



Diego Sepúlveda Adobe at Estancia Park

Chapter 11:

Historical and Cultural Resources Element

Introduction

Costa Mesa's historical and cultural resources are woven into the fabric of the community and offer a window into the City's rich and colorful past. These resources provide tangible reminders of a past, including the original indigenous inhabitants, early Spanish explorers and settlers, American pioneers and City builders, and the World War II home-front efforts in Costa Mesa. The Historical and Cultural Resources Element identifies the historical and cultural resources that celebrate Costa Mesa's story and have fostered its vibrant ethnic and cultural diversity.

Historical and Cultural Resources Element

This Historical and Cultural Resources Element:

- Reviews the historical development of Costa Mesa
- Describes local historical and cultural resources
- Identifies the preservation framework related to historical and cultural resources
- Defines goals, objectives, and policies for preserving and maintaining historical and cultural resources

Purpose

Costa Mesa's historical and cultural resources provide an important connection to the past, while shaping the community's identity and direction for the future. To foster this connection, the Historical and Cultural Resources Element provides the regulatory framework for identifying, maintaining, and restoring the City's historical and cultural resources. Furthermore, the element ensures that these resources are preserved to satisfy the following objectives:

- To safeguard the City's heritage as embodied and reflected in such resources
- To encourage public knowledge, understanding, and appreciation of the City's past
- To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources
- To preserve diverse and harmonious architectural styles and design preferences reflecting the phases of the City's history, and to encourage complementary contemporary design and construction
- To enhance property values, and to increase economic and financial benefits for the City and its inhabitants
- To protect and enhance the City's attractions for tourists and visitors

Historical Context: Costa Mesa's Past

Costa Mesa's historical resources are physical reminders of a history dating back thousands of years, from Native American settlement, to periods when the region was under the flags of Spain and Mexico, to the World War II era. Native Americans inhabited the region for thousands of years. The location along the Santa Ana River and near the Pacific Ocean provided abundant food and other resources for Native Americans for millennia. During California's colonial era, the region became one of Southern California's great ranchos and agricultural producing areas for growing sweet potatoes, corn, tomatoes, strawberries, and apples. The convergence of water and rail transportation at the end of the 19th century led to an industrial boom in the early 20th century. During World War II, Costa Mesa became the site of the Santa Ana Army Air Base. The following summarizes significant periods in Costa Mesa's social, physical, cultural, and economic evolution. The summary also describes some of the historical sites, structures, and landmarks associated with each period.

Native Americans and Early Spanish Settlers

Located on the "coastal tableland" above Newport Beach, Costa Mesa's first inhabitants were Native Americans who settled on the mesa near the banks of the Santa Ana River. Discovered artifacts, including discarded shells and ceremonial and household artifacts, indicate that the riverbanks were a part of the village once known as Lukup. In 1776, Spanish explorers established Mission San Juan Capistrano approximately 22 miles southeast of present-day Costa Mesa. Occasionally, the padres from the mission would visit Lukup.

In the early 1800s, when the Capistrano cattle grazed in the Costa Mesa area, provisions had to be made to shelter the herdsman. Three adobes were built along the bluffs of Costa Mesa overlooking the Santa Ana River. The first adobe, known as the *Palloreno* (or Banning Adobe), was located approximately one-third of a mile south along the bluffs near Adams Avenue. The adobe fell to ruin between 1903 and 1906 after treasure hunters dug around the building looking for hidden gold. Between 1820 and 1823, the second adobe, known as the Gabe Allen Adobe (or the Estancia), was constructed. This structure still stands today. It was restored by the City and

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now serves as a museum at 1900 Adams Avenue in Estancia Park. The third adobe, called the Rice Adobe, was located just north of Gisler Avenue. In 1919, this adobe was torn down by the owner of the property of the time, Edward Pomeroy, to keep treasure hunters off of the property.

Early City Settlements

The history of Costa Mesa is the story of three communities: an old boomtown called Fairview, the small farming village of Paularino, and the town of Harper, which would later be renamed Costa Mesa. The growth and blending of these communities played a significant role in the history of Orange County and California.

Town of Fairview

Between the fall of 1887 and summer of 1888, the town of Fairview was established. The town was centered near the present-day intersection of Adams Avenue and Harbor Boulevard. In October 1887, a syndicate of local businessmen formed to purchase and develop various tracts within the Newport District. Over the next few years, development of Fairview grew at a rapid pace. It was during this time that the Fairview Post Office was established and the Santa Ana, Fairview, and Pacific (SF&P) Railroad was founded. In addition, the discovery of hot mineral water springs in the area led to the construction of the three-story Hotel Fairview.

By the spring of 1889 the town began to collapse as rapidly as it had appeared, despite attempts to promote the continuing development of Fairview. During that same year, the land boom of Southern California also declined, with many of the land transactions throughout the region falling through. In March of 1889, a severe rainstorm washed out a section of the SF&P Railroad tracks and the roadbed midway between Fairview and Santa Ana, next to the Santa Ana River. As a result, many residents began to leave the town, including the editor and owner of the local paper, town physician, butcher, and local sign painter.

By 1911, all that remained of Fairview was the schoolhouse, the hotel, and a few houses. The schoolhouse closed in 1915, and the hotel was demolished in 1920. The few remaining houses located in Fairview eventually were

destroyed by fire or removed to make way for new development beginning in the 1930s.

Farming Communities

Paularino

Paularino was a typical farming community that consisted of approximately 800 acres generally bounded by the present-day location of Fairview Road to the west, Newport Boulevard to the east, I-405 to the north, and Baker Street to the south. The Paularino community did not amount to more than a name with a few scattered farmhouses, a schoolhouse, and a railroad siding. The lack of growth of Paularino eventually led to its abandonment.

Harper-Fairview Grammar School, formerly located at the northwest corner of 19th Street and Newport Boulevard in the early 1920s.



Harper

Harper was named after a rancher who came to the area after the Fairview land boom. The area experienced its first oil boom, with three oil wells installed in 1906 just south of the present-day location of Newport Harbor High School. In 1907, several more wells were installed on the northern end of the Newport Heights Tract. The oil boom was short lived; within three years, the wells were abandoned.

In 1920, the farming community of Harper was renamed Costa Mesa, which means coastal tableland in Spanish. In the summer of that same year, the Wayside Market (located on Newport Boulevard) opened. During 1921, several more store buildings were constructed along Newport Boulevard, including a garage shop, blacksmith shop, barber shop, and soda fountain.

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Development continued to increase throughout Costa Mesa until January 21, 1932, when the Costa Mesa Branch of the Bank of Balboa closed. A year later, the Southern Pacific Railroad's branch line that ran along Newport Boulevard was abandoned, and the 1933 Long Beach Earthquake shook the town, damaging businesses and other structures.



Newport Boulevard
Streetscape lined with cafes and businesses, as well as Ford Model T automobiles parked along the street, circa 1927.

After the Great Depression, the town began to grow again with the opening of several commercial stores, including Sprouse-Reitz Variety (located at 1830 Newport Boulevard), Myers and Myers Department Store (located at 1816 Newport Boulevard), and the post office (located at 1809 Newport Boulevard). Costa Mesa continued to be recognized as a small town until World War II.

Costa Mesa and the Santa Ana Army Air Base

In response to increasing world conflicts in the 1930s and '40s, military installations were planned throughout the country. One of these military installations was the United States Air Corps Replacement Training Center, which was redesignated the Santa Ana Army Air Base (SAAAB) in 1942. The base encompassed 1,337 acres between Newport Boulevard and Harbor Boulevard and consisted of three schools: the Air Force Classification Center, the Air Force Pre-Flight School for pilots, and the Air Force Pre-Flight School for bombardiers and navigators.

In 1946, the War Department announced that the SAAAB was for sale to any educational institution for the price of one dollar. That same year, the War Assets Administration sold a portion of the base to the Orange Coast Junior

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College District, which would later become the campus for Orange Coast College. Two years later, the Southern California Assemblies of God Churches purchased 126 acres of the base for a future campus, the Southern California Bible College. This would eventually be renamed Vanguard University. The remaining portions of the base would later be occupied by Costa Mesa High School, Davis Elementary School, the City of Costa Mesa Civic Center, Air National Guard 222nd Combat Communications Squadron, the Orange County Fairgrounds, TeWinkle Park, and several commercial and residential areas. Today, all that remains of the base are a few buildings preserved within the Orange County Fairgrounds, including the 1.4-acre Memorial Garden and Bird Sanctuary.

*Newport Boulevard and 18th
Street circa 1965.*



Modern Costa Mesa

On June 29, 1953, the City of Costa Mesa was incorporated. At the time, the new city encompassed approximately 3.5 square miles and had a population of 16,840. By 2010, Costa Mesa had expanded to cover approximately 17 square miles, and the population had grown to 109,960. Today, Costa Mesa is a major commercial and industrial center of Orange County. The City formally adopted the slogan "The City of the Arts" in 1999, reflecting the concentration of major regional arts venues and the presence of the Pacific Symphony and South Coast Repertory Theater. The 3,000-seat Segerstrom Center for the Arts (previously known as Orange County Performing Arts Center) was completed in 1986. In 2006, the 2,000-seat Renee and Henry Segerstrom Concert Hall and the 500-seat Samueli Theater opened.

Historical, Archaeological, and Paleontological Resources

Historical, archaeological, and paleontological resources provide knowledge of California's past. These resources also contribute to the character of Costa Mesa. Activities that result in the loss of historical, archaeological, and/or paleontological resources can result in the loss of cultural identity; loss of unique engineering, architectural, or artistic works; and loss of unique irreplaceable components that help create a sense of place and help foster the cultural environment. Costa Mesa boasts locally significant assets, as well as multiple sites eligible for national recognition. Costa Mesa's early settlement patterns and contributions to the wartime effort are recalled through these unique historical places and features, reflecting the diverse culture and people who have made Costa Mesa their home over the years. For these reasons, historical, archaeological, and paleontological resources should be protected and preserved.

Historical Resources Inventory

Historical resources include, but are not limited to, buildings, structures, roads, features, and objects that are built prior to 1954 or listed in or determined to be eligible for listing in the National Register of Historic Properties, the California Register of Historical Resources, a local register, or otherwise designated as having historical significance by a lead agency (supported by substantial evidence as required by the California Environmental Quality Act). Costa Mesa is home to 31 historical properties, built environments, and landmarks that have been determined eligible for listing in the City's Local Register of Historic Places (see Table HCR-1: *Historical Resources Eligibility Inventory*). Five of these historical properties have been determined eligible for listing in the National Register of Historic Places and in the California Register of Historical Resources. It is anticipated that the City's inventory of eligible listed historical properties, buildings, and structures will increase as time and resources become available to evaluate and nominate additional properties.

As of 2015, the Fairview Indian Site is the only site listed on the National Register of Historic Places. Figure HCR-1, *Historical Eligibility Sites*, identifies

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the general location of potentially historical sites, including those eligible for the National Register. Additionally, the following properties satisfy the requirements for listing:

- Methodist Church: 420 West 19th Street
- Diego Sepulveda Adobe: 1900 Adams Avenue
- Segerstrom House: 3315 Fairview Road
- Segerstrom Barn: 3315 Fairview Road
- Station Master's House: 2150 Newport Boulevard

First United Methodist Church, built in 1928 and considered eligible for both the National Register and local register listing.



Table HCR-1: Historical Resources Eligibility Inventory

Site	Location	Year Built	Property Type ¹	Notes
Sites Eligible for National Register Listing and Local Register Listing				
1	420 W. 19 th 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
Sites Eligible for Local Register Listing				
6	123 E. 18 th St.	1926	SF Residential	Spanish Colonial
7	127 E. 18 th St.	1926	SF Residential	Spanish Colonial
8	179 E. 18 th St.	1923	SF Residential	Bungalow/TeWinkle House
9	565-7 W. 18 th 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	1549 Tustin Ave.	1915	SF Residential	Craftsman/La Perle House
27	204 22 nd St.	1907	SF Residential	Craftsman

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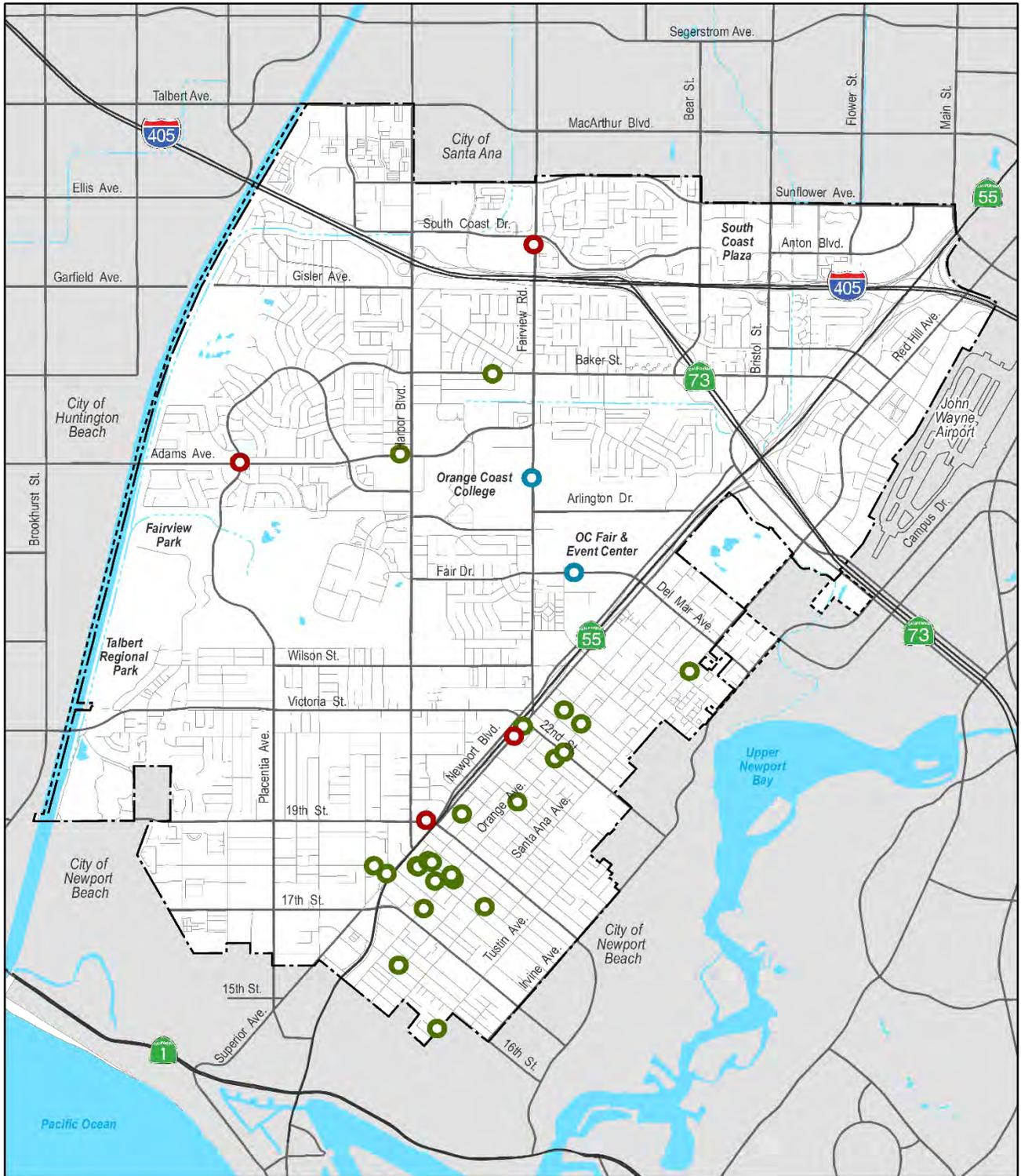
28	1785 Newport Blvd.	1923	Commercial	Former clubhouse
29	240 E. 16 th St.	c. mid 1950s	SF Residential	Modern/International Style

Sites Eligible for Local Register Listing as Historical District Contributors

30	88 Fair Drive	1942	Military	Santa Ana Army Air Base/O.C. Fairgrounds
31	2701 Fairview Rd.	c.1950/55	Educational	Int'l Style/Orange Coast College

Note: 1. SF: Single Family

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- Historic Eligibility Sites**
- National Eligibility
 - Local Register Listing
 - Historic District Contributor

- City Boundaries**
- City Boundary
 - - - Sphere of Influence

Source: City of Costa Mesa, 2015.



Figure HCR-1: Historical Eligibility Sites

Archaeological Resources Inventory

Archaeological resources are the physical remains of past human activities, and can be either prehistorical or historical in origin. Archaeological sites are locations that contain evidence of human activity. Generally, a site is defined by a significant accumulation, or presence, of one or more of the following: food remains, waste from the manufacturing of tools, concentrations or alignments of stones, modification of rock surfaces, unusual discoloration or accumulation of soil, or human skeletal remains.

Costa Mesa has a rich prehistoric past. The Gabrielinos (Tongva or Kizh) were the City's first settlers prior to 1,500 B.C. The Gabrielinos are Takic-speakers who lived in domed, circular shaped structures, constructed from tree branches and thatched with tule, fern, or carrizo. Villages were located near fresh water and raw material resources. Evidence, or artifacts of their occupation, have been found both on the surface and subsurface, and have included stone and bone tools, shell middens, pottery shards, and human burials.

A comprehensive cultural resources assessment was conducted on the undeveloped areas of the City of Costa Mesa. The assessment included a records search at the California Historical Resources Information System, which involved review of all previously conducted cultural resource studies, as well as recorded archaeological and historical resources located within the undeveloped portions of the City. Furthermore, an intensive pedestrian survey was undertaken to determine the presence or absence of exposed surficial cultural artifacts.

The results of the cultural resources assessment indicate that within City limits are seven previously recorded prehistorical archaeological sites and nine potential prehistorical sites requiring additional fieldwork within the City limits. The seven archaeological sites are identified as:

- CA-ORA-76 (shell midden)
- CA-ORA-163 (shell midden)
- CA-ORA-165 (lithic scatter and shell midden)
- CA-ORA-297 (stone tools and debris)
- CA-ORA-506/58 (habitation complex)

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- CA-ORA-687 (habitation complex with human burials) and were located on or near the bluffs overlooking the Santa Ana River and the Upper Newport Bay

Of these seven archaeological sites, CA-ORA-506/58, known as the “Fairview Indian Site,” is listed on the National Register of Historic Places and on the California Register Historical Resources. Since much of the City has been urbanized by past development, it is anticipated that future development could increase the potential for discovery of archaeological and historical resources within soil depths not previously disturbed by existing or past development.

Paleontological Resources Inventory

Paleontological resources include fossilized remains of organisms from prehistorical environments found in geologic strata, providing evidence of pre-human activity. These resources are valued for the information they yield about the history of the earth and its past ecological settings. There are two types of resources, vertebrate and invertebrate, and they are generally found in geologic strata conducive to preservation, typically sedimentary formations. Often they are simply small outcroppings visible on the surface or sites encountered during grading. Geologic formations are the most important indicator of paleontological resources, since they may contain important fossils.

A comprehensive paleontological assessment of Orange County, which included the City of Costa Mesa, was undertaken in 1980. The geology of Costa Mesa was mapped out as part of the countywide assessment. The geology of Costa Mesa was determined to be part of the Palos Verdes Formation, a collection of sand and gravel deposits approximately 100,000 years old. These deposits were formed during the time when Costa Mesa was covered by the Pacific Ocean. Often referred to as the Palos Verdes Sand, these deposits contain evidence of the kinds of marine life that inhabited the area prior to the ocean receding, exposing the current terrestrial landmass of Costa Mesa.

The results of the paleontological assessment identified eight unique paleontological sites consisting of a variety of gastropods (e.g., marine snails) and bivalves (e.g., clams, oysters, and mussels). These sites were singled out

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due to encroaching development, which could cause significant impacts to the site if left unattended. The ten paleontological sites have been classified as:

- F-91 (Partial skeleton of a mastodon)
- A-3129 (Mollusks); LACM-3267 (Mastodon or mammoth)
- LACM-4219 (Mollusks, Fish, Birds, Sharks, Sea lions and Seals)
- JDC-CM-1 (Bivalve, Gastropods, and Mollusks); JDC-CM-2 (Mollusks); JDC-CM-2A (Oyster shells and Mollusks)
- JDC-CM-3 (Bay-type Sea shells)
- JDC-CM-4 (Marine shells)
- VAC-CM-4 (Mollusks)

In addition, the assessment identified more than 500 species of marine invertebrate fossils, as well as significant numbers of non-marine vertebrate fossils including, birds, sea, and land mammals.

Preservation Framework

The City is committed to recognizing and preserving local historical and cultural resources using available programs, such as those described below.

Historical Preservation Programs

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. To be eligible for inclusion in the National Register of Historic Places, a district, site, building, structure, or object must possess one of the following characteristics:

- The project is associated with events that have made a significant contribution to the broad patterns of American history.
- The project is associated with the lives of persons significant in the past.
- The project embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

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- The project has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California Register of Historical Resources program has been crafted to allow the State and local agencies, private groups, and citizens to identify, evaluate, register, and protect historical resources. It is also the authoritative guide to the State's significant historical and archeological resources. The California Register of Historical Resources includes buildings, structures, objects, sites, and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. As of 2015, no properties located in Costa Mesa were included in the California Register of Historical Resources. However, the City contains one property designated as a California Historical Landmark: 1900 Adams Avenue – Diego Sepulveda Adobe. The Santa Ana Army Air Base site at 88 Fair Drive has been designated a California Point of Historical Interest.

Mills Act

In 1972, California State Senator James Mills introduced a bill, known as the Mills Act, to grant property tax relief to owners of qualified historical properties. The Mills Act is a preservation tool created by the California Legislature to encourage the preservation and restoration of historical properties. The Mills Act enables cities to enter into property agreements with owners of qualifying historical properties, which results in a reduction to the owner's property taxes. The agreements also provide a benefit to cities in that they ensure preservation, guarantee authentic rehabilitations, and provide a higher level of maintenance of cultural resources that are important to communities. One property in Costa Mesa utilizes the Mills Act.

Local Program: Historic Preservation Ordinance

In 1999, the City adopted its Historic Preservation Ordinance (Article 14 of the Municipal Code) to preserve designated historical and cultural resources. Pursuant to the ordinance, a local historical resource is any building, structure, natural feature, site, landscape, object, or improvement that is of significance to the people of the City, the State, or the nation. To be designated a local landmark, a historical resource must be over 50 years of age, or in special

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circumstances under 50 years of age, and meet one or more of the following requirements:

- Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- Is identified with persons or events significant in local, state, or natural history; or
- Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- Represents the work of a notable builder, designer, or architect; or
- Contributes to the significance of a historical area, being a geographically definable area possessing a concentration of historical or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development; or
- Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or
- Embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation; or
- Is similar to other distinctive properties, sites, areas, or objects based on a historical, cultural, or architectural motif; or
- Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- Is a type of building or is associated with a business or use which was once common but is now rare; or
- Yields, or may yield, information important in prehistory or history; or

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- Retains the integrity of those characteristics necessary to convey its significance.

As of 2015, the Huscroft House (located at 546 Bernard Street) was the only resource listed on the City’s Local Register of Historic Places. In addition, 30 other properties have been evaluated as eligible to be included (see Table HCR-1 for list of these properties).

Historical Districts and Neighborhood Character Areas

To recognize historical communities in Costa Mesa and groupings of historical resources and places of interest, General Plan policies allow City staff to explore the creation of historical districts and/or neighborhood character areas.

A historical district is a definable and unified geographic area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. It can also be distinguished from surrounding areas and present the same constraints and opportunities as individually listed properties. Historical districts can be designated at the national, State, and/or local level, and each level of designation has its own specific criteria. In addition, each level of designation entails a different level of protection, triggers different levels of review, and designates the property(ies) as potentially eligible for various preservation incentives.



Huscroft House, officially listed as a local historical resource is a Craftsman-styled house built in the early 1920s and moved to Costa Mesa from Santa Ana in 1954.

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A neighborhood character area, also commonly referred to as a conservation district, is a tool used to define a group of significant historical resources that do not retain adequate integrity to qualify as a historical district but still maintain important levels of cultural, historical, or architectural significance. The focus of a neighborhood character area includes maintaining basic community character, but not necessarily specific historical details of buildings or landscapes. Neighborhood character areas are designated as a zoning overlay, which geographically cover a neighborhood and may be coupled with other regulations. Conceptually, a neighborhood character area creates “buffer zones” to transition from historical districts to surrounding development.

Historical Preservation Committee

The Historical Preservation Committee works with the City Council to preserve the history of Costa Mesa and with the Costa Mesa Historical Society to educate the general public about the rich history of the community. The Committee’s overarching goal is to work to preserve and promote the historical heritage of the City of Costa Mesa through special projects, outreach, and community events.

Key Historical Preservation Issues

Loss of Historical Buildings

Historical resources can be subject to decay and disrepair. As a result, continuing to develop a comprehensive preservation program implemented through the Historical Preservation Ordinance is essential to preserving the City’s historical and cultural resources. As part of implementation of the preservation program, the City will update its historical resources survey to identify and inventory historical and cultural resources. The survey should be prepared and maintained periodically and be consistent with State and federal preservation standards. Through implementation of a historical resources survey, greater protection and community awareness of the resources can be achieved.

New Development Compatibility and Potential Impacts

Costa Mesa’s historical neighborhoods have developed over many decades with a significant amount of residential neighborhoods built in the mid 1950s

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and 1960s, post-World War II. These residential neighborhoods established subdivision patterns and architectural design styles that are characteristic of the era. The City's "Residential Design Guidelines," last updated in 2013, promote architectural design styles that will be compatible with the character of the affected neighborhoods. As Costa Mesa continues to grow and becomes more intensely urbanized, the potential impacts from new development can create significant issues, including density, land use compatibility, scale, mass, noise, and development patterns.

With sensitive and thoughtful design and development, new construction, rehabilitation, and adaptive reuse projects can enhance the historical character of the City while still meeting its contemporary needs.

Preservation of Post-World War II Historical Resources

Costa Mesa is home to post-World War II buildings and tract housing developments that have become old enough and/or developed sufficient significance to be considered historical resources. As the age threshold for determining whether or not a property is "historical" is 50 years, tract housing dating to the 1950s and '60s are beginning to present themselves as potential historical resources. Buildings may be individually eligible for the local register or may qualify for eligibility only as an intact grouping (i.e., housing tract). This topic warrants exploration given that many neighborhoods, particularly east of Newport Boulevard, contain representative examples of some of the earliest tract housing development in Orange County.

Interpretation of Historical Resources

Interpretation of historical resources refers to the way in which historical buildings, objects, and sites are identified and presented to the public. An effective interpretation program helps preserve a sense of local history and enhances opportunities for cultural heritage tourism. The City will explore implementing an interpretation program to preserve local history.

Lack of Resources for Educating Residents about Identifying and Caring for Historical Properties

Property owners often unknowingly alter historical properties in a manner that causes significant loss of architectural integrity, which renders potential resources ineligible for inclusion in the local inventory. Likewise, some City

employees charged with preservation program implementation and code enforcement do not have sufficient professional development support to adequately address historical preservation.

Blacksmith's shop built in 1909 with a false front façade located at the 1800 block of Fullerton Avenue.



Goals, Objectives, and Policies

The City aims to preserve, enhance, and promote its history and cultural resources, and to integrate these efforts with broader community goals of economic development. Costa Mesa seeks to continue its progress to actively preserve historical resources, identify economically viable uses, encourage public knowledge of resources, and foster civic pride.

The potential for adaptive reuse and revitalization of existing structures, which would add to the character of Costa Mesa, is high. The City will promote the development of appropriate land uses, site design, and architectural treatments to ensure compatibility of new development with the character of surrounding historical resources.

Goal HCR-1: Historical, Archeological, and Paleontological Resource Preservation

The City of Costa Mesa supports focused efforts to provide residents with a sense of community and history through the protection and preservation of historical and cultural resources.

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Objective HCR-1A: Encourage preservation and protection of the City's archaeological, paleontological, and historical resources.

Preserving Historical Resources

- Policy HCR-1.1:** Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors.
- Policy HCR-1.2:** Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance.
- Policy HCR-1.3:** Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community.
- Policy HCR-1.4:** Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources.
- Policy HCR-1.5:** Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites.
- Policy HCR-1.6:** Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.

Preserving Archaeological Resources

- Policy HCR-1.7:** Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for

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any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology.

Policy HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities.

Preserving Paleontological Resources

Policy HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided.

Policy HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities.

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