated (or higher rated) buildings. Some of the best remaining concentrations of C-rated buildings occur, as follows:

- 9th Street (from 310 to 511)
- 8th Street (600 block, except 602, 608 and 610)
- 7th Street (600 block)
- Main Street (600 block)

A copy of an inventory form for a C-rated building is attached in Appendix A as a sample of these resources. D-rated structures were recorded by photograph, a sample is attached. Inventory forms were completed on approximately 260 of the 333 C-rated structures, including all of the 115 C-rated structures which are located in potential historic districts.

## **V. RECOMMENDATIONS**

### **A. Introduction**

The City of Huntington Beach has a good resource in its historic buildings within the Downtown study area. Based on the findings of the Historic Resources Survey, the consultants recommend that the City adopt an Historic Preservation Program designed to protect landmark structures and districts. Potential landmarks are those individual buildings which are significant either architecturally or historically. Potential historic districts are those collections of buildings which retain the feelings and associations of the past, without major alterations or intrusions of newer development. In this section, recommendations are made regarding mechanisms that the City can use to establish preservation programs which would protect these resources.

## B. Potential Landmarks

The premier historic resources in the City's Downtown Study Area are those 103 structures which have been given an A or a B rating. These structures represent the very best that remains of the past, and they are a vital link to that sense of continuity with the past that distinguish "just a place to live" from a "hometown". Any historic program that the City may adopt should pay particular attention to these premier structures. Among these 103 which are considered potentially eligible for listing in the National Register, are many which are actually eligible.

Any preservation program that the City may establish should, at the very least, preserve those buildings which are determined to be eligible for the National Register. These buildings should be preserved on their original sites since that is an important criteria for National Register eligibility. Additionally, other individual structures which are not eligible for the National Register may have a local importance and be worthy of local protection.

Among the total of 103 A and B rated buildings, the survey identified eleven buildings in the Commercial core and immediate adjacent areas (including two residences) which were potentially eligible due to their architectural character and/or their association with historical events. These are listed in Section IV A. above. Of the eleven structures, the Golden Bear (since demolished), was both architecturally and historically significant. The structure was a rare example of Spanish and folk art architecture, particularly with regard to its cast terra cotta embellishments. Historically, the structure served as an important dinner meeting site with customers including Errol Flynn and Lionel Barrymore. More recently, the Golden Bear had become famous as a showcase for young talent.

Other structures, which still remain, include 218-220 5th Street. The importance of this building is not immediately apparent since its facade has been altered. However, research has shown it to be an early City Hall and jail, which has obvious importance in the history of the City.

Protection to these National Register eligible buildings can be provided at the local level through a variety of mechanisms at the City's discretion. The best protection would be the adoption of a local ordinance establishing historic landmarks in the City. Under the ordinance, modifications to local landmarks would require special review by a Historical Commission or Board, appointed by the City Council. The ordinance also can delay demolition, if such is proposed, while alternative solutions are sought.

In order to provide economic assistance to upgrade and maintain these landmark structures, the City may wish to provide owners with low interest loans from redevelopment funds. Additionally, owners of landmark structures can grant facade easements to non-profit agencies and receive tax benefits where existing zoning permits a more intensive use than the historic structures. Further information on these implementation programs is provided in Section IV.D below.

### C. Potential Historic Districts

In addition to individual structures, collections of buildings are important from a historic preservation standpoint where these collections represent a distinguishable entity which conveys the feelings and associations of the past - even through the individual buildings may not be significant. Generally termed an historic district, these collections of buildings maintain a feeling and association of the past by an internal coherence and integrity. In other words, the buildings relate to one another in the same way that they did originally.

In Huntington Beach, three areas have been defined which appear to the survey consultants to be a "distinguishable entity" with the "internal coherence" to be considered as potential historic districts. These three areas are the Main Street Historic District, the Ninth Street District and the Wesley Park District. These districts are illustrated on Figure 18. Collectively, these districts include 158 historic buildings - approximately 6 A's, 24 B's, 115 C's, and 13 D's.

#### 1. Main Street Historic District

The Main Street Historic District incorporates the 200 block of Main, the 200 and 300 blocks of Fifth Street and cross street buildings on Olive Avenue between Third and Fifth Streets. This district includes both commercial and residential buildings and reflects the early small town development of the City. When originally proposed at an earlier phase of this study, this district was to include the 100 block of Main, pier buildings, and adjacent buildings on Pacific Coast Highway. Subsequent demolition of the Golden Bear and other buildings has lessened the historic tie of the Main Street area to the pier. At present, planned redevelopment does not include rehabilitation of the buildings in the 100 block of Main Street, although this block includes six historically significant or contributing buildings (3 of which require remodelings to be reversed). Therefore, in an effort to consolidate the remaining important historic resources, the district lines have been drawn to exclude the 100 block, but extended to incorporate more of Fifth Street. The proposed Main Street Historic District includes approximately 22 pre-1940 buildings, of which 10 are rated as contributing or significant buildings. Another nine buildings are possible contributors if existing non-historic remodelings are reversed. Should redevelopment plans be changed to allow for restoration of the 100 block of Main Street, the consultants strongly recommend that this block also be included in the Main Street Historic District.

The boundaries of this district have been extended slightly beyond the core area of existing resources in order to preserve a consolidated geographical area and to provide a locale where existing historic buildings, in the path of redevelopment, might be relocated. In particular, important buildings or facades from the 100 block of Main could be relocated to the 200 block. Any or all of these facades that could be moved would reinforce the historic nature of the district - however the resources which are in the best condition (rated as a "3" or a "2") or those which are historically significant (shown



Figure 18  
Map of Proposed Districts

by "\*\*\*") should be given priority.

Since the State's criteria for historic districts is that 65% of the district must retain the historic character, this district would not be eligible for National Register consideration as it stands. However, many of the "1" rated buildings require only minimal rehabilitation in order to contribute to the district. Minor rehabs such as painting or removing inappropriate signs can be accomplished quickly and at a low cost. The State's 65% criteria would be met if only 4 of the 9 buildings with a "1" rating were rehabbed. After the area has been evaluated for the National Register - or if it is designated as a local district only, historic buildings or facades could be moved in from threatened areas to create a consolidated historic area.

Preservation of an historic district within the City's core can provide a strong focal point for the community. Preservation of a district, rather than individual structures, also allows owners, who would not otherwise be eligible, to take advantage of federal tax credits. These tax benefits provide a credit of 20% of the rehab costs on certified rehab work for contributing buildings within an historic district. These owners could also take advantage of facade easement programs or other local assistance programs. Since the proposed historic district is within the City's Redevelopment area, programs of low interest loans or grants may be feasible to encourage owners to upgrade their buildings.

## 2. Ninth Street Historic District

The Ninth Street Historic District incorporates the 300, 400, and 500 blocks of Ninth Street from numbers 310 to 511. This residential district includes mostly small Craftsman and Spanish Colonial Revival houses built in the 1910's and 1920's, representing worker's cottages typical of the early development of the City. This area is well consolidated and will not require rehab of existing buildings, reversals of remodelings, or infill of moved historic houses to establish a cohesive district.

## 3. Wesley Park Historic District

The Wesley Park Historic District incorporates an irregular boundary focused primarily on the 200 block of Main Street and the 200 and 300 blocks of Crest Avenue. Also included are adjacent areas such as the 600 and 700 blocks of 7th and 8th Streets, areas on 11th Street across from Farquar Park, and the east side of Main Street up to Tenth Avenue. This area includes many of the City's early quality homes which were moved to Wesley Park after the 1926 town lot oil boom. Many of the most significant historic residential buildings remaining in the City are located within this area, which retains its air of residential quality even today.

## 4. Types of Districts

These district areas may be established as a National Register Historic District, a Local Certified Historic District, or a local district. The National Register District must meet National criteria and be approved by the

Secretary of the Interior. Once approved, this district has the highest prestige and provides the best tax benefits under current and proposed Tax Reform Acts. A Local Certified Historic District may also be listed on the National Register, but first the City must adopt a local preservation program and have that program certified by the State Office of Historic Preservation. Subsequent designations of properties are considered Locally Certified.

In comparison to a National Register District, a local historic district has the advantage of allowing the City more flexibility in determining the types of rehabilitation and infill which would be permitted. In addition the City could choose to move historic buildings into any of the districts, particularly the Downtown Core.

The disadvantage of establishing a local historic district instead of National Register District is that property owners would not be eligible for the 20% Federal tax credit for the certified rehabilitation of historic buildings. Owners of structures over thirty (30) years old could, however, be eligible for a 10% tax credit.

In order to combine the benefits of each, the City may want to nominate its best landmarks and core areas of districts to the National Register and then provide for local landmarks or local districts surrounding the National Register ones.

## VI. IMPLEMENTATION

### A. Overview of Options

The City of Huntington Beach has a number of options available in establishing a local historic preservation program. While a number of the landmarks and districts discussed above may be eligible for listing on the National Register, such listing provides honor and tax benefits - not protection. Many of the resources listed on the Register in prior years have since been demolished. It is only through local programs that true protection can be provided. For that reason, this report emphasizes the importance of considering preservation programs at the local government level. These are arranged in order from least regulatory to most regulatory and described below:

1. Information Program - The City can make the findings of this study available to private property owners and encourage them to apply for National Register listing or to developers interested in rehabbing National Register properties. Since this approach will be based on owner or developer initiative and since National Register listing does not preclude subsequent demolition or alteration, this approach will not assure protection of historic resources. The approach does, however, require minimal investment and fully maintains individual property rights.

2. Policy - The City may establish a preservation policy by resolution, by amending the General Plan or adopting an element of the General Plan. The Open Space/Conservation Element of the Huntington Beach General Plan adopted in 1976 includes policies which encourage preservation and rehabilitation of historic structures. This document identifies Historic/Archaeologic/Paleontologic Sites as a "first priority" resource and states the city's policy to "protect valuable sites from thoughtless or unnecessary destruction: identify, analyze and preserve valuable sites." (Huntington Beach General Plan, Section 2: Policies for Environment and Resources, page 15). Although the General Plan does not specify which resources are to be protected, background studies undertaken during the preparation of the General Plan in 1974 indicate that some survey work was conducted. Of the 21 structures identified at that time, eight (8) have subsequently been demolished. The structures identified in the 1974 report are listed on Table 3, along with an indication of which have been demolished.

If the policy statements of the Open Space/Conservation Element were amended to include specific references to the landmarks and/or districts identified in this study, the importance of these structures as historic resources would be recognized in instances where City actions (including redevelopment) were to affect these structures. With a policy approach, the City would not necessarily assure protection of the resources, but would at least, assure that a building's historic value is weighed against the proposed action. A policy for preserving historic buildings which specifies individual buildings or districts would trigger an

TABLE 3

HISTORICAL CULTURAL LANDMARKS IDENTIFIED BY THE  
OPEN SPACE/CONSERVATION BACKGROUND REPORT \*

CITY OF HUNTINGTON BEACH

Listing from City Report, 1974	Current Status, 1986	
	Demo	Existing
1. Huntington Beach Pier		X
2. Golden Bear - Old Town Buildings	X	
3. Old City Hall (Orange Street)	X	
4. Council Chambers	X	
5. Firehouse	X	
6. Old Jailhouse		X
7. Huntington Beach High School		X
8. Playhouse	X	
9. Colonel Northam Residence		X
10. Newland House		X
11. Sugar Beet Factory - Main and Garfield	X	
12. Warehouse - Main and Garfield	X	
13. Old Japanese Church		X
14. Hubbel House (Moore House)	X	
15. Water Tower - Warner and Marina - View		X
16. Water Tower - Bolsa Chica and Warner		X
17. Bolsa Chica Gun Club Site		X
18. Ashton Oil Well #1		X
19. Bolsa Chica Oil Well #1 (Now "Bolsa" #1)		X
20. Huntington Oil Well A-1		X
21. World War II Bunkers		X

\* Conservation Potentials, report prepared as a background study for the City's General Plan, March, 1974, Figure 2-41, "Important Historical - Cultural Landmarks".

environmental review when City discretionary actions (such as zone changes, conditional use permits, etc.) are requested. Also, proposed actions affecting historic structures would be evaluated in terms of General Plan conformance. This approach would not protect historic properties from destruction or alteration by private parties in instances where no specific approval by the City was required.

A policy approach to preservation may be reasonably effective if the City is also able to offer incentives to property owners who protect, restore or rehabilitate their properties. These incentives are often in the form of low interest loans or - in the case of districts - public improvements such as antique street lights or street furniture. This approach also maintains full individual property rights.

3. Ordinance - The City may adopt a special historic preservation ordinance or may amend the existing zoning ordinance to recognize historic resources. This approach offers the maximum protection to these resources (depending on the specific provisions of the ordinance), but also poses some restrictions on individual property rights. Such restrictions are well within the City's powers to regulate for health, safety, and general welfare as substantiated by a number of court cases.

An ordinance generally defines the criteria for historic importance, establishes regulations (such as a design review process or delay of demolition) and names an existing or new commission or board to serve as the review body to implement the ordinance. The ordinance may immediately designate all of the landmarks and districts discussed herein, or may establish a procedure (including local evaluation, notification of owners, and public hearings) by which such properties are designated.

Typically, such an ordinance requires that when a building or demolition permit is requested for a designated property, the permit request is reviewed by a special board to determine if the proposed change will alter the historic character of the property. Generally demolition permits cannot be denied, but can be delayed for a period of time ranging from 30 days to 6 months while alternative measures are sought by local groups, such as the historical society. Ordinances can be fairly lenient or very restrictive, depending on the extent of regulatory powers given to the review board and the attitude of that board in reviewing specific cases.

4. Overlay Zone - As a variation on the ordinance described above, the City may find it expedient to adopt historic districts by the creation of an historic overlay zone. This zone could include a design review process and other provisions similar to the ordinance described above. If a district is adopted, it is strongly recommended that design standards or guidelines be established. These guidelines would set the standards for review of proposed alterations or infill by the Commission or Board.

## B. Provisions of a Local Ordinance

The implementation of an historic preservation program is most commonly accomplished through the adoption of a local historic ordinance. This ordinance generally defines which resources in the City are considered historically significant or establishes a mechanism by which structures are designated as historic. The basic tenant of nay such ordinance is that historic buildings are a valuable community resource and that changes affecting such buildings will be subject to a design review process. The exact provisions of such ordinances vary according to local preferences, but generally cover the following concerns.

1. Establishment of a Board - The ordinance generally establishes a Cultural Heritage Board, or Heritage Commission to provide a design review function. Additionally, the duty of the Cultural Heritage Board or Heritage Commission is to designate historic structures in accord with the procedures set forth in the ordinance.
2. Qualifications - Most ordinances require that a certain number of the members represent related professions such as architecture, law, planning, history, or real estate.
3. Terms - The ordinance will specify the length of service for Board establish limits (if any) on the number of consecutive terms, and define overlapping terms of service, if desired.
4. Staff - Most cities find that the Board functions more smoothly if a specific staff member is assigned to serve as administrative staff.
5. Authority - This section authorizes the Board or Commission power to regulate construction, remodeling, alteration and demolition of the visible portion of historic buildings and to designate historic landmarks and districts.
6. Submissions - Some ordinances specify what materials must be submitted with requests for a review by the Board. Such materials may include building plans, elevations, photographs, etc.
7. Board Action - The ordinance will identify what actions the Board may take (approval, denial, approval with conditions, etc.) and the time limits within which the owner must act.
8. Follow-Up - Many ordinances do not provide follow-up procedures, however, these can be effective in assuring that Board requests are met, particularly if the ordinance specifies penalties for non-compliance.
9. Demolition Delays - Most ordinances allow the Board to delay demolition from 3 to 12 months while alternatives are sought, such as a purchaser for a threatened structure or a lot to which the structure may be moved.
10. Maintenance - Most ordinances require the maintenance and repair of

historic properties to preclude the possibility that an owner will neglect a structure to the degree that it cannot be restored.

11. Appeal - Most ordinances allow individuals to appeal the decision of the Board to another City Board, such as the Planning Commission or City Council.

Any of these provisions can be tailored to the local needs of the community. Therefore, Huntington Beach should carefully consider the most effective way to integrate this process into existing City plans and programs before designing an ordinance.

### C. Establishing and Maintaining Districts and Landmarks

All federal incentives for historic preservation (discussed in Section VI. D) are linked to the listing of structures or districts on the National Register of Historic Places. The procedures for such a listing are lengthy and time consuming, however the benefits are substantial. There are two different mechanisms under which districts or landmarks may be submitted for review and approval. All applications under either mechanism are reviewed by State staff at the Office of Historic Preservation (OHP) and by the National Park Service (NPS) staff. The two mechanisms were previously discussed in conjunction with the description of the National Register District and the Certified Local Historic District.

The National Register Historic District may be nominated by an individual, a city or a group of property owners and no more than 50% of the property owners within the district may object to the nomination without voiding the application. OHP will hold a public information hearing at the district location and a public hearing will be held by the State Historic Resources Commission before approval can be granted. If approved, the nomination is forwarded to the Keeper of the National Register in Washington for listing.

For a Certified Local District, the City must first adopt a local ordinance which is certified by the Secretary of the Interior. Applications for local districts may then be filed with the local jurisdiction and are subject to whatever public hearing process is established by that ordinance. Approved districts are reviewed by the OHP staff and submitted to the NPS without further public hearings or specific requirements for owner consent.

For a local district which is not to be listed on the National Register, whatever procedures are established by the local ordinance will apply. Although less prestigious than the National Register Districts, local districts can provide eligibility for local incentive programs, can offer local recognition, and can be an important mechanism in the revitalization of neighborhoods.

The historic character and quality of a district is maintained both by regulation which require specific actions and by local and federal incentive programs which encourage certain actions. Various existing and recommended incentive programs are described in Section VI. D. and regulations are described below.

State and federal environmental review processes require that impacts upon historic sites, structures, and districts be evaluated for any project requiring environmental review. While this process will identify potential impacts, decisionmakers may choose to proceed with approval of the project where over-riding considerations are present. Further, many actions which are permitted under existing zoning will not require an environmental review at all. Thus, environmental regulations do not fully protect the integrity of a site or the quality of a district.

On the National level, there is no requirement for a review of proposed

changes to historic properties, even if the property to be altered is listed on the National Register. A design review of proposed changes is required only if the property owner wishes to utilize the tax incentives available.

Because the national design review process is one based solely on incentives, not requirements, it is recommended that the City designate all historic landmarks and districts on the local level, even when these areas qualify for listing in the National Register without such local recognition. A local design review process established by a local ordinance provides the best regulation available for maintaining the character of historic buildings and the quality of historic districts.

## D. Incentive Programs

The role of an incentive program is to make revitalization of an existing building cost effective in comparison with new construction. Federal tax incentive programs, initiated in 1976 and expanded with the Economic Recovery Act of 1981, have made sweeping changes in the tax laws. A number of local programs may also be instituted to supplement the federal programs.

### 1. Federal Tax Incentives

With the Economic Recovery Act of 1981, Congress provided a clear incentive which makes qualified rehabilitation of historic properties financially competitive with new construction. Current versions of the 1986 Tax Reform Act retain the basic incentives of the 1981 Act, with minor changes, discussed below.

Investment Tax Credit: The Investment Tax Credit (ITC) program allows a deduction taken directly against income taxes owed (not an income deduction) for a portion of qualified rehabilitation costs. The maximum tax credit (currently 25%, expected to be 20% under the Tax Reform Act) is available to depreciable certified historic structures both non-residential and residential (rental property). Eligibility for this tax credit requires that the property be listed on the National Register or be a contributor to a historic district and that the rehab work be approved and meet certain cost minimums. Two lesser forms of tax credits are currently available which provide a 15% credit for buildings which are not of historic importance but are at least 30 years old and 20% for structures at least 40 years old. The Tax Reform Act is expected to reduce this to a single category: 10% for non-historic structures over 50 years old.

Adjustment to Basis: As an added bonus, the 1981 Act allows owners of historic properties to depreciate 100% of their rehabilitation costs, even though part of these costs were credited. Owners of non-historic buildings may depreciate only the balance not used in the tax credit.

Easements: An easement is a legal agreement between a property owner and the holder of the easement which governs the current and future owners' treatment of the property. An easement allows the exchange of an interest in the property which is less than outright ownership. The most commonly used easement for historic properties, called a facade easement, is, in effect, an exchange of unused air rights and a protection of the historic face of the building in return for tax benefits. The facade easement restricts the development and appearance of the property to its historic level. The difference in value between this existing development and that permitted under local zoning is the value of the easement. The easement can provide federal tax benefits as a charitable deduction (as long as donations are deductible) or can provide local property tax benefits if the property is assessed at its reduced value.

## 2. Local Incentives

Existing programs that Huntington Beach has instituted for housing upkeep or rehabilitation are a prime source for local financial incentives, if these can be targeted to historic structures. Particularly where historic buildings are located in prime commercial areas (of which Huntington Beach has very few), many cities have combined these low interest loan programs with design assistance provided by a consultant under contract to the City. Santa Ana, Fullerton, the Fairfax area of L.A. and other cities have seen major revitalization of these areas in a fairly short period of time with this combined approach.

Local planning and building codes can discourage upgrading older buildings by requiring additional changes to meet current code standards. With the passage of SB 2321 effective in 1985, the State extended the provisions of its Historic Building Code to designated historic buildings throughout the state. This code allows for alternative treatments of historic buildings that are less restrictive than the Uniform Building Code, but that still maintain life safety. Any building in Huntington Beach designated as historic by local ordinance or resolution, would be eligible to utilize this code.



## VII. CONCLUSIONS

The historic resources inventory for the City of Huntington Beach has located 556 pre-1946 structures in the Downtown Study Area. Of these, 103 are considered potential landmarks and another 115 are located within potential historic districts. (29 buildings are both landmarks and are located in a potential district). This comprehensive process of reviewing all resources, prioritizing their importance, and selecting groupings is the primary value of the study. Utilizing a comprehensive windshield survey at the outset assures City officials and staff that any resultant policy decisions are based on a knowledge of all of the resources remaining within the study area. Therefore the likely consequences of preservation policies or programs can be considered in advance.

This survey has been focused solely on the area defined as the Downtown Study Area. Remaining areas of the City should also be inventoried to complete the process.

Finally, with the active redevelopment program being initiated in the Downtown area, the City urgently needs to consider the place of historic resources in its future. Depending on the action to be taken (information, policy, ordinance, overlay zone), other studies or planning documents are needed to establish a preservation program. These may include:

- Public Information Documents - possibly describing the historic resources in the City, the benefits of National Register listing, and the process for preparing an application;
- A General Plan Element or Amendment - defining policies for preserving historic resources and naming these resources or the criteria by which resources will be considered significant;
- An Historic Preservation Ordinance - establishing regulatory mechanisms to provide protection of historic resources and establishing mechanisms by which historic resources are designated;
- A Zoning Code Amendment - creating an historic overlay zone for areas designated as historic districts;
- A Main Street Historic District Plan - defining the actions needed for National Register listing of the District, establishing design standards, defining buildings to be relocated to this area, and detailing the ultimate appearance of this key district;
- Design Guidelines - establishing principals for rehabilitation of historic structures and compatible new infill in districts for use by the Design Review Board or other body created by ordinances.



**APPENDIX A**

**SAMPLE INVENTORY FORMS**

**FOR EACH RATING**

\_\_\_\_\_  
Loc \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A-RATED BUILDING

HISTORIC RESOURCES INVENTORY

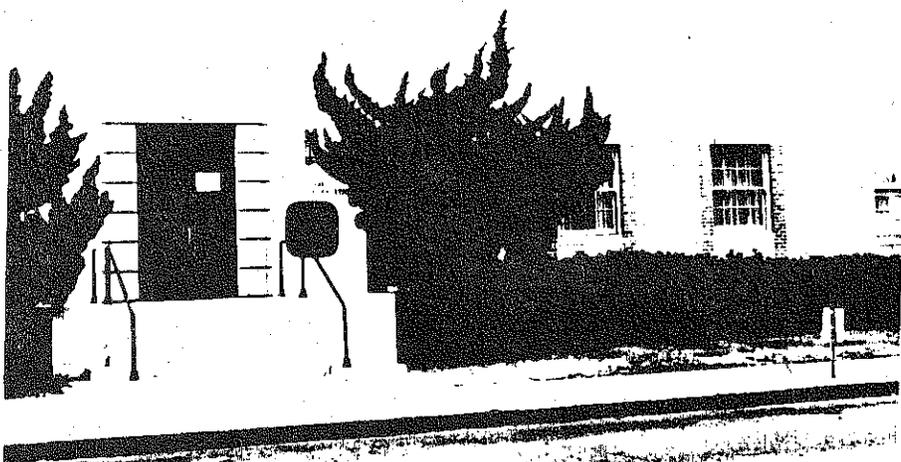
IDENTIFICATION

1. Common name: U.S. Post Office
2. Historic name: U.S. Post Office
3. Street or rural address: 316 Olive
- City Huntington Beach Zip 92648 County Orange
4. Parcel number: 024-14-04
5. Present Owner: \_\_\_\_\_ Address: \_\_\_\_\_
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
6. Present Use: Post Office Original use: Post Office

DESCRIPTION

- 7a. Architectural style: Simple Spanish Colonial with Moderne Tendencies
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A rounded stucco-clad cornice crowns this two-story, flat-roofed rectangular stucco-clad Post Office building. A second row of cornice molding runs below the plain frieze with letters which read "U.S. Post Office, Huntington Beach, California." The main floor of the building is feet off the ground and is reached by a set of steps on the north end of the Olive Street side. A concrete surround of quoins with a large, plain panel above, accents the main entry. The metal and glass doors and transom are new. A row of three large recessed 8-over-8 double-hung windows occupy the south end of the front facade. A wide band of red brick, with an arched recessed stucco panel above, surrounds each window. Stucco wainscotting forms a band around the foundation of the building. The corner stone says "Henry Rosenthal Jr., Secretary of the Treasury; James Farley, Attorney General; Louis A. Simon, Supervising Architect; and Neal Melick, Supervising Engineer, 1935. Two rows of 6-over-6 recessed double-hung windows face the side yard on the south side, while a row of



8. Construction date: Estimated \_\_\_\_\_ Factual 1935
9. Architect Louis A. Simon
10. Builder L.F. Dow  
Co. of Los Angeles
11. Approx. property size (in feet)  
Frontage 175 Depth 117.5'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3/86

316 Olive

7b. Physical Description (Cont.)

12-over-12 double-hung windows face the north. Two small windows, located near the roof line, are outlined with molding. The back contains two more 12-over-12 windows and a covered platform.



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Merrilee's
2. Historic name: Tripp's Market Building
3. Street or rural address: 124 Main Street
- City Huntington Beach Zip 92648 County Orange
4. Parcel number: 04-154-02
5. Present Owner: Charles Sarrabere & Blanche Wood Address: 201 5th St.
- City Huntington Beach Zip 92648 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Clothing store Original use: Retail-commercial

DESCRIPTION

- 7a. Architectural style: Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Moderne in style, the single-story flat-roofed building shown below was originally a Western Falsefront building with a frame body. The gabled section behind the falsefront was and is still clad in corrugated metal while the front was clad in stucco as part of the Moderne remodel in the early 1930's. Projecting fluted pilasters accent each corner of the front facade, with a wide stucco band running parallel to the top of the unbroken parapet. Below the sign "Merrilee's" another band of stucco forms a beltcourse above the row of vertical wood-framed transom windows. Large plate glass windows with glass sides slanting toward the centered wood doors form the storefront. The bulkheads are clad in flagstone, added in the 50's, and a semi-circular canvas awning, a recent addition, shelters the doors. The rear view shows a gable-roofed structure, clad in corrugated metal, with the gable facing to the rear. A long, narrow, single-story stucco-clad addition extends almost to the rear of the lot.



8. Construction date: Estimated \_\_\_\_\_ Factual 1912
9. Architect Owner
10. Builder Owner
11. Approx. property size (in feet)  
Frontage 25 Depth 117.5'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
10/85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Flagstone on bulkheads and canopy
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: Redevelopment
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

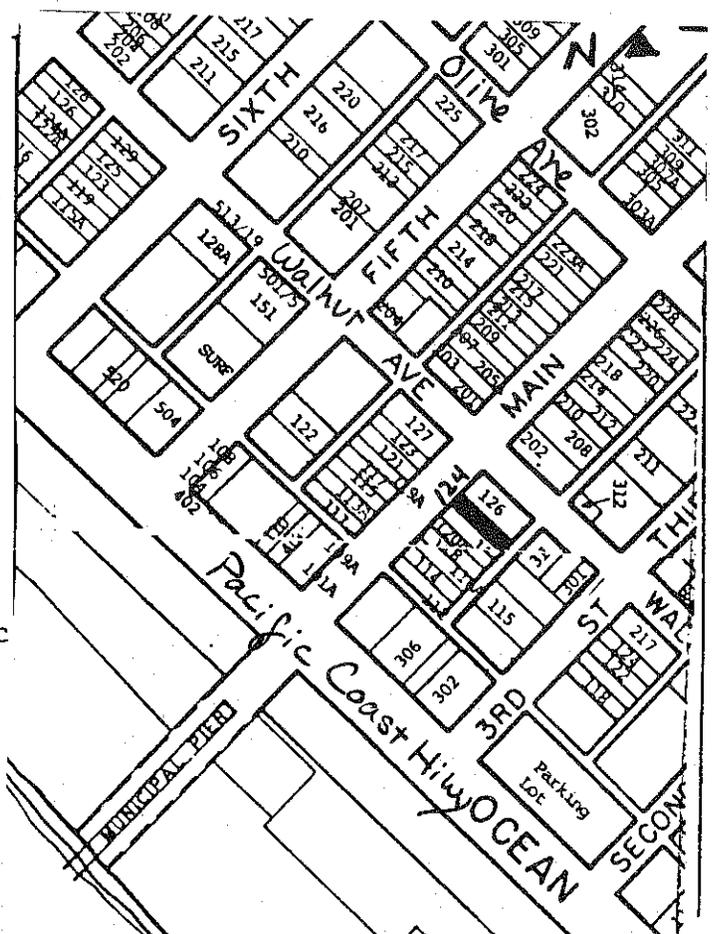
Remodeled in the early 30's from a Western storefront style, Merrilee's retains most of the Moderne features of that era. The transoms and pilasters form the major horizontal and vertical lines. This was the first location of O'Barr's Drug Store in 1914, before they built the large two-story brick building on the corner of Main and P.C.H. The U.S. Restaurant was there in 1919 and the early Twenties papers list the following occupants: Huntington Beach Stock Exchange; Fowler's Paint, Paper, and Variety Store; Lynn Colburn Real Estate; Model Tailors; and Economy Market. The Buckhorn Cafe and 20/30 Cafe were there in 1939 and 1943. The building is significant for its contribution to the broad patterns of the City's history and association with businessmen who contributed much to the City's economy.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement 1  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared 2/86  
By (name) D. Marsh  
Organization Thirtieth Street Architects, Inc  
Address: 2821 Newport Blvd.  
City Newport Beach Zip 92663  
Phone: (714) 673-2643

Historical Researchers:  
Barbara Milkovich  
Jerry Person



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 405 Tenth Street  
City Huntington Beach Zip 92648 County Orange
4. Parcel number: 024-105-17
5. Present Owner: Lewis B. Armstrong Address: 405 10th Street  
City Huntington Beach Zip 92648 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Craftsman Bungalow
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
Mature trees shade the single-story Craftsman Bungalow at 405 10th St. The wide, low-pitched front-facing gabled roof is accented by single exposed beam ends and rafter tails. The eaves have a wide overhang. Horizontal lath strips with widely-spaced vertical lath cover the offset front gable face of the porch. A pergola continues to the east from the porch and shades the rest of the front facade. The porch and pergola are supported by narrow wood posts. The house is now covered with asbestos shingles. The porch railing, made of plain balusters, is not original. A large plate glass window, topped by a leaded glass transom shares the porch with the front door. A pair of multi-paned french doors is located in the center and has another large plate glass window and intricate leaded glass transom on its east side. Double-hung windows are used throughout the house. Most of the doors and windows on the front facade do not appear to be original to this house, with its late Craftsman-style roof line.



8. Construction date: Estimated \_\_\_\_\_ Factual 1917
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 117' 5"  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
9/85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Windows, front railing, asbestos shingles, french doors.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development X Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: Mature trees

**SIGNIFICANCE**

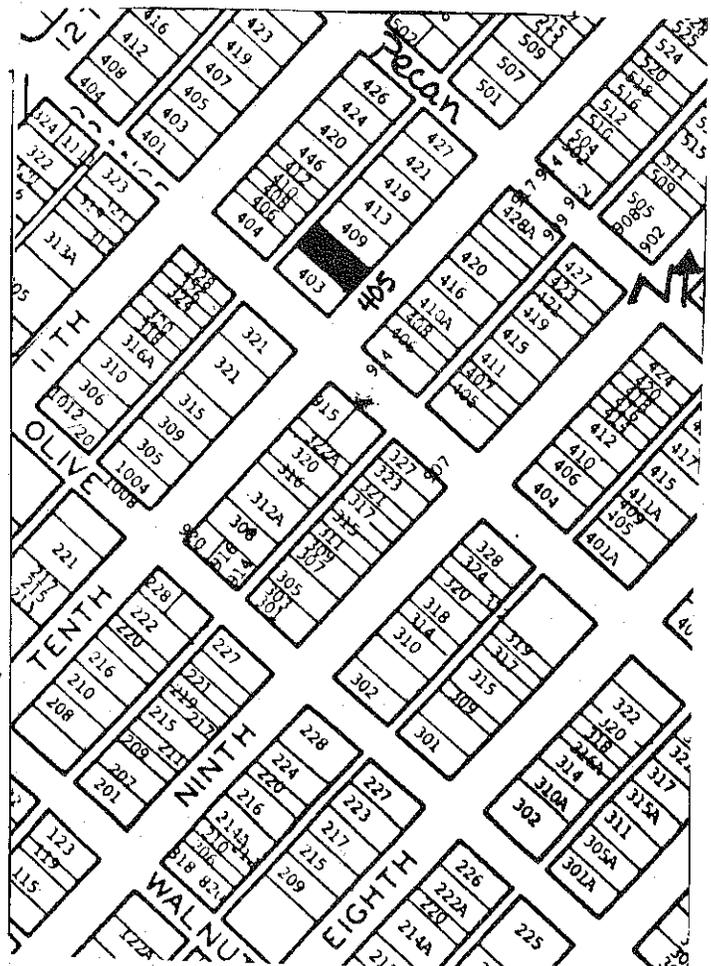
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building retains much of its architectural integrity and contributes to the architectural and historical streetscape of the City of Huntington Beach. Collectively, these buildings reflect the broad patterns of history that shaped the seaside, oil-production community.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 1 Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared 6/86  
 By (name) D. Marsh  
 Organization Thirtieth Street Architects, Inc.  
 Address: 2821 Newport Blvd.  
 City Newport Beach Zip 92663  
 Phone: (714) 673-2643



**APPENDIX B**

**A AND B RATED STRUCTURES**

**WITHIN THE**

**COMPLETE DOWNTOWN STUDY AREA**

**(Lake Street to Goldenwest Street)**

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

	STREET	STYLE	ALTERATIONS	DATE	RATING
118	3RD STREET	COMMERCIAL	MINOR	1915	B
221	3RD STREET	COLONIAL REVIVAL	NONE	1905	B
303	3RD STREET	SPANISH COLONIAL	NONE	1925	A
310	3RD STREET	1880'S COTTAGE	MODERATE	1880	B
121	5TH STREET	COMMERCIAL/THEATRE	MODERATE	1922	B
122	5TH STREET	30'S COMMERCIAL	NONE	1935	B
204	5TH STREET	CRAFTSMAN BUNGALOW	MINOR	1908	A
210	5TH STREET	20'S COMMERCIAL	MINOR	1924	B
311	5TH STREET	ZIGZAG MODERNE	NONE	1930	B-
128	6TH STREET	VICTORIAN-EASTLAKE	MODERATE	1890'S	A
401	6TH STREET	GOthic PERIOD	MODERATE	1909	A
603	6TH STREET	PERIOD REVIVAL	MINOR	1928	B
111-115	7TH STREET	SPANISH COLONIAL	MINOR	1910'S	B-
124	7TH STREET	CALIF BUNGALOW	MINOR	1920	B-
326	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	B-
401-403	7TH STREET	CRAFTSMAN APARTMENTS	MODERATE	1920'S	B
428	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	B
301	8TH STREET	PERIOD REVIVAL	MINOR	1928	B
421	8TH STREET	CRAFTSMAN	MINOR	1920'S	A
618-620	8TH STREET	MODERNE - DUPLEX	MINOR	1930'S	B-
201	9TH STREET	CRAFTSMAN	MINOR	1910	B
211	9TH STREET	VICTORIAN-EASTLAKE	MINOR	1900'S	B
215	9TH STREET	QUEEN ANNE COTTAGE	MINOR	1930'S	B
217	9TH STREET	QUEEN ANNE COTTAGE	MINOR	1900'S	B
319	10TH STREET	VICTORIAN	MINOR	1908	B
321	10TH STREET	SPANISH CHURCH	MODERATE	1920'S	B
403	10TH STREET	COLONIAL REVIVAL	MINOR	1907	B
416	10TH STREET	CRAFTSMAN	MINOR	1920'S	B
420	10TH STREET	CRAFTSMAN	MINOR	1920'S	A
225	11TH STREET	CRAFTSMAN	NONE	1905	B
318	11TH STREET	COLONIAL REVIVAL	MINOR	1905	B-
357	11TH STREET	LOG CABIN	MINOR	1935	B
412	11TH STREET	COLONIAL REVIVAL	MINOR	1905	B
426	11TH STREET	CRAFTSMAN CHURCH	MINOR	1938	B
509	11TH STREET	COLONIAL REVIVAL	NONE	1904	B
601	11TH STREET	MISSION REV STORE	MINOR	1915	B-
702	11TH STREET	COLONIAL REVIVAL	MODERATE	1910	B
216	CREST AVENUE	TUDOR REVIVAL	UNALTERED	1928	A
306 & 310	CREST AVENUE	CRAFTS. BUNG.	UNALTERED	1915	B
307	CREST AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	A
311	CREST AVENUE	COLONIAL REVIVAL	UNALTERED	1920	B
330	CREST AVENUE	SPANISH COLONIAL	MINIMUM	1928	B
505	LAKE STREET	CRAFTSMAN	NONE	1915	B
729	LAKE STREET	CRAFTSMAN BUNGALOW	MINIMUM	1915	A
1970	LAKE STREET	30'S METAL INDUST.	MINOR	1930'S	B
1980	LAKE STREET	30'S METAL INDUST.	MINOR	1930'S	B
1988	LAKE STREET	30'S METAL INDUST.	MINOR	1930	B
101-109-1/2	MAIN STREET	20'S COMMERCIAL	MODERATE	1915	B
111-113	MAIN STREET	20'S COMMERCIAL	MODERATE	1925	B
112-114	MAIN STREET	BRICK COMMERCIAL	MODERATE	1915	B
115	MAIN STREET	20'S BRICK COM	MINOR	1916	B
119-121	MAIN STREET	20'S COMMERCIAL	MINOR	1920	B+

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
122	MAIN STREET	EARLY COMMERCIAL	MODERATE	1905	A
123	MAIN STREET	EARLY COMMERCIAL	SUBSTANTIAL	1923	B-
124	MAIN STREET	MODERNE	MODERATE	1910	B
126	MAIN STREET	ZIGZAG MODERNE	MODERATE	1935	A
205	MAIN STREET	ZIGZAG MODERNE	MINOR	1930	B
207	MAIN STREET	EARLY THEATRE	MODERATE	1910	B
215	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
217	MAIN STREET	WESTERN FALSEFRONT	MODERATE	1904	B
222-222 1/2	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
224	MAIN STREET	20'S COMMERCIAL	MODERATE	1925	B
226	MAIN STREET	20'S BRICK COMMER	MINOR	1920	B
228	MAIN STREET	20'S BRICK COMMER	MINOR	1920	A
410	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
424	MAIN STREET	20'S COMMERCIAL	MINOR	1920	B
609	MAIN STREET	COLONIAL REVIVAL	MINOR	1903	B
627	MAIN STREET	SPANISH COLONIAL	MINOR	1930	B
717	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B+
726	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
731	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
735	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
738-740	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1908	B+
806	MAIN STREET	COLONIAL REVIVAL	NONE	1905	B
810	MAIN STREET	SPANISH COLONIAL	NONE	1925	B
814-816	MAIN STREET	BUNGALOW COURT	NONE	1910	B
815	MAIN STREET	COLONIAL REVIVAL	MINOR	1905	B
1905	MAIN STREET	MEDITERRANEAN	NONE	1926	A
316	OLIVE AVENUE	MODERNE	MODERATE	1935	A
411	OLIVE AVENUE	MODERNE	MODERATE	1935	B
1213	OLIVE AVENUE	NEO-CLASSICAL	MINOR	1900'S	B
414	ORANGE AVENUE	PRAIRIE STYLE APTS	NONE	1915	B-
110	PACIFIC COAST	CRAFTSMAN BUNGALOW	MODERATE	1910	B
114	PACIFIC COAST	CRAFTSMAN BUNGALOW	MODERATE	1905	A
304	PACIFIC COAST	SPANISH COLONIAL REV	MODERATE	1930	A
306	PACIFIC COAST	SPANISH COLONIAL REV	MINOR	1929	A
319	PACIFIC COAST	MODERNE	MINOR	1930	B
520	PACIFIC COAST	TRANSITIONAL	MINOR	1910	B
BAIT SHOP	PACIFIC COAST	ZIGZAG MODERNE	NONE		B
CORNERSTONE	PACIFIC COAST	NONE		1914	B
PIER ENTRAN	PACIFIC COAST	ZIGZAG MODERNE	NONE	1930	B
PIER SHOPS	PACIFIC COAST	ZIGZAG MODERNE	NONE	1930	B
814	PALM AVENUE	CRAFTSMAN BUNGALOW	UNALTERED	1925	B
900	PALM AVENUE	CRAFTSMAN BUNGALOW	UNALTERED	1920	B
1502	PALM AVENUE	ZIGZAG MODERNE	UNALTERED	1933	A
1600 (b)	PALM AVENUE	NEO-CLASSICAL	UNALTERED	1931	A
1817	PARK STREET	SPANISH COLONIAL	UNALTERED	1925	A
311	WALNUT AVENUE	20'S COMMERCIAL	MINOR	1920	B
412-414	WALNUT AVENUE	20'S COMMERCIAL	MINOR	1925	B
513-519	WALNUT AVENUE	WESTERN FALSEFRONT	NONE	1904	A
716-718	WALNUT AVENUE	PERIOD REV. TRIPLEX	UNALTERED	1925	B
300	YORKTOWN	GREEK REVIVAL HOUSE	MINIMUM	1875	A
333	YORKTOWN	EARLY FARM HOUSE	MINIMUM	1905	B



**APPENDIX C**

**WINDSHIELD SURVEY OF  
COMPLETE DOWNTOWN STUDY AREA**

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING
112-114-116	2ND STREET	40'S BUNGALOW COURT	REPAIRS NEED	1940 D
127	2ND STREET	CRAFTSMAN BUNGALOW	MINOR	1915 C
208	2ND STREET	CALIF BUNGALOW	NONE	1920 D
215	2ND STREET	40'S RANCH	MINOR	1940'S D
222	2ND STREET	40'S RANCH COTTAGE	MINOR	1940 D
230	2ND STREET	40'S RANCH COURT	MINOR	1940 C
309	2ND STREET	40'S RANCH	NONE	1940 C
310	2ND STREET	40'S RANCH	NONE	1940 D
312	2ND STREET	40'S RANCH	NONE	1940 C-
313	2ND STREET	40'S RANCH	SUBSTANTIAL	1940 D
316-318	2ND STREET	40'S RANCH DUPLEX	NONE	1940 D
317	2ND STREET	40'S RANCH	NONE	1940 D
321	2ND STREET	40'S RANCH	MINOR	1940 C-
431-435	2ND STREET	CRAFTSMAN COURT	MINOR	1910'S C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
115-117	3RD STREET	20'S COMMERCIAL	MODERATE	1920	C
118	3RD STREET	COMMERCIAL	MINOR	1915	B
122	3RD STREET	BUNGALOW COURT	MODERATE	1920	D
220	3RD STREET	40'S COMMERCIAL	MODERATE	1940	C-
221	3RD STREET	COLONIAL REVIVAL	NONE	1905	B
303	3RD STREET	SPANISH COLONIAL	NONE	1925	A
310	3RD STREET	1880'S COTTAGE	MODERATE	1880	B
318	3RD STREET	CALIF BUNGALOW	MODERATE	1920	C-
320	3RD STREET	VERNACULAR COTTAGE	MODERATE	1890	C
405	3RD STREET	CALIF BUNGALOW	NONE	1925	C
407	3RD STREET	30'S COTTAGE	NONE	1930	C
409	3RD STREET	40'S RANCH	NONE	1942	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
121	5TH STREET	COMMERCIAL/THEATRE	MODERATE	1922	B
122	5TH STREET	30'S COMMERCIAL	NONE	1935	B
204	5TH STREET	CRAFTSMAN BUNGALOW	MINOR	1908	A
206	5TH STREET	QUEEN ANNE COTTAGE	MINOR	1900	C
210	5TH STREET	20'S COMMERCIAL	MINOR	1924	B
214	5TH STREET	20'S COMMERCIAL	MINOR	1925	C+
215	5TH STREET	CRAFTSMAN BUNGALOW	SUBSTANTIAL	1904	D-
218-220	5TH STREET	20'S COMMERCIAL	MODERATE	1920	C-
225	5TH STREET	20'S COMMERCIAL	MODERATE	1930	C-
301	5TH STREET	BRICK GAS STATION		1925	C-
305	5TH STREET	CALIF BUNGALOW	MODERATE	1920	D
311	5TH STREET	ZIGZAG MODERNE	NONE	1930	B-
313	5TH STREET	CRAFTSMAN BUNGALOW	MINOR	1915	C
317	5TH STREET	CRAFTSMAN BUNGALOW	NONE	1910	C
321	5TH STREET	COLONIAL REVIVAL	MINOR	1900	C
328	5TH STREET	SPANISH COLONIAL	MINOR	1928	C
412	5TH STREET	CRAFTSMAN BUNGALOW	MODERATE	1910	C
613	5TH STREET	COMMERCIAL	MODERATE	1930'S	D

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
125	6TH STREET	COTTAGE/BUNGALOW	SUBSTANTIAL	1930	D
128	6TH STREET	VICTORIAN-EASTLAKE	MODERATE	1890'S	A
211	6TH STREET	40'S RANCH	MINOR	1940'S	C
215	6TH STREET	CRAFTSMAN BUNGALOW	MODERATE	1910	C
217	6TH STREET	NEO-CLASSICAL	MODERATE	1920'S	D
220	6TH STREET	NEO-CLASSICAL	MODERATE	1920'S	D
223	6TH STREET	SHINGLE STYLE	MODERATE	1900	C+
308	6TH STREET	CRAFTSMAN COTTAGE	MINOR	1920'S	C
310-312	6TH STREET	CRAFTSMAN	MINOR	1912	C+
313	6TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
317	6TH STREET	COLONIAL REVIVAL	MINOR	1910	C
323-327	6TH STREET	SPANISH COLONIAL	MINOR	1921	C+
328	6TH STREET	CALIFORNIA BUNGALOW	MINOR	1922	C
401	6TH STREET	GOTHIC PERIOD	MODERATE	1909	A
409	6TH STREET	CRAFTSMAN COTTAGE	MINOR	1920'S	C
411	6TH STREET	CRAFTSMAN COTTAGE	MINOR	1920'S	C
415	6TH STREET	CRAFTSMAN	MINOR	1920'S	C+
421	6TH STREET	NEO-CLASSICAL	REPAIRS NEED	1910'S	C-
423	6TH STREET	NEO-CLASSICAL	REPAIRS NEED	1910'S	C
501	6TH STREET	NEO-CLASSICAL	REPAIRS NEED	1910'S	C
509	6TH STREET	CRAFTSMAN BUNGALOW	MODERATE	1920'S	C
515	6TH STREET	COTTAGE	MINOR	1910'S	C
519	6TH STREET	EARLY FARMHOUSE	MODERATE	1900'S	C
603	6TH STREET	PERIOD REVIVAL	MINOR	1928	B

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
111-115	7TH STREET	SPANISH COLONIAL	MINOR	1910'S	B-
121	7TH STREET	CALIF BUNGALOW	SUBSTANTIAL	1920	C
123	7TH STREET	SPANISH COLONIAL	MINOR	1910'S	C
124	7TH STREET	CALIF BUNGALOW	MINOR	1920	B-
126	7TH STREET	(DUPLICATE)	MINOR	1930'S	C
127	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
215	7TH STREET	CRAFTSMAN BUNGALOW	MODERATE	1920'S	C
311	7TH STREET	COTTAGE	MINOR	1925	C
312	7TH STREET	COTTAGE	MINOR	1910'S	C
316	7TH STREET	CRAFTSMAN	MODERATE	LATE 20'	C
317	7TH STREET	PERIOD REVIVAL	MINOR	LATE 20'	C+
320	7TH STREET	COTTAGE	MINOR	LATE 20'	C
322	7TH STREET	COTTAGE	MODERATE	LATE 20'	C
326	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	B-
401-403	7TH STREET	CRAFTSMAN APARTMENTS	MODERATE	1920'S	B
402	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
406	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	C
410	7TH STREET	FARMHOUSE	MODERATE	1920	C
412	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
416	7TH STREET	CALIF BUNGALOW	SUBSTANTIAL	1920	D
422	7TH STREET	RANCH	MINOR	1930'S	D
423	7TH STREET	SPANISH COLONIAL	SUBSTANTIAL	1920'S	D
427	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
428	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	B
503	7TH STREET	CALIF BUNGALOW	MINOR	1920	C+
504	7TH STREET	CRAFTSMAN BUNGALOW	SEVERE	1920	D
506	7TH STREET	NEO-CLASSICAL	MODERATE	1910'S	C
508	7TH STREET	NEO-CLASSICAL	MINOR	1910'S	C
510	7TH STREET	COTTAGE	MINOR	1920'S	C
514	7TH STREET	COTTAGE	MINOR	1920'S	C
523	7TH STREET	COTTAGE	MINOR	1920'S	D
526	7TH STREET	CRAFTSMAN BUNGALOW	SUBSTANTIAL	EARLY 20'	D
527	7TH STREET	CALIF BUNGALOW	MINOR	1920'S	C
601	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
605	7TH STREET	COTTAGE (TINY)	MINOR	1920	C
607	7TH STREET	COTTAGE (TINY)	MINOR	1920	D
609	7TH STREET	COTTAGE	MINOR	1910'S	C
613	7TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
617	7TH STREET	COTTAGE	MINOR	1920'S	C
619	7TH STREET	COTTAGE	MINOR	1920'S	C
627	7TH STREET	RANCH	MINOR	1940'S	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING
112	8TH STREET	CRAFTSMAN	SEVERE	1920'S C
115	8TH STREET	CRAFTSMAN	MINOR	1920'S C
116	8TH STREET	NEO-CLASSICAL	MINOR	1910'S C
123	8TH STREET	CRAFTSMAN	MINOR	1920'S C+
125	8TH STREET	SPANISH COLONIAL	MINOR	1920'S C
206	8TH STREET	40'S RANCH	MINOR	1940'S C
209	8TH STREET	FARMHOUSE	MINOR	1910'S C
212	8TH STREET	NEO-CLASSICAL	MODERATE	1910'S C
214	8TH STREET	APARTMENT BLDG	MINOR	LATE 20' D
215	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C+
220	8TH STREET	CRAFTSMAN COTTAGE	MINOR	1920'S C
227	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C+
301	8TH STREET	PERIOD REVIVAL	MINOR	1928 B
315	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
317-19	8TH STREET	CALIFORNIA BUNGALOW	MODERATE	1920'S D
318	8TH STREET	EARLY COTTAGE	MINOR	1910'S D
322	8TH STREET	EARLY COTTAGE	MINOR	1910'S C
327	8TH STREET	EARLY COTTAGE	MINOR	1910'S D
404	8TH STREET	COTTAGE	MINOR	1920'S C
408	8TH STREET	CRAFTSMAN	MAJOR	1910'S D
409	8TH STREET	TRANSITIONAL	MODERATE	1910'S C
411	8TH STREET	NEO-CLASSICAL	MODERATE	1910'S C
412	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S D
413	8TH STREET	40'S RANCH	MODERATE	1940'S D
421	8TH STREET	CRAFTSMAN	MINOR	1920'S A
422-424	8TH STREET	SPANISH COLONIAL	MINOR	1930'S C
426	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C+
501	8TH STREET	COTTAGE	MINOR	1920'S C
506	8TH STREET	CRAFTSMAN	MINOR	1920'S D
510	8TH STREET	COTTAGE	MINOR	1920'S C
514	8TH STREET	COTTAGE	MINOR	1920'S C
515	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
518	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
521	8TH STREET	COTTAGE	MINOR	1920'S C
527	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
601	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C+
605	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
609	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
610	8TH STREET	EARLY COTTAGE	MINOR	1920'S C
613	8TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S C
614	8TH STREET	COTTAGE	SUBSTANTIAL	1910'S D
618-620	8TH STREET	MODERNE - DUPLEX	MINOR	1930'S B-
619	8TH STREET	COTTAGE	MINOR	1920'S C
621	8TH STREET	COTTAGE	MINOR	1920'S C
622	8TH STREET	COTTAGE	MINOR	1920'S C
627	8TH STREET	VICTORIAN	SUBSTANTIAL	1900'S C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
115	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
201	9TH STREET	CRAFTSMAN	MINOR	1910	B
206	9TH STREET	CALIFORNIA BUNGALOW	MAJOR	1910'S	D
207	9TH STREET	EARLY COTTAGE	MINOR	1910'S	D
211	9TH STREET	VICTORIAN-EASTLAKE	MINOR	1900'S	B
215	9TH STREET	QUEEN ANNE COTTAGE	MINOR	1930'S	B
216	9TH STREET	EARLY FARMHOUSE	SEVERE	1910'S	D
217	9TH STREET	QUEEN ANNE COTTAGE	MINOR	1900'S	B
219	9TH STREET	NEO-CLASSICAL	MINOR	1910'S	C
221	9TH STREET	SPANISH COLONIAL	MINOR	1920'S	C
224	9TH STREET	CALIF BUNGALOW	MINOR	1920'S	C
227	9TH STREET	PERIOD REVIVAL	MINOR	1930'S	C
310	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1925	C
311	9TH STREET	COTTAGE	MINOR	1920'S	C
314	9TH STREET	EARLY COTTAGE	MINOR	1910'S	C
315-317	9TH STREET	SPANISH COLONIAL	MINOR	1920'S	C
318	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
320	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
321	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
323	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
324	9TH STREET	COTTAGE	MINOR	1920'S	D
327	9TH STREET	CALIFORNIA BUNGALOW	MINOR	1920'S	C
404	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
405	9TH STREET	EARLY COTTAGE	MINOR	1910'S	C
406	9TH STREET	EARLY COTTAGE	MINOR	1900'S	C
407	9TH STREET	SPANISH COLONIAL	MINOR	1920'S	C
410	9TH STREET	CRAFTSMAN	MINOR	1920'S	C
411	9TH STREET	CRAFTSMAN	MINOR	1920'S	C
412	9TH STREET	COTTAGE - TINY	MINOR	1920'S	C
414	9TH STREET	COTTAGE - TINY	MINOR	1940'S	C
415	9TH STREET	PERIOD REVIVAL	MINOR	1930'S	C+
416	9TH STREET	COTTAGE - TINY	MODERATE	1920'S	D
418-420	9TH STREET	SPANISH COLONIAL	MINOR	1920	C
419	9TH STREET	CRAFTSMAN	MINOR	1920	C
421-423	9TH STREET	SPANISH COLONIAL	MINOR	1920	C
422	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
427	9TH STREET	SPANISH COLONIAL	MINOR	1920	C
502	9TH STREET	CALIFORNIA BUNGALOW	MAJOR	1920	D
505	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
506	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
507	9TH STREET	CALIFORNIA BUNGALOW	MAJOR	1920'S	D
508	9TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920	C
509-511	9TH STREET	CALIF BUNGALOW	MODERATE	1920	C
510	9TH STREET	CRAFTSMAN BUNGALOW	SUBSTANTIAL	1920	D
524	9TH STREET	COLONIAL REVIVAL	MODERATE	1907	C
602	9TH STREET	PERIOD REVIVAL	MINOR	1920'S	C
610	9TH STREET	CALIF BUNGALOW	SUBSTANTIAL	1920'S	C
614	9TH STREET	CALIF BUNGALOW	MINOR	1920'S	D
616	9TH STREET	CALIF BUNGALOW	MINOR	1920'S	C
618	9TH STREET	CALIF BUNGALOW	MINOR	1920'S	C
620	9TH STREET	CALIF BUNGALOW	MINOR	1920'S	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
214	11TH STREET	COTTAGE	MOJOR	1920'S	D
225	11TH STREET	CRAFTSMAN	NONE	1905	B
305	11TH STREET	COLONIAL REVIVAL	MINOR	1907	C
313	11TH STREET	VERNACULAR	MAJOR	1920'S	D
318	11TH STREET	COLONIAL REVIVAL	MINOR	1905	B-
320	11TH STREET	CRAFTSMAN/SPAN COL	MINOR	1915	C
323	11TH STREET	CALIF BUNGALOW	MINOR	1910	D
328	11TH STREET	VERNACULAR	MAJOR	1920'S	D
357	11TH STREET	LOG CABIN	MINOR	1935	B
404	11TH STREET	CRAFTSMAN BUNGALOW	MINOR	1910	C+
406	11TH STREET	CRAFTSMAN BUNGALOW	MODERATE	1910	C
408	11TH STREET	CALIF BUNGALOW	SUBSTANTIAL	1915	C-
410	11TH STREET	CRAFTSMAN	MAJOR	1910	D
412	11TH STREET	COLONIAL REVIVAL	MINOR	1905	B
426	11TH STREET	CRAFTSMAN CHURCH	MINOR	1938	B
502	11TH STREET	20'S COTTAGE	MINOR	1922	C
509	11TH STREET	COLONIAL REVIVAL	NONE	1904	B
510	11TH STREET	20'S COTTAGE	MINOR	1920	D
511	11TH STREET	COLONIAL REVIVAL	MINOR	1905	C
512	11TH STREET	COTTAGE	MOJOR	1920'S	D
515	11TH STREET	40'S TRACT	NONE	1940	C-
518	11TH STREET	CALIF BUNGALOW	MINOR	1910	D
521	11TH STREET	CRAFTSMAN	MODERATE	1908	D
522	11TH STREET	COLONIAL REVIVAL	SUBSTANTIAL	1910	D
524	11TH STREET	COLONIAL REVIVAL	MINOR	1905	C-
528	11TH STREET	CALIF BUNGALOW	MINOR	1915	C
601	11TH STREET	MISSION REV STORE	MINOR	1915	B-
614	11TH STREET	LATE CRAFTSMAN	MINOR	1920	C-
620	11TH STREET	CALIF BUNGALOW	MINOR	1915	C-
621	11TH STREET	40'S MODERNE	MINOR	1935	D
628	11TH STREET	CALIF BUNGALOW	SUBSTANTIAL	1915	D
702	11TH STREET	COLONIAL REVIVAL	MODERATE	1910	B
710	11TH STREET	CALIFORNIA BUNGALOW	MAJOR	1915	D
714	11TH STREET	SPANISH ECLECTIC	MINOR	1926	D
802	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
808	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
812	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
816	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
820	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
828	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
934	11TH STREET	SPANISH ECLECTIC	MINOR	1926	C
952-954	11TH STREET	SPANISH COL. DUPLEX	MODERATE	1925	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
122	10TH STREET	PERIOD REVIVAL	MINOR	1930'S	C
208	10TH STREET	COTTAGE	MODERATE	1920'S	D
220	10TH STREET	COTTAGE	MODERATE	1920'S	C
222	10TH STREET	COTTAGE	MODERATE	1920'S	D
228	10TH STREET	CALIF BUNGALOW	MINOR	1920'S	D
319	10TH STREET	VICTORIAN	MINOR	1908	B
320	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
321	10TH STREET	SPANISH CHURCH	MODERATE	1920'S	B
403	10TH STREET	COLONIAL REVIVAL	MINOR	1907	B
405	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C
414	10TH STREET	CALIFORNIA BUNGALOW	MODERATE	1920'S	D
416	10TH STREET	CRAFTSMAN	MINOR	1920'S	B
419	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	D
420	10TH STREET	CRAFTSMAN	MINOR	1920'S	A
501	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C+
507	10TH STREET	40'S RANCH	MINOR	1940'S	C
509	10TH STREET	SPANISH COLONIAL	MINOR	1920'S	C+
517	10TH STREET	EARLY COTTAGE	MODERATE	1920'S	D
518	10TH STREET	CALIF BUNGALOW	MINOR	1920'S	C-
520	10TH STREET	EARLY COTTAGE	MODERATE	1920'S	D
521	10TH STREET	CALIF BUNGALOW	MINOR	1920'S	C
601	10TH STREET	NEO-CLASSICAL	SUBSTANTIAL	1910'S	D
605	10TH STREET	SPANISH COLONIAL	MAJOR	1920'S	D
611	10TH STREET	COTTAGE	MAJOR	1920'S	D
612	10TH STREET	SPANISH COLONIAL	MINOR	1920'S	C
614-616	10TH STREET	COTTAGE - TINY	SUBSTANTIAL	1920	D
617	10TH STREET	EARLY COTTAGE	SUBSTANTIAL	1910'S	D
618	10TH STREET	CALIF BUNGALOW	MINOR	1920	C
621	10TH STREET	CRAFTSMAN BUNGALOW	REPAIRS NEED	1920'S	C
622	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	D
623	10TH STREET	EARLY COTTAGE	REPAIRS NEED	1920'S	C
628	10TH STREET	CRAFTSMAN BUNGALOW	MINOR	1920'S	C+
701	10TH STREET	CRAFTSMAN	MODERATE	1910	C+
705	10TH STREET	NEO-CLASSICAL	MINOR	1910'S	C-
707	10TH STREET	CALIFORNIA BUNGALOW	MINIMUM	1915	C
709	10TH STREET	CRAFTSMAN	MODERATE	1912	C
912	10TH STREET	COLONIAL REVIVAL	UNALTERED	1910	C+
920	10TH STREET	CRAFTSMAN BUNGALOW	MINIMUM	1915	C
928	10TH STREET	CRAFTSMAN BUNGALOW	MINIMUM	1915	C
931	10TH STREET	SPANISH COLONIAL	UNALTERED	1925	C+
933	10TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1920	D
935	10TH STREET	CALIFORNIA BUNGALOW	MINIMUM	1920	D
936	10TH STREET	COLONIAL REVIVAL	MINIMUM	1912	C+

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
201	12TH STREET	COLONIAL	MINOR	1915	C
213-215	12TH STREET	SPAN. COL. DUPLEX	NONE	1925	C
217	12TH STREET	30'S COTTAGE	MINOR	1930	C-
220	12TH STREET	CRAFTSMAN BUNGALOW	REPAIRS NEED	1915	C-
221	12TH STREET	COTTAGE	MINOR	1910	C-
221	12TH STREET	CRAFTSMAN BUNGALOW	NONE	1920	C
227	12TH STREET	20'S CRAFTSMAN	NONE	1920	C
303	12TH STREET	COLONIAL REVIVAL	SUBSTANTIAL	1905	C
311	12TH STREET	CALIF BUNGALOW	MINOR	1925	D
312	12TH STREET	COLONIAL REVIVAL	MINOR	1905	C
313	12TH STREET	VERNACULAR COTTAGE	SUBSTANTIAL	1915	D
315	12TH STREET	VERNACULAR COTTAGE	SUBSTANTIAL	1915	D
317	12TH STREET	CRAFTSMAN BUNGALOW	NONE	1920	C
323	12TH STREET	CALIF BUNGALOW	MINOR	1915	C
400 BLOCK	12TH STREET	NONE			
503	12TH STREET	40'S TRACT	NONE	1930	C-
506	12TH STREET	40'S TRACT	NONE	1930	C-
522	12TH STREET	40'S TRACT	NONE	1930	C-
525	12TH STREET	COTTAGE	NONE	1930	C
606	12TH STREET	CRAFTSMAN	MODERATE	1920	C
610	12TH STREET	SPANISH COLONIAL	SUBSTANTIAL	1920	D
619	12TH STREET	40'S RANCH	SUBSTANTIAL	1925	D
620	12TH STREET	40'S TRACT	NONE	1940	C-
623	12TH STREET	40'S TRACT	NONE	1940	C-
626	12TH STREET	CRAFTSMAN BUNGALOW	NONE	1910	C
708	12TH STREET	40'S TRACT	NONE	1940	C-
712	12TH STREET	40'S TRACT	NONE	1940	C-
719	12TH STREET	40'S TRACT	NONE	1940	C-
722	12TH STREET	40'S RANCH	UNALTERED	1945	C
730	12TH STREET	40'S TRACT RANCH	NONE	1940	C-
735	12TH STREET	40'S TRACT RANCH	NONE	1940	C-
743	12TH STREET	40'S RANCH	NONE	1940	C-

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
618	14TH STREEET	CRAFTSMAN BUNGALOW	UNALTERED	1915	C+
219	14TH STREET	COLONIAL REVIVAL	MAJOR	1910	D
221	14TH STREET	SPANISH COLONIAL	MINIMUM	1925	D
303	14TH STREET	CALIFORNIA BUNGALOW	MODERATE	1925	D
315	14TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1915	C-
407	14TH STREET	CRAFTSMAN BUNGALOW	UNALTERED	1915	D
427	14TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1925	C+
504	14TH STREET	40'S RANCH	UNALTERED	1945	C-
604	14TH STREET	SPANISH COLONIAL	UNALTERED	1920	C
614-616	14TH STREET	CALIFORNIA BUNGALOW	MINIMUM	1925	C-
724	14TH STREET	SPANISH COLONIAL	MINIMUM	1925	D
726	14TH STREET	CALIFORNIA BUNGALOW	MODERATE	1935	D
735 (a)	14TH STREET	MODERNE	MINIMUM	1935	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
311	13TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1925	C
312	13TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1925	C
315	13TH STREET	CALIFORNIA BUNGALOW	MAJOR	1915	D
323	13TH STREET	CALIFORNIA BUNGALOW	UNALTERED	1935	D
805	13TH STREET	40'S SPAN. COLONIAL	MINIMUM	1945	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
506	15TH STREET	CALIFORNIA BUNGALOW	MINIMUM	1925	C
514-516	15TH STREET	SPANISH COL. DUPLEX	UNALTERED	1925	C
622-624	15TH STREET	CALIFORNIA BUNGALOW	MAJOR	1915	D

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
202	17TH STREET	40'S TRACT	UNALTERED	1945	D
221	17TH STREET	CALIFORNIA BUNGALOW	DETERIORATED	1920	D
326	17TH STREET	METAL BUILDING	UNALTERED	1935	D
608	17TH STREET	PRAIRIE	MODERATE	1920	C

CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
121	22ND STREET	METAL INDUSTRIAL	UNALTERED	1930	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
714	ACACIA AVENUE	WESTERN STOREFRONT	MAJOR	1915	D
716	ACACIA AVENUE	CALIFORNIA BUNGALOW	MINIMUM	1915	D
806	ACACIA AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1915	C
809	ACACIA AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1915	C
908	ACACIA AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	D
910	ACACIA AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	C
912	ACACIA AVENUE	CALIFORNIA BUNGALOW	MODERATE	1915	D
914-916	ACACIA AVENUE	SPANISH COL. DUPLEX	MINIMUM	1925	C
1012	ACACIA AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	D
1013	ACACIA AVENUE	WESTERN STOREFRONT	UNALTERED	1910	C
1014-1016	ACACIA AVENUE	CAL. BUNGALOW DUPLEX	MINIMUM	1925	C
1015-1017	ACACIA AVENUE	CAL. BUNGALOW DUPLEX	MINIMUM	1925	C
1106-1108	ACACIA AVENUE	CAL. BUNGALOW DUPLEX	MINIMUM	1925	C
1112	ACACIA AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	D
1114	ACACIA AVENUE	CAL. BUNGALOW DUPLEX	MINIMUM	1915	C
1217	ACACIA AVENUE	EARLY RANCH	UNALTERED	1935	D

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
205-207	CREST AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	C-
211	CREST AVENUE	SPANISH COLONIAL	UNALTERED	1925	C
216	CREST AVENUE	TUDOR REVIVAL	UNALTERED	1928	A
221	CREST AVENUE	SPANISH COLONIAL	UNALTERED	1925	C+
224	CREST AVENUE	SPANISH COLONIAL	MINIMUM	1925	C
306 & 310	CREST AVENUE	CRAFTS. BUNG.	UNALTERED	1915	B
307	CREST AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	A
311	CREST AVENUE	COLONIAL REVIVAL	UNALTERED	1920	B
323-323-1/2	CREST AVENUE	SPANISH COL.COURT	UNALTERED	1925	C+
325	CREST AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1925	C-
326	CREST AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	C-
330	CREST AVENUE	SPANISH COLONIAL	MINIMUM	1928	B
332	CREST AVENUE	SPANISH RANCH	UNALTERED	1928	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
421-423	LAKE STREET	CRAFTSMAN	MODERATE	1925	C
431-435	LAKE STREET	CRAFTSMAN COURT	NONE	1920	D
505	LAKE STREET	CRAFTSMAN	NONE	1915	B
704	LAKE STREET	20'S COMMERCIAL	MAJOR	1920'S	C
729	LAKE STREET	CRAFTSMAN BUNGALOW	MINIMUM	1915	A
737	LAKE STREET	SPANISH COLONIAL	MINIMUM	1925	C-
1970	LAKE STREET	30'S METAL INDUST.	MINOR	1930'S	B
1980	LAKE STREET	30'S METAL INDUST.	MINOR	1930'S	B
1988	LAKE STREET	30'S METAL INDUST.	MINOR	1930	B

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
711	MAIN STREET	SPANISH RANCH	NONE	1925	C
713	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1915	C
717	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B+
718	MAIN STREET	40'S COLONIAL	NONE	1940	C-
721	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1905	C
722	MAIN STREET	COLONIAL REVIVAL	MINOR	1910	C
724	MAIN STREET	CALIF BUNGALOW	NONE	1915	C
726	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
727	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1910	C
730	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1910	C
731	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
734	MAIN STREET	40'S RANCH	MINOR	1940	C-
735	MAIN STREET	CRAFTSMAN BUNGALOW	NONE	1910	B
737	MAIN STREET	SPANISH RANCH	NONE	1930	C
738-740	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1908	B+
741	MAIN STREET	CALIF BUNGALOW	NONE	1915	C
742	MAIN STREET	SPANISH COLONIAL	NONE	1925	C
752	MAIN STREET	SPANISH COLONIAL	MINOR	1915	C
755	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1910	C
801	MAIN STREET	CRAFTSMAN BUNGALOW	MODERATE	1915	D
804	MAIN STREET	SPANISH COLONIAL	MINOR	1928	C+
806	MAIN STREET	COLONIAL REVIVAL	NONE	1905	B
810	MAIN STREET	SPANISH COLONIAL	NONE	1925	B
814-816	MAIN STREET	BUNGALOW COURT	NONE	1910	B
815	MAIN STREET	COLONIAL REVIVAL	MINOR	1905	B
817	MAIN STREET	40'S COLONIAL	NONE	1940	C+
821	MAIN STREET	40'S RANCH	NONE	1940	C
833	MAIN STREET	SPANISH RANCH	SUBSTANTIAL	1930	D
902	MAIN STREET	COLONIAL	NONE	1940	C
908	MAIN STREET	COLONIAL	NONE	1940	C+
912-914	MAIN STREET	SPANISH COLONIAL	NONE	1925	C+
918	MAIN STREET	40'S RANCH	NONE	1940	C-
920	MAIN STREET	40'S COLONIAL	MODERATE	1940	C-
924	MAIN STREET	40'S RANCH	NONE	1940	C-
1010	MAIN STREET	40'S INTERNATIONAL	MINOR	1942	D
1024	MAIN STREET	PERIOD REVIVAL	MINOR	1930	C+
1030	MAIN STREET	40'S RANCH	MINOR	1940	C-
1104	MAIN STREET	40'S RANCH	MINOR	1940	C-
1129	MAIN STREET	COLONIAL	NONE	1940	C
1200 BLOCK	MAIN STREET	NONE			
1300 BLOCK	MAIN STREET	NONE			
1400 BLOCK	MAIN STREET	NONE			
1500 BLOCK	MAIN STREET	NONE			
1600 BLOCK	MAIN STREET	NONE			
1802	MAIN STREET	SPANISH COLONIAL	NONE	1925	C
1812	MAIN STREET	COLONIAL REVIVAL	MINOR	1905	D
1814	MAIN STREET	40'S RANCH	MINOR	1942	C-
1816	MAIN STREET	CRAFTSMAN BUNGALOW	MINOR	1915	C
1905	MAIN STREET	MEDITERRANEAN	NONE	1926	A

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
101-109-1/2	MAIN STREET	20'S COMMERCIAL	MODERATE	1915	B
111-113	MAIN STREET	20'S COMMERCIAL	MODERATE	1925	B
112-114	MAIN STREET	BRICK COMMERCIAL	MODERATE	1915	B
115	MAIN STREET	20'S BRICK COM	MINOR	1916	B
116-116 1/2	MAIN STREET	BRICK COMMERCIAL	MODERATE	1915	C
117	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C
119-121	MAIN STREET	20'S COMMERCIAL	MINOR	1920	B+
120	MAIN STREET	BRICK COMMERCIAL	MODERATE	1915	C
122	MAIN STREET	EARLY COMMERCIAL	MODERATE	1905	A
123	MAIN STREET	EARLY COMMERCIAL	SUBSTANTIAL	1923	B-
124	MAIN STREET	MODERNE	MODERATE	1910	B
126	MAIN STREET	ZIGZAG MODERNE	MODERATE	1935	A
127	MAIN STREET	MODERNE	MODERATE	1930	C
201-203	MAIN STREET	20'S COMMERCIAL	SUBSTANTIAL	1905	C
205	MAIN STREET	ZIGZAG MODERNE	MINOR	1930	B
206	MAIN STREET	20'S COMMERCIAL	MODERATE	1915	C
207	MAIN STREET	EARLY THEATRE	MODERATE	1910	B
209	MAIN STREET	30'S COMMERCIAL	MODERATE	1930	C
210-210 1/2	MAIN STREET	20'S COMMERCIAL	MODERATE	1915	C
211	MAIN STREET	30'S COMMERCIAL	MODERATE	1930	C
212	MAIN STREET	20'S COMMERCIAL	MODERATE	1915	C
213	MAIN STREET	30'S COMMERCIAL	MODERATE	1930	C
214	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C
215	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
217	MAIN STREET	WESTERN FALSEFRONT	MODERATE	1904	B
218	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C-
220	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C
221	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C
222-222 1/2	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
223	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	C
224	MAIN STREET	20'S COMMERCIAL	MODERATE	1925	B
226	MAIN STREET	20'S BRICK COMMER	MINOR	1920	B
228	MAIN STREET	20'S BRICK COMMER	MINOR	1920	A
301	MAIN STREET	20'S GAS STATION	MODERATE	1920	C
305	MAIN STREET	30'S COMMERCIAL	MINOR	1930	C
307	MAIN STREET	EARLY COMMERCIAL	SUBSTANTIAL	1906	C-
309	MAIN STREET	30'S COMMERCIAL	MODERATE	1930	C-
316-322	MAIN STREET	30'S COMMERCIAL	MODERATE	1930	C
410	MAIN STREET	20'S COMMERCIAL	MODERATE	1920	B
424	MAIN STREET	20'S COMMERCIAL	MINOR	1920	B
428	MAIN STREET	30'S COMMERCIAL	MINOR	1930	C
605	MAIN STREET	SPANISH RANCH	MINOR	1930	C+
607	MAIN STREET	CALIF BUNGALOW	MINOR	1925	C-
609	MAIN STREET	COLONIAL REVIVAL	MINOR	1903	B
610	MAIN STREET	BRICK COMMERCIAL	MINOR	1920'S	C
617	MAIN STREET	CALIFORNIA BUNGALOW	MINOR	1915	C-
619	MAIN STREET	CRAFTSMAN BUNGALOW	MODERATE	1910	C
621-623	MAIN STREET	SPANISH COLONIAL	SUBSTANTIAL	1925	C
625	MAIN STREET	CRAFTSMAN	MINOR	1920	C
627	MAIN STREET	SPANISH COLONIAL	MINOR	1930	B

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
200	ORANGE AVENUE	SPANISH COLONIAL	NONE	1920'S	C
204	ORANGE AVENUE	SPANISH COLONIAL	MAJOR	1920'S	D
310	ORANGE AVENUE	COTTAGE	MINOR	1910	D
414	ORANGE AVENUE	PRAIRIE STYLE APTS	NONE	1915	B-
418	ORANGE AVENUE	CALIF BUNGALOW	MINOR	1915	C
614	ORANGE AVENUE	CALIF BUNGALOW	MINOR	1915	C
707	ORANGE AVENUE	PERIOD REVIVAL	MINIMUM	1925	D
712	ORANGE AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	D
902	ORANGE AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1915	C
914	ORANGE AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1915	C
1105	ORANGE AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	D
1107	ORANGE AVENUE	CALIFORNIA BUNGALOW	MODERATE	1915	D
1410	ORANGE AVENUE	COLONIAL REVIVAL	MODERATE	1910	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
316	OLIVE AVENUE	MODERNE	MODERATE	1935	A
411	OLIVE AVENUE	MODERNE	MODERATE	1935	B
607	OLIVE AVENUE	BUNGALOW	MAJOR	1930	D
608	OLIVE AVENUE	CRAFTSMAN GARAGE	UNALTERED	1925	D
715	OLIVE AVENUE	CALIFORNIA BUNGALOW	MINIMUM	1920	C
717	OLIVE AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	C
914-916	OLIVE AVENUE	SPANISH COL. DUPLEX	MINIMUM	1925	C
1111	OLIVE AVENUE	CAL. BUNGALOW DUPLEX	UNALTERED	1920	D
1112	OLIVE AVENUE	CALIFORNIA BUNGALOW	MODERATE	1920	D
1113	OLIVE AVENUE	COLONIAL REVIVAL	UNALTERED	1920	D
1213	OLIVE AVENUE	NEO-CLASSICAL	MINOR	1900'S	B
1406-1408	OLIVE AVENUE	CRAFTSMAN BUNGALOW	UNALTERED	1925	C

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
814	PALM AVENUE	CRAFTSMAN BUNGALOW	UNALTERED	1925	B
900	PALM AVENUE	CRAFTSMAN BUNGALOW	UNALTERED	1920	B
907	PALM AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	C
1114	PALM AVENUE	CALIFORNIA BUNGALOW	MINIMUM	1925	C
1411	PALM AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	D
1502	PALM AVENUE	ZIGZAG MODERNE	UNALTERED	1933	A
1600 (b)	PALM AVENUE	NEO-CLASSICAL	UNALTERED	1931	A

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
205-207	PECAN AVENUE	VERNACULAR COTTAGES	REPAIRS NEED	1920	D
343	PECAN AVENUE	CALIFORNIA BUNGALOW	MINOR	1920'S	C
601	PECAN AVENUE	CALIFORNIA BUNGALOW	MINIMUM	1925	D
608	PECAN AVENUE	CONVERTED GARAGE	MODERATE	1925	D
612	PECAN AVENUE	CALIF BUNGALOW	MINOR	1920'S	C
713	PECAN AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1925	C
908	PECAN AVENUE	SPANISH COLONIAL	UNALTERED	1930	C
912	PECAN AVENUE	CALIFORNIA BUNGALOW	MODERATE	1930	D
914	PECAN AVENUE	CALIFORNIA BUNGALOW	MODERATE	1930	D
1009	PECAN AVENUE	CALIFORNIA BUNGALOW	MODERATE	1925	D
1011	PECAN AVENUE	CALIFORNIA BUNGALOW	MODERATE	1925	D
1012	PECAN AVENUE	CALIFORNIA BUNGALOW	SIGNIFICANT	1925	D

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
110	PACIFIC COAST	CRAFTSMAN BUNGALOW	MODERATE	1910	B
114	PACIFIC COAST	CRAFTSMAN BUNGALOW	MODERATE	1905	A
304	PACIFIC COAST	SPANISH COLONIAL REV	MODERATE	1930	A
306	PACIFIC COAST	SPANISH COLONIAL REV	MINOR	1929	A
319	PACIFIC COAST	MODERNE	MINOR	1930	B
406	PACIFIC COAST	20'S COMMERCIAL	SUBSTANTIAL	1930	C
408	PACIFIC COAST	20'S COMMERCIAL	SUBSTANTIAL	1930	C
410	PACIFIC COAST	20'S COMMERCIAL	SUBSTANTIAL	1930	C
414-416	PACIFIC COAST	20'S COMMERCIAL	SUBSTANTIAL	1905	C
520	PACIFIC COAST	TRANSITIONAL	MINOR	1910	B
BAIT SHOP	PACIFIC COAST	ZIGZAG MODERNE	NONE		B
CORNERSTONE	PACIFIC COAST	NONE		1914	B
PIER ENTRAN	PACIFIC COAST	ZIGZAG MODERNE	NONE	1930	B
PIER SHOPS	PACIFIC COAST	ZIGZAG MODERNE	NONE	1930	B

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
1817	PARK STREET	SPANISH COLONIAL	UNALTERED	1925	A
1837	PARK STREET	COLONIAL REVIVAL	MINIMUM	1915	C

COMMERCIAL CORE AREA HISTORIC INVENTORY - PREPARED 9/29/86

HISTORICAL RATING			** = HISTORICALLY SIGNIFICANT		
0 = NOT HISTORICAL/VERY ALTERED			1 = POSSIBLE CONTRIBUTOR IF REMODEL REVERSED		
2 = POSSIBLE CONTRIBUTOR TO DISTRICT			3 = POSSIBLE NATIONAL REGISTER LISTING		
R = RESIDENTIAL			I = REQUIRES SEISMIC UPGRADE		
STREET NO.	STREET	STYLE	EST. CONSTRUCT.	HIST. RATING	STRUCT. RATING
115	3RD STREET	20'S COMMERCIAL	1920	2	I
221	3RD STREET	COLONIAL REVIVAL	1905	2R	
303	3RD STREET	SPANISH REVIVAL	1925	3	I
121	5TH STREET	20'S COMMERCIAL	1922	1	
122	5TH STREET	30'S COMMERCIAL	1935	2	
204	5TH STREET	CRAFTSMAN BUNGALOW	1908	3-R	
206	5TH STREET	QUEEN ANNE COTTAGE	1900	2-R	
210	5TH STREET	20'S COMMERCIAL	1924	1	I
214	5TH STREET	20'S COMMERCIAL	1925	2**	I
225	5TH STREET	STREAMLINE MODERNE	1930	1	I
301	5TH STREET	20'S BRICK COMMERCIAL	1920	1	
311	5TH STREET	ZIG-ZAG MODERNE	1930	2	I
313	5TH STREET	CRAFTSMAN HOUSE	1915	0-R	
317	5TH STREET	CRAFTSMAN HOUSE	1910	2-R	
321	5TH STREET	COLONIAL REVIVAL	1905	2-R	
328	5TH STREET	SPANISH COLONIAL	1928	2-R	
218-220	5TH STREET	20'S COMMERCIAL	1920	3	I
115	MAIN STREET	20'S COMMERCIAL	1916	2	I
117	MAIN STREET	20'S COMMERCIAL	1920	1	I
120	MAIN STREET	BRICK COMMERCIAL	1915	0**	I
122	MAIN STREET	EARLY COMMERCIAL	1905	1**	I
123	MAIN STREET	EARLY COMMERCIAL	1923	1**	
124	MAIN STREET	MODERNE	1910	2**	
126	MAIN STREET	ZIGZAG MODERNE	1935	3	I
127	MAIN STREET	MODERNE	1930	1	I
202	MAIN STREET	NEW	1970	0	
205	MAIN STREET	ZIGZAG MODERNE	1930	2	I
207	MAIN STREET	EARLY THEATRE	1910	2	I
208	MAIN STREET	20'S COMMERCIAL	1915	0	I
209	MAIN STREET	20'S COMMERCIAL	1930	2	I
211	MAIN STREET	30'S COMMERCIAL	1930	2	I
212	MAIN STREET	20'S COMMERCIAL	1915	1	I
213	MAIN STREET	20'S COMMERCIAL	1930	2	
214	MAIN STREET	20'S COMMERCIAL	1920	1	I
215	MAIN STREET	20'S COMMERCIAL	1920	1	I
217	MAIN STREET	WESTERN FALSEFRONT	1910	1**	
218	MAIN STREET	20'S COMMERCIAL	1920	0	I
220	MAIN STREET	20'S COMMERCIAL	1920	1	I
221	MAIN STREET	20'S COMMERCIAL	1920	1	I
223	MAIN STREET	20'S COMMERCIAL	1920	1	I
224	MAIN STREET	20'S COMMERCIAL	1925	1	I
226	MAIN STREET	20'S BRICK COMMERCIAL	1920	2	I
228	MAIN STREET	20'S BRICK COMMERCIAL	1920	3	I
301	MAIN STREET	20'S GAS STATION	1920	1	I

COMMERCIAL CORE AREA HISTORIC INVENTORY - PREPARED 9/29/86

HISTORICAL RATING			** = HISTORICALLY SIGNIFICANT		
0 = NOT HISTORICAL/VERY ALTERED			1 = POSSIBLE CONTRIBUTOR IF REMODEL REVERSED		
2 = POSSIBLE CONTRIBUTOR TO DISTRICT			3 = POSSIBLE NATIONAL REGISTER LISTING		
R = RESIDENTIAL			I = REQUIRES SEISMIC UPGRADE		
305	MAIN STREET	30'S COMMERCIAL	1930	2	I
307	MAIN STREET	EARLY COMMERCIAL	1906	0	I
309	MAIN STREET	30'S COMMERCIAL	1930	0	I
410	MAIN STREET	20'S COMMERCIAL	1920	0	I
424	MAIN STREET	20'S COMMERCIAL	1920	1	
428	MAIN STREET	30'S COMMERCIAL	1930	1	
101-109 1/2	MAIN STREET	20'S COMMERCIAL	1915	1	I
111-113	MAIN STREET	20'S COMMERCIAL	1925	1	I
116-116 1/2	MAIN STREET	BRICK COMMERCIAL	1915	1	I
119-121	MAIN STREET	20'S COMMERCIAL	1920	2	I
201-203	MAIN STREET	20'S COMMERCIAL	1920	0	I
210-210 1/2	MAIN STREET	20'S COMMERCIAL	1915	1	I
222-222 1/2	MAIN STREET	20'S COMMERCIAL	1920	2	I
316-322	MAIN STREET	30'S COMMERCIAL	1935	0	I
316	OLIVE STREET	MODERNE	1935	3	I
411	OLIVE STREET	MODERNE	1930	2	I
306	PACIFIC COAST	SPANISH COLONIAL REV	1929	3	I
319	PACIFIC COAST	MODERNE	1930	2	
406	PACIFIC COAST	20'S COMMERCIAL	1920	1	I
408	PACIFIC COAST	20'S COMMERCIAL	1930	1	I
410	PACIFIC COAST	20'S COMMERCIAL	1920	1	I
414-416	PACIFIC COAST	20'S COMMERCIAL	1910	1**	I
CORNERSTONE	PACIFIC COAST	NONE	1914	2	
PIER SHOPS	PACIFIC COAST	ZIGZAG MODERNE	1930	2	
BAIT SHOP	PIER	ZIGZAG MODERNE	1930	2	
311	WALNUT	20'S COMMERCIAL	1920	2	
412-414	WALNUT	20'S COMMERCIAL	1925	2	I



**APPENDIX D**

**HISTORIC INVENTORY OF COMMERCIAL CORE AREA**

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING
300	YORKTOWN	GREEK REVIVAL HOUSE	MINIMUM	1875 & 8 A
333	YORKTOWN	EARLY FARM HOUSE	MINIMUM	1905 B
333	YORKTOWN	CRAFTSMAN OFFICE	MAJOR	1910 D

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING	
119	WALNUT AVENUE	COTTAGE	MODERATE	1920'S	D
214	WALNUT AVENUE	COTTAGE	MAJOR	1920'S	D
311	WALNUT AVENUE	20'S COMMERCIAL	MINOR	1920	B
412-414	WALNUT AVENUE	20'S COMMERCIAL	MINOR	1925	B
513-519	WALNUT AVENUE	WESTERN FALSEFRONT	NONE	1904	A
705	WALNUT AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	D
708	WALNUT AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	C
712	WALNUT AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	C-
716-718	WALNUT AVENUE	PERIOD REV. TRIPLEX	UNALTERED	1925	B
811	WALNUT AVENUE	CALIFORNIA BUNGALOW	UNALTERED	1920	C
1210	WALNUT AVENUE	CRAFTSMAN BUNGALOW	MINIMUM	1910	C+
1520	WALNUT AVENUE	40'S RANCH	UNALTERED	1945	C

CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

STREET	STYLE	ALTERATIONS	DATE	RATING
5141-5171	WARNER AVENUE	VERNACULAR	MINOR	1940'S C

**COMMERCIAL CORE AREA HISTORIC INVENTORY - PREPARED 9/29/86**

<b>HISTORICAL RATING</b>			<b>** - HISTORICALLY SIGNIFICANT</b>		
0 - NOT HISTORICAL/VERY ALTERED			1 - POSSIBLE CONTRIBUTOR IF REMODEL REVERSED		
2 - POSSIBLE CONTRIBUTOR TO DISTRICT			3 - POSSIBLE NATIONAL REGISTER LISTING		
R - RESIDENTIAL			I - REQUIRES SEISMIC UPGRADE		
<b>STREET NO.</b>	<b>STREET</b>	<b>STYLE</b>	<b>EST. CONSTRUCT.</b>	<b>HIST. RATING</b>	<b>STRUCT. RATING</b>
115	3RD STREET	20'S COMMERCIAL	1920	2	I
221	3RD STREET	COLONIAL REVIVAL	1905	2R	
303	3RD STREET	SPANISH REVIVAL	1925	3	I
121	5TH STREET	20'S COMMERCIAL	1922	1	
122	5TH STREET	30'S COMMERCIAL	1935	2	
204	5TH STREET	CRAFTSMAN BUNGALOW	1908	3-R	
206	5TH STREET	QUEEN ANNE COTTAGE	1900	2-R	
210	5TH STREET	20'S COMMERCIAL	1924	1	I
214	5TH STREET	20'S COMMERCIAL	1925	2**	I
225	5TH STREET	STREAMLINE MODERNE	1930	1	I
301	5TH STREET	20'S BRICK COMMERCIAL	1920	1	
311	5TH STREET	ZIG-ZAG MODERNE	1930	2	I
313	5TH STREET	CRAFTSMAN HOUSE	1915	0-R	
317	5TH STREET	CRAFTSMAN HOUSE	1910	2-R	
321	5TH STREET	COLONIAL REVIVAL	1905	2-R	
328	5TH STREET	SPANISH COLONIAL	1928	2-R	
218-220	5TH STREET	20'S COMMERCIAL	1920	3	I
115	MAIN STREET	20'S COMMERCIAL	1916	2	I
117	MAIN STREET	20'S COMMERCIAL	1920	1	I
120	MAIN STREET	BRICK COMMERCIAL	1915	0**	I
122	MAIN STREET	EARLY COMMERCIAL	1905	1**	I
123	MAIN STREET	EARLY COMMERCIAL	1923	1**	
124	MAIN STREET	MODERNE	1910	2**	
126	MAIN STREET	ZIGZAG MODERNE	1935	3	I
127	MAIN STREET	MODERNE	1930	1	I
202	MAIN STREET	NEW	1970	0	
205	MAIN STREET	ZIGZAG MODERNE	1930	2	I
207	MAIN STREET	EARLY THEATRE	1910	2	I
208	MAIN STREET	20'S COMMERCIAL	1915	0	I
209	MAIN STREET	20'S COMMERCIAL	1930	2	I
211	MAIN STREET	30'S COMMERCIAL	1930	2	I
212	MAIN STREET	20'S COMMERCIAL	1915	1	I
213	MAIN STREET	20'S COMMERCIAL	1930	2	
214	MAIN STREET	20'S COMMERCIAL	1920	1	I
215	MAIN STREET	20'S COMMERCIAL	1920	1	I
217	MAIN STREET	WESTERN FALSEFRONT	1910	1**	
218	MAIN STREET	20'S COMMERCIAL	1920	0	I
220	MAIN STREET	20'S COMMERCIAL	1920	1	I
221	MAIN STREET	20'S COMMERCIAL	1920	1	I
223	MAIN STREET	20'S COMMERCIAL	1920	1	I
224	MAIN STREET	20'S COMMERCIAL	1925	1	I
226	MAIN STREET	20'S BRICK COMMERCIAL	1920	2	I
228	MAIN STREET	20'S BRICK COMMERCIAL	1920	3	I
301	MAIN STREET	20'S GAS STATION	1920	1	I

## CITY OF HUNTINGTON BEACH HISTORICAL SURVEY

	STREET	STYLE	ALTERATIONS	DATE	RATING
1815	PINE STREET	CRAFTSMAN BUNGALOW	MINIMUM	1915	C
1840	PINE STREET	CRAFTSMAN BUNGALOW	MINIMUM	1925	C

**COMMERCIAL CORE AREA HISTORIC INVENTORY- PREPARED 9/29/86**

<b>HISTORICAL RATING</b>			<b>** - HISTORICALLY SIGNIFICANT</b>		
<b>0 - NOT HISTORICAL/VERY ALTERED</b>			<b>1- POSSIBLE CONTRIBUTOR IF REMODEL REVERSED</b>		
<b>2 - POSSIBLE CONTRIBUTOR TO DISTRICT</b>			<b>3 - POSSIBLE NATIONAL REGISTER LISTING</b>		
<b>R - RESIDENTIAL</b>			<b>I - REQUIRES SEISMIC UPGRADE</b>		
305	MAIN STREET	30'S COMMERCIAL	1930	2	I
307	MAIN STREET	EARLY COMMERCIAL	1906	0	I
309	MAIN STREET	30'S COMMERCIAL	1930	0	I
410	MAIN STREET	20'S COMMERCIAL	1920	0	I
424	MAIN STREET	20'S COMMERCIAL	1920	1	
428	MAIN STREET	30'S COMMERCIAL	1930	1	
101-109 1/2	MAIN STREET	20'S COMMERCIAL	1915	1	I
111-113	MAIN STREET	20'S COMMERCIAL	1925	1	I
116-116 1/2	MAIN STREET	BRICK COMMERCIAL	1915	1	I
119-121	MAIN STREET	20'S COMMERCIAL	1920	2	I
201-203	MAIN STREET	20'S COMMERCIAL	1920	0	I
210-210 1/2	MAIN STREET	20'S COMMERCIAL	1915	1	I
222-222 1/2	MAIN STREET	20'S COMMERCIAL	1920	2	I
316-322	MAIN STREET	30'S COMMERCIAL	1935	0	I
316	OLIVE STREET	MODERNE	1935	3	I
411	OLIVE STREET	MODERNE	1930	2	I
306	PACIFIC COAST	SPANISH COLONIAL REV.	1929	3	I
319	PACIFIC COAST	MODERNE	1930	2	
406	PACIFIC COAST	20'S COMMERCIAL	1920	1	I
408	PACIFIC COAST	20'S COMMERCIAL	1930	1	I
410	PACIFIC COAST	20'S COMMERCIAL	1920	1	I
414-416	PACIFIC COAST	20'S COMMERCIAL	1910	1**	I
CORNERSTONE	PACIFIC COAST	NONE	1914	2	
PIER SHOPS	PACIFIC COAST	ZIGZAG MODERNE	1930	2	
BAIT SHOP	PIER	ZIGZAG MODERNE	1930	2	
311	WALNUT	20'S COMMERCIAL	1920	2	
412-414	WALNUT	20'S COMMERCIAL	1925	2	I

