



# **CITY COUNCIL AGENDA REPORT**

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MEETING DATE: MARCH 6, 2007

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-06-66  
HUSCROFT HOUSE  
546 BERNARD STREET**

**DATE: FEBRUARY 21, 2007**

**FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTATION BY: WILLA BOUWENS-KILLEEN, AICP, PRINCIPAL PLANNER**

**FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, AICP  
PRINCIPAL PLANNER  
(714) 754-5153**

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## **RECOMMENDATION:**

1. Provide direction whether Planning staff should prepare a resolution to authorize implementation of the Mills Act and, if yes,
2. Place the Huscroft House on the City's local historic register by adoption of City Council resolution.

## **BACKGROUND:**

The applicant relocated the Huscroft House to the Bernard Street property in 2004 and has been restoring the property since then. The applicant requests placement of the house on the local historic list as the first step in qualifying for incentives and benefits, including those allowed under the Mills Act (possible reduction in property taxes). On January 22, 2007, on a 4 – 0 vote, Planning Commission recommended that Council provide direction whether Planning staff should prepare a resolution to authorize implementation of the Mills Act and, if so, that the Huscroft House be placed on the City's local historic register.

## **ANALYSIS:**

Code allows City Council to designate a building over 50 years in age as an historic resource, and place it on the City's local historic register (which is a list of designated buildings, natural features, sites, objects, landmarks, and historic districts located within the City), if it satisfies at least one of the twelve criteria contained in Costa Mesa Municipal Code Section 13-200.53.(a)(1). In the case of the Huscroft House, it is staff's opinion that the house satisfies criteria "c" because it "Embodies distinctive characteristics of a style, type, period, or method of construction". Listing the house on the City's local historic register will protect this resource because City review for any future renovations, restorations, modifications, or even demolition, will be required.

However, the applicant feels the restrictions required by the listing of the house are undesirable if City Council does not wish to implement provisions of the Mills Act. Since

implementation of the Mills Act could result in loss of some property tax income to the City, it is up to City Council to determine if they wish to implement provisions of the act.

The City's Historical Preservation Committee considered the applicant's request and unanimously supported his request. They also recommended the City implement the Mills Act incentives.

(The Mills Act legislation, enacted in 1972, allows local governments the ability to enter into a 10-year contract with owners of qualified historic properties to receive property tax relief. This money could then be used in the restoration and maintenance of their historic property.)

**ALTERNATIVES CONSIDERED:**

Possible alternatives include:

1. Decide whether or not to implement the Mills Act and
2. Decide whether or not to place the Huscroft House on the City's local historic register.

**FISCAL REVIEW:**

Fiscal review of this item is not necessary.

**LEGAL REVIEW:**

Legal review of this item is not necessary.

**CONCLUSION:**

The historic nature of the Craftsman-style Huscroft House was recognized even before the applicant restored the house by the City's original acceptance of the dedication of the home. Placement on the City's local historic list will provide protection to ensure the house is maintained in good repair and that no substantial modifications can be made without prior City approval. Future implementation of the Mills Act could allow the property owner to potentially receive tax benefits as long as the house remains on the local historic list and under a Mills Act contract.

  
\_\_\_\_\_  
WILLA BOUWENS-KILLEEN, AICP  
Principal Planner

  
\_\_\_\_\_  
DONALD D. LAMM, AICP  
Deputy City Mgr./Dev. Svs. Director

**DISTRIBUTION:** City Manager  
Assistant City Manager  
City Attorney  
Deputy City Manager – Development Svs. Dir.  
Public Services Director  
City Clerk (2)  
Staff (4)  
File (2)

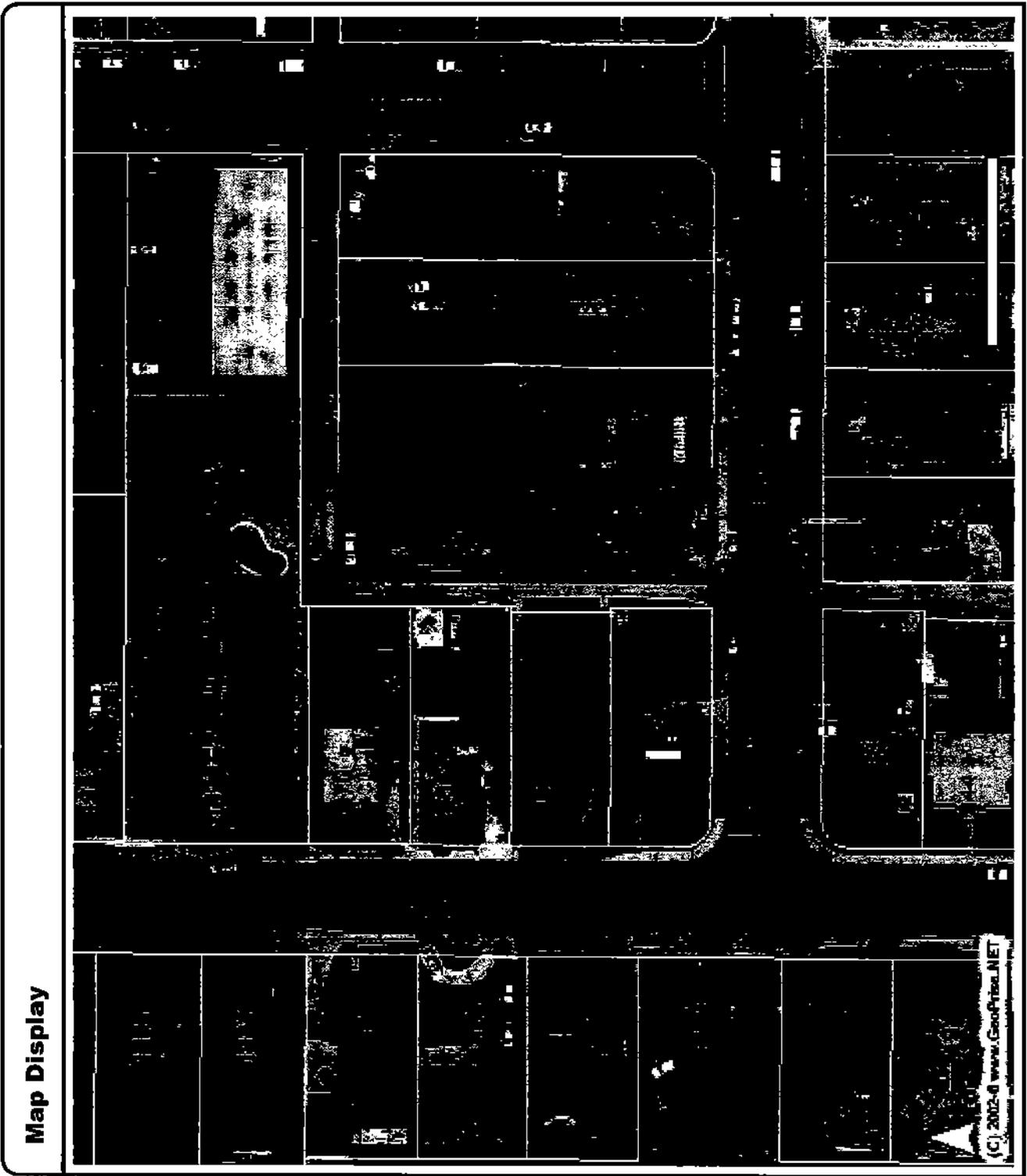
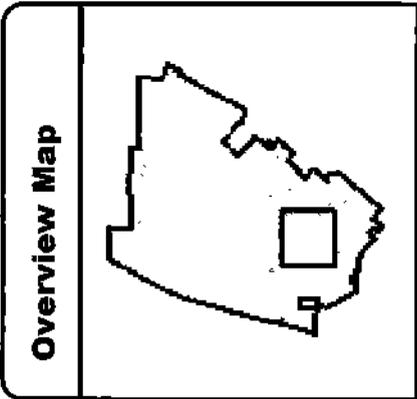
John Morehart  
126 Properties, LLC  
126 E. 16<sup>th</sup> Street  
Costa Mesa, CA 92627

**ATTACHMENTS:** Location/Zoning Map  
Draft City Council Resolution  
Exhibit “A” – Draft Findings  
Minutes of Planning Commission meeting of January 22, 2007  
Planning Division staff report

File Name: 030607PA0666	Date: 021607	Time: 8:15 a.m.
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**City of Costa Mesa**

546 BERNARD STREET - [Created: 1/22/2006 12:18:07 PM] [Scale: 102.93] [Page: 8.5 x 11 / Landscape]

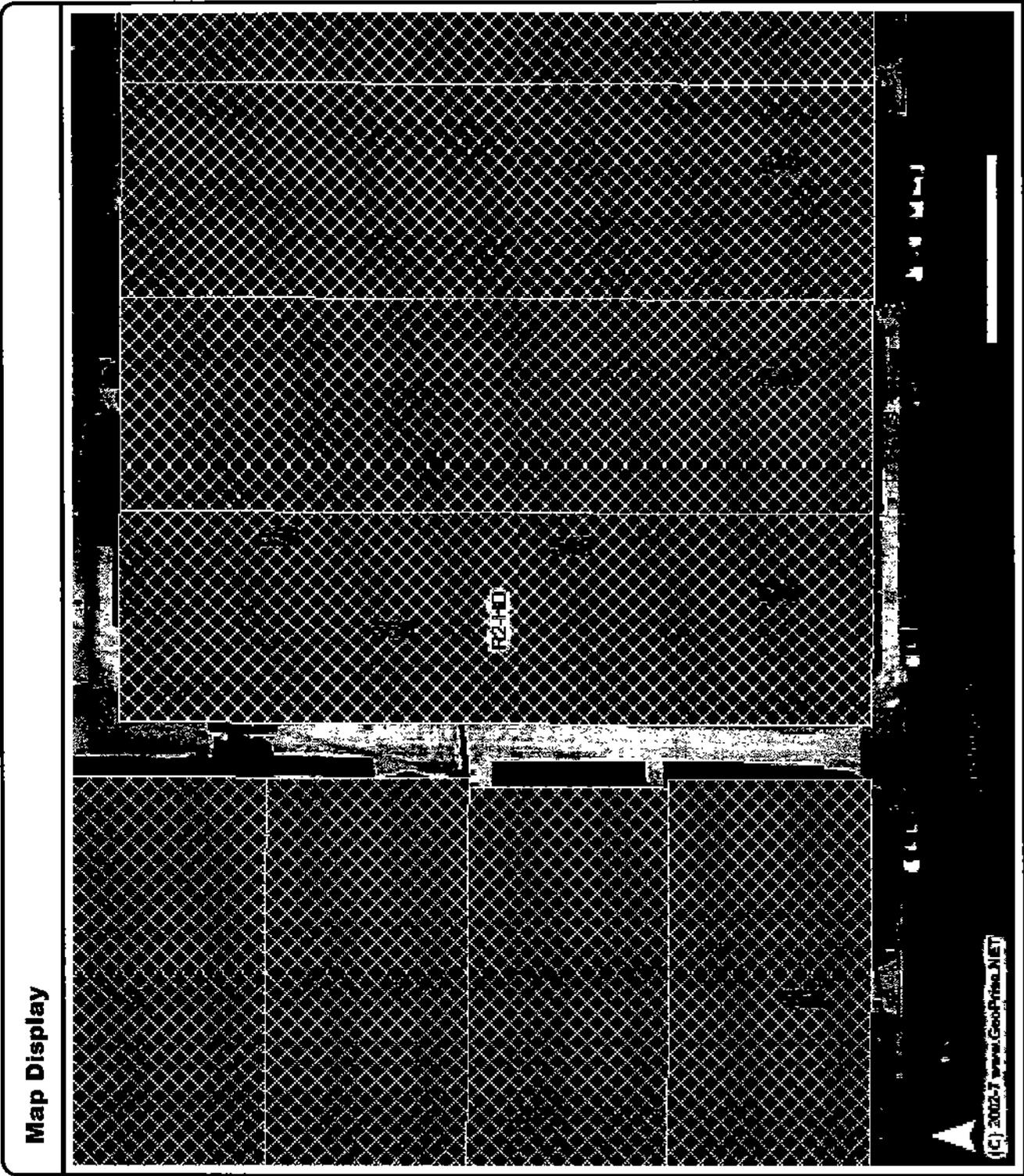
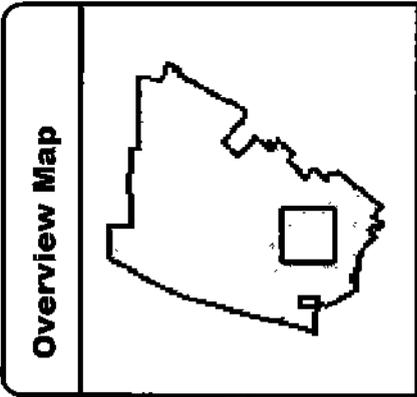


**Legend**

Address Large	Primary	Secondary	Waterway Lines	Hydrology Channels	Street Names
Freeway	Roads	Collector	Freeway Major	Newport Blvd (cont)	
Freeway	Roads	Collector	Freeway Major	Newport Blvd (cont)	

**City of Costa Mesa**

546 BERNARD STREET -- ZONING - [Created: 2/15/2007 9:48:32 AM] [Scale: 51.46] [Page: 8.5 x 11 / Landscape]



**Legend**

Address Large	Primary	Secondary	Waterway Lines	Hydrology Channel	Street Names
Address Points	Freeway	Roads	Collector	Freeway Major	Newport Blvd (cont)

5

01-22-07 PC Minute Excerpt for PA-06-66

7. Planning Application PA-06-66, for John Morehart, to place the Huscroft House on the City's Local Historic Register located at 546 Bernard Street, in an R2-HD zone. Environmental determination: exempt.

Principal Planner Willa Bouwens-Killeen gave a presentation.

John Morehart, applicant, Costa Mesa, agreed to the conditions, and gave a presentation.

The Chair stated that Mr. Morehart did a very good job.

There were no questions of the applicant and there were no public comments. The Chair closed the public hearing.

**MOTION: Recommend to City Council, by adoption of Planning Commission Resolution PC-07-10, that Council provide direction whether Planning staff should prepare a resolution to authorize implementation of the Mills Act and, if so, that the Huscroft House be placed on the City's local historic register. Moved by Commissioner Eleanor Egan, seconded by Vice Chair Donn Hall.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: None.

Absent: None.

In response to the Chair's request to recommend to City Council that Mr. Morehart be recognized in their resolution for the hard work he has done in the preservation of this house, Planning Commission Secretary Mike Robinson said he would add this to the resolution for Council's approval.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-06-66 TO PLACE THE HUSCROFT HOUSE ON THE CITY'S LOCAL HISTORIC REGISTER**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John Morehart with respect to the real property located at 546 Bernard Street, requesting placement of the Huscroft House on the City's local historic register; and

WHEREAS, a hearing was held by the Planning Commission on January 22, 2007, with Planning Commission recommending approval of the request; and

WHEREAS, a duly noticed public hearing was held by the City Council on March 6, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A" the City Council of the City of Costa Mesa hereby **APPROVES** placement of the Huscroft House on the City's local historic register.

**PASSED AND ADOPTED this 6<sup>TH</sup> day of March, 2007.**

\_\_\_\_\_  
Mayor of the City of Costa Mesa

**EXHIBIT "A"**  
**(If request is approved)**

**FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-200.53.(a)(2)b. in that the Huscroft House is a structure that has special architectural value in the City and that the listing of the Huscroft House on the City's local historic register will allow it to be protected, consistent with the intent of the City's Historic Preservations code.
  
- B. Providing direction to Planning staff to prepare the necessary resolution for City Council to adopt implementation of the Mills Act is consistent with General Plan Goal HCR-1A.5, which seeks the adoption of incentives such as the Mills Act to encourage the preservation of significant historic resources such as the Huscroft House.

STATE OF CALIFORNIA)  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

I, Julie Folcik, Deputy City Clerk, and ex-officio Clerk of the City Council of the City of Costa Mesa, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 6<sup>th</sup> day of March, 2007:

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Deputy City Clerk and ex-officio Clerk of the  
City Council of the City of Costa Mesa

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-06-66 TO PLACE THE HUSCROFT HOUSE ON THE CITY'S LOCAL HISTORIC REGISTER**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John Morehart with respect to the real property located at 546 Bernard Street, requesting placement of the Huscroft House on the City's local historic register; and

WHEREAS, a hearing was held by the Planning Commission on January 22, 2007, with Planning Commission recommending approval of the request; and

WHEREAS, a duly noticed public hearing was held by the City Council on March 6, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A" the City Council of the City of Costa Mesa hereby **DENIES** placement of the Huscroft House on the City's local historic register.

**PASSED AND ADOPTED this 6<sup>TH</sup> day of March, 2007.**

\_\_\_\_\_  
Mayor of the City of Costa Mesa

**EXHIBIT "A"**  
**(If request is denied)**

**FINDINGS**

- A. The information presented does not substantially comply with Costa Mesa Municipal Code Section 13-200.53.(a)(2)b. in that the Huscroft House is a structure that does not have special architectural value in the City.



# PLANNING COMMISSION AGENDA REPORT

VII.7  
ITEM NUMBER:

MEETING DATE: JANUARY 22, 2007

SUBJECT: PLANNING APPLICATION PA-06-66  
HUSCROFT HOUSE  
546 BERNARD STREET

DATE: JANUARY 11, 2007

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, AICP  
PRINCIPAL PLANNER  
(714)754-5153

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## DESCRIPTION

The applicant requests placement of the Huscroft House on the City's local historic register to allow the property to qualify for Mills Act benefits.

## APPLICANT

The property owner, John Morehart, is processing this request.

## RECOMMENDATION

Recommend to City Council:

1. Placement of the Huscroft House on the City's local historic register by adoption of Planning Commission resolution; and
2. That City Council provide direction whether Planning staff should prepare a resolution to authorize implementation of the Mills Act.

*W Bouwens - Killeen*

WILLA BOUWENS-KILLEEN, AICP  
Principal Planner

*R. Robinson*

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## **BACKGROUND**

In 1998, the City conducted a survey to identify and classify historic resources (which can include buildings, structures, natural features, sites, landscapes, objects, or improvements) in the City. The Huscroft House was included as an historic resource because of its Craftsman architectural style and since it was constructed more than 50 years ago (built in Santa Ana in 1915 and relocated to the Costa Mesa in 1954). However, even if a structure is identified as a historic resource, the property owner must give permission to actually list the property on a historic register because, once listed, there are limitations to what can be done to the historic resource.

In early 2004, the applicant relocated the house from TeWinkle Park (where it was being temporarily stored) to this location (546 Bernard Street). Since then, the applicant has been carefully restoring the house with materials and colors consistent with the Craftsman style. The Craftsman style has been further reinforced in the materials and design of the brick wall enclosing the yard of the house, as well as in the remodeling of the three units behind the Huscroft House. (The three units are not included as part of this request.)

The applicant requests placement of the house on the local historic list. Listing is the first step in qualifying for incentives and benefits, including those allowed under the Mills Act (possible reduction in property taxes). However, the City first needs to initiate implementation of the Mills Act by adoption of a resolution, so benefits of the act can be offered to qualifying properties. The property owner, by filing this application and submitting the required paperwork, has indicated his willingness to abide by the limitations applicable to City-listed historic resources.

## **ANALYSIS**

Code allows City Council to designate a building over 50 years in age as an historic resource if it satisfies at least one of the twelve criteria contained in Costa Mesa Municipal Code Section 13-200.53.(a)(1). In the case of the Huscroft House, it is staff's opinion that the house satisfies criteria "c" because it "Embodies distinctive characteristics of a style, type, period, or method of construction".

The applicant has restored the Huscroft House by consulting various architectural books pertaining to the Craftsman style. He has used the same or similar materials and colors called out in those sources in his restoration of the house. It is the applicant's intention to sell the house. Listing the house on the local historic register will protect this resource because City review for any future renovations, restorations, modifications, or even demolition, will be required.

Placement on the local historic register will allow the City and property owner to enter into a Mills Act contract, which can reduce the property tax. However, in order to allow the property owner to receive this benefit, City Council must adopt a resolution authorizing the City to implement provisions of the Mills Act. Planning staff is requesting direction from City Council as to whether they wish staff to return with the necessary report and adoption resolution to allow implementation of the act.

This proposal will be reviewed by the City's Historical Preservation Committee on January 11, 2007. Since the meeting will occur after preparation of this staff report,

Planning staff will distribute a memo with the Historical Preservation Committee's comments before the January 22, 2007, Planning Commission meeting.

### **GENERAL PLAN CONFORMITY**

Listing of the Huscroft House on the City's local historic register will allow it to be protected, consistent with the purpose of the Historic and Cultural Resource Element of the City's General Plan.

Providing direction to Planning staff to prepare the necessary documents that would allow City Council to implement the Mills Act is consistent with General Plan Goal HCR-1A.5, which seeks adoption of incentives such as the Mills Act to encourage the preservation of significant historic resources, such as the Huscroft House.

### **ALTERNATIVES**

Several alternatives are available to Planning Commission:

1. Recommend approval to City Council of the placement of the Huscroft House on the City's local historic register and that City Council direct Planning staff to prepare the necessary resolution to allow the City Council to implement the Mills Act; or
2. Recommend denial to City Council of the placement of the Huscroft House on the City's local historic register and that City Council not seek to implement the Mills Act; or
3. Recommend approval to City Council of the placement of the Huscroft House on the City's local historic register but that City Council not seek to implement the Mills Act; or
4. Recommend denial to City Council of the placement of the Huscroft House on the City's local historic register but that City Council direct Planning staff to prepare the necessary resolution to allow the City Council to implement the Mills Act, in anticipation of other future applications.

### **ENVIRONMENTAL DETERMINATION**

This request is covered by CEQA's General Rule exemption because the request has no potential for causing a significant impact on the environment.

### **CONCLUSION**

The historic nature of the Craftsman-style Huscroft House was recognized even before the applicant restored the house by the City's original acceptance of the dedication of the home. Placement of the City's local historic list will provide protection to ensure the house is maintained in good repair and that no substantial modifications can be made without prior City approval. Future implementation of the Mills Act could allow the property owner to potentially receive tax benefits as long as the house remains on the local historic list and under a Mills Act contract.

Attachments: Draft Planning Commission Resolution  
Exhibit "A" - Draft Findings  
Location Map  
State Inventory Forms/Applicant's Project Description/Justification  
City's Local Register Designation Criteria  
Technical Assistance Bulletin – Mills Act

Distribution: Deputy City Mgr.-Dev. Svs. Director  
Deputy City Attorney  
Public Services Director  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

John Morehart  
126 Properties, LLC  
126 E. 16<sup>th</sup> Street  
Costa Mesa, CA 92627

File: 012207PA0666	Date: 010907	Time: 1:30 p.m.
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State of California X The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of      \*Resource Name or #: (Assigned by recorder) Identifier:

P1. Other

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad      Date      T     ; R     ; 3 of 3 of Sec     ;      B.M.

c. Address 546 Bernard St. City Costa Mesa Zip 92627

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

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

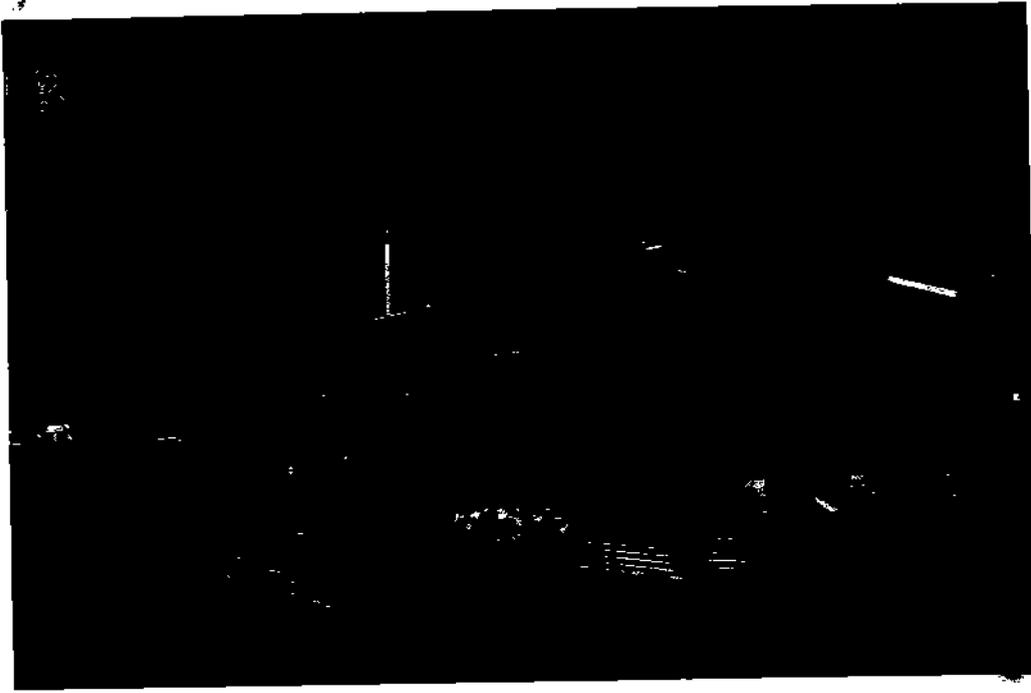
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Attached

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

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

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



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

\*P7. Owner and Address:  
 126 Properties LLC  
 126 E. 16th St.  
 Costa Mesa, Ca 92627

\*P8. Recorded by: (Name, affiliation, and address)

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)

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

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

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

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

Page 1 of 2 Resource Name or #: (Assigned by recorder) 2529 Santa Ana Avenue

P1. Other Identifier: None  
P2. Location:  Not for Publication  Unrestricted a. County Orange County  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;  
c. Address: 2529 Santa Ana Avenue City Costa Mesa Zip 92627-1443  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 439-192-40

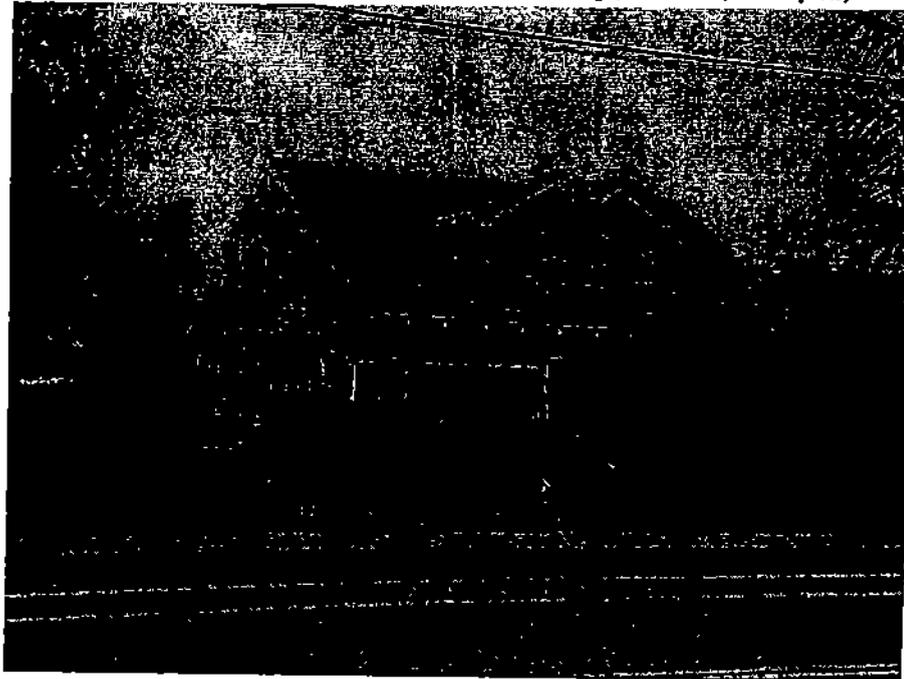
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one and one half story, single family Craftsman style residence is rectangular in plan and sits on a concrete foundation. It's steeply pitched, gable roof with composition shingles has overhanging eaves with exposed rafters. A double gable roofed dormer with elaborate shaped bargeboards is centered above the facade (east elevation) and is punctuated with a tripartite window with a glass transom. Relocated to this location from the City of Santa Ana in 1954, this wood-frame, clapboard clad house is setback from the suburban street. The facade is divided into two bays with a large tripartite front window overlooking the raised, recessed porch on the north half and an enclosed porch area on the south half. The front door is of wood with glazed panels and opens onto the porch area. The majority of the exterior of the building has not been significantly altered and has remained intact since it was constructed. Minor alterations include the removal of porch columns and the partial enclosure of the front porch.*

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession#)  
Exterior: view looking west at primary elevation  
(View toward west). Photo No: 1-5, /99

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

County Assessor Records

P7. Owner and Address

William A. Huscroft, Jr.  
519 36th Street  
Newport Beach, CA 92663

P8. Recorded by: (Name, affiliation, and address)

Jan Ostashay  
PCR,  
233 Wilshire Blvd., Ste. 130,  
Santa Monica, CA 90401

P9. Date Recorded: 8/31/98

P10. Survey Type: (Describe)

Intensive Level City-wide Historic Resources Survey

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

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

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

Primary #

HRI #

Page 1 of 2

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) 2529 Santa Ana Avenue

B1. Historic Name: None

B2. Common Name: 2529 Santa Ana Avenue

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

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

Constructed in 1915, and originally located in the City of Santa Ana, this property was relocated to 2529 Santa Ana Avenue in Costa Mesa in 1954.

B7. Moved?  No  Yes  Unknown Date: 1954

Original Location: Santa Ana, CA

B8. Related Features: None

B9a. Architect: Unknown (Charles P. Morgan Assc)

b. Builder: Unknown

B10. Significance: Theme: Residential development

Area: Costa Mesa

Period of Significance: 1915

Property Type: Single-family residence

Applicable Criteria: N/A

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

This property is ineligible for the National Register. There are no known associations of this property with significant historic events or persons. It is therefore, ineligible for the National Register under Criteria A and B. The building does not possess significant features of design and construction necessary for listing in the National Register, and it is not associated with an important architect or builder. Thus, it does not appear eligible for the National Register under Criterion C. However, this bungalow residence is representative of the early Craftsman style period, and though it was relocated from Santa Ana, CA in 1954, it is of local significance as a remnant of the City's (and surrounding area's) early period of residential development. It was identified in the 1999 Costa Mesa Historic Resources Survey along with similar houses located in the area. The property has retained its integrity of design, workmanship, materials, and feeling. Therefore, the house is of local interest and is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written. Thus, it is also eligible for listing on the California Register of Historical Resources. This residence is among the oldest housing stock in Costa Mesa. It's construction is representative of its time with its character-defining roofline, gable roof with exposed rafters, wood siding, dormer window, fenestration, and porch.

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

B12. References:

County Tax Assessor Records; Sanborn Maps; City of Los Angeles  
Central Library; Costa Mesa Public Library

(Sketch Map with north arrow required.)

B13. Remarks: Threats: demolition

B14. Evaluator: Jan Ostashay

Date of Evaluation: 8/31/98

(This space reserved for official comments.)

State of California X The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION HRHS Primary  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2

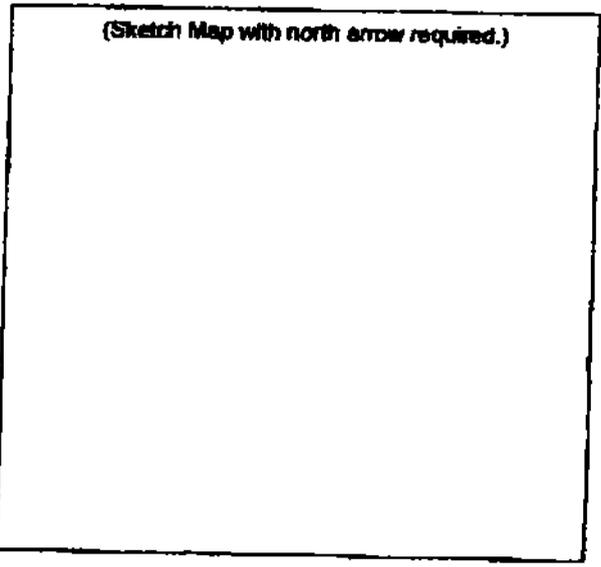
\*B1. Historic NONE Resource Name 546 Bernard St. or # Status (Assigned) by Code recorder 551  
 \*B2. Common 546 Bernard St. Name: St.  
 \*B3. Original Use: Residential  
 \*B4. Architectural Craftsman Present Use: Residential  
 \*B5. Construction History: (Construction date, alterations, and date of alterations) Style: Craftsman  
constructed early 1900's in Santa Ana Ca. Moved to Costa Mesa in 1954.

\*B7. Moved? No Yes Unknown Date: 2003 (1954 also) Original Location: Santa Ana  
 \*B8. Related Features: See attached

\*B9a. Architect: unknown b. Builder: Unknown  
 \*B10. Significance: Theme Arts and Craft Area Costa Mesa  
 Period of Significance 1900-1920 Property Type Single Family Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Please see Attached description

\*B11. Additional Resource Attributes: (List attributes and codes)  
 \*B12. References: County Tax Assessor Records, Sanborn Maps: City of Los Angeles Central Library  
 \*B13. Remarks: Costa Mesa Historical Society  
Please see Attached

\*B14. Evaluator: \_\_\_\_\_  
 Date \_\_\_\_\_ of \_\_\_\_\_ Evaluation: \_\_\_\_\_



(This space reserved for official comments.)

## HUSCROFT HOUSE

Location : 546 Bernard Street , Costa Mesa

This house is on the Historical Resources Inventory listed under "Sites Eligible for Local Register Listing". The house is listed as number 26 at 2529 Santa Ana Ave with note of relocation to the Orange County Fairgrounds until a permanent location could be determined.

This is our formal application for the Huscroft House to be placed on the Local Register Listing now that it has been relocated to 546 Bernard Street, Costa Mesa.

### Brief History

An Arts and Crafts Style house was commissioned by a Santa Ana, Ca resident in the early 1900's to be built in a five acre orange grove. The architects name is unknown at this time. The house was located at 17<sup>th</sup> and Bush and was ultimately owned by Victor Silver, a local Jeweler. Mr. Silver had a large family and enjoyed the spacious craftsman style house. The country setting in the orange grove allowed wholesome activities for the family.

In the early 1950's The Department of Highways purchased property to construct the first freeway in Orange County. The house was in the path of this freeway. In 1954, Mr. Silver sold the house to Mr. and Mrs. Wm Huscroft for \$650; they moved it to Costa Mesa and placed it on their property on Santa Ana Ave. The house served as the family home for William and Marilyn Huscroft until 1998 when it was sold to Eric Cernich. William was a teacher of music and hosted many musical events. He inspired in students a love of architecture and music. The Costa Mesa breeze writes on November 26, 1998 in headlines; **Historic Home Saved** - one of the last craftsman style homes preserved. "It hosted a thousand band rehearsals and hayrides in the days when Costa Mesa was known more for its lima beans than for its world class shopping malls." The house was donated to the City of Costa Mesa in 1998. The City moved the house to Tewinkle Park storage yard with the intention of restoring the historic building for a museum at Fairview Park. The Segerstrom family donated \$250,000 to the City of Costa Mesa for the restoration.

### **Understanding the Value of History**

There was conflict within the City Council. The majority was not committed to the restoration of the house due to the costs involved. The house was finally offered for sale. If the Huscroft House did not sell, it would be demolished.

We made a proposal to the City of Costa Mesa to move the house to our property at 548 Bernard Street, Costa Mesa and restore her completely. We negotiated terms and moved the house in 2003.

We have completed the ground up restoration using master craftsmen, authentic materials, painstaking detail, and extensive research of Craftsman style architecture. The final result is a true art form and embodies the spirit, craft, and beauty of the Arts and Craft movement that occurred in California from the turn of the century until the mid 1920s. This architecture is a treasured part of the uniquely Californian contribution to the movement and represents a part of our history and culture that is rapidly disappearing. There are many examples of Craftsman Homes that have been named to the National, State and Local Register Of Historical places.

### **Touches of Pure Artistry**

The wide porch, with massive stone and brick columns and open eaves, is characteristic of Craftsman architecture. The ornate leaded glass windows flanked by redwood frames on the inside of the house were restored to their original condition. The wide beam ceiling in the dining room was a detail in many Arts and Craft homes and has been restored to original condition. The hardwood floors have been completely restored. All electrical switches, light and plumbing fixtures reflect the era of the Arts and Craft home. All interior walls were finished in the original lath and plaster method. Other significant details include: Tiffany art glass, meticulous joinery, corbelled beams, tiled fireplace, trellised gateways, large picture windows, wood screened sleeping porch, decorative wood paneling, original built in cabinetry, extensive stone and brick masonry, heavily timbered porte cochere, and post and beam redwood.

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Finally, we are very excited about the finished product. When we began the restoration, we knew it was a large undertaking. The construction of a new home would have been more cost efficient and practical, building in another area more profitable. But the experiences we shared and the knowledge we gained in resurrecting this house was truly enriching. When we recognize and preserve the historic buildings representative of a quality of life, craftsmanship, materials, and design; we influence our future.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Manuel Morehart', with a large, sweeping flourish extending from the end of the signature.

John Manuel Morehart  
126 Properties, LLC



**TABLE HCR-1  
HISTORIC RESOURCES INVENTORY**

Map #	Address	Year Built	Property Type	Comments
<b>I. Sites Eligible for National Register Listing and Local Register Listing</b>				
1	420 W. 19 <sup>th</sup> St.	1928	Religious	Spanish Colonial/Methodist Church
2	1900 Adams Ave.	c.1823	Adobe	Diego Sepulveda Adobe
3	3315 Fairview Rd.	1915	SF Residential	Craftsman/Seegerstrom House
4	3315 Fairview Rd.	1928	Agricultural	Western Style/Seegerstrom Barn
5	2150 Newport Blvd.	1880	Commercial	Queen Anne/Stationmaster House
<b>II. Sites Eligible for Local Register Listing</b>				
6	123 E. 18 <sup>th</sup> St.	1926	SF Residential	Spanish Colonial
7	127 E. 18 <sup>th</sup> St.	1926	SF Residential	Spanish Colonial
8	179 E. 18 <sup>th</sup> St.	1923	SF Residential	Bungalow/Tewinkle House
9	565-7 W. 18 <sup>th</sup> St.	1950	Government	Int'l. Style/Vet's Hall/Police Substation
10	1534 Adams Ave.	1963	Theater	Modern/International Style
11	147 Albert Place	c.1923	SF Residential	Bungalow
12	195 Albert Place	1924	SF Residential	Bungalow
13	1293 Baker St.	1928/30	SF Residential	Spanish Colonial/McClintock House
14	1950 Church St.	1928	Religious	Craftsman/Church
15	1817 Fullerton Ave.	c.1909	SF Residential	False Front/Blacksmith's Shop
16	137 Magnolia St.	c.1920	SF Residential	Bungalow/Blacksmith's House
17	200 Magnolia St.	1936	SF Residential	Monterey Style/Sparke's House
18	208 Magnolia St.	1927/40	SF Residential	Period Revival/Leroy Anderson
19	301 Magnolia St.	c.1923/39	Religious	Church
20	2180 Newport Blvd.	c.1962	Commercial	International Style/Stater Brothers
21	1734 Orange Ave.	c.1939/50	Religious	Mesa Bible Chapel
22	1835 Orange Ave.	1930	SF Residential	Craftsman/Bungalow
23	2048 Orange Ave.	1923	SF Residential	Craftsman/Bungalow
24	2172 Orange Ave.	1923	SF Residential	Craftsman/Pink House
25	2519 Santa Ana Ave.	1925	SF Residential	Bungalow
* 26	2529 Santa Ana Ave. <sup>1</sup>	1915	SF Residential	Bungalow/Huscroft House Relocated
27	1549 Tustin Ave.	1915	SF Residential	Craftsman/La Perle House
<b>III. Sites Eligible for Local Register Listing as Historic District Contributors</b>				
28	88 Fair Drive	1942	Military	Santa Ana Army/O.C. Fairgrounds
29	2701 Fairview Rd.	c.1950/55	Educational	Int'l Style/Orange Coast College

\* <sup>1</sup> This house has been relocated to a temporary location at the Orange County Fairgrounds until a permanent location can be determined.



# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,**

**PLEASE CONTACT THE CITY CLERK'S OFFICE AT**

**(714) 754-5121**