City of Costa Mesa
Inter Office Memorandum

TO: City Council

FROM: Tamara Campbell, Senior Planner

DATE: August 3, 1999

SUBJECT: **HISTORIC PRESERVATION ORDINANCE**
CITY COUNCIL STUDY SESSION OF AUGUST 9, 1999

BACKGROUND

City Council Community Objective 99-B3 and 1990 General Plan Objective 1-C call for development of certain programs to promote preservation of historic resources. To achieve these objectives, Council approved a budget to hire a Historic Preservation consultant in Fiscal Year 1997-98. City staff sent out requests for proposals and the firm of PCR was selected to conduct a survey of all properties within City boundaries and to prepare a draft ordinance. After many months of research, the consultant completed work on a historical overview of the City, a citywide survey and a draft ordinance. These draft items are attached to this memo for Council review and consideration at the August 9, 1999 study session.

METHODOLOGY

The consultant conducted a citywide search of building permit files and county records and identified 4,332 properties that were constructed prior to 1954. After conducting a windshield survey and eliminating some structures based on alterations, appearance or demolition, the consultant conducted further research on 3,348 structures. An in-depth field study and an intensive level survey resulted in a listing of 172 properties noted for their potential historic importance. These 172 properties were given California Office of Historic Preservation (OHP) ratings between 1 and 5. A description of these ratings is included on page 4 of the consultant's report. Upon completion of the historic context statement, discussions with City staff and the formal evaluation process, approximately 31 properties were identified as potentially significant federal, state and/or local historic resources. Approximately 60 properties, including the 31 significant properties were formally documented on State Inventory Forms in an effort to demonstrate the level of detail involved with parcel specific surveying.

STAFF ANALYSIS

The draft Historic Preservation Ordinance establishes a Local Register of Historic Places which will be created based on a formal designation and application process requiring the property owner's consent. It is important to note that structures cannot be randomly placed on the Local Register and be subject to the ordinance unless a formal application is submitted and approved.

The consultant has prepared three separate historic properties lists which are based on different levels of significance. The "Significant Properties List or List I" includes only those properties (31) appearing eligible for local, state, or federal designation. These properties are recommended for placement on the Local Register. The "Properties with Office of Historic Preservation (OHP) Ratings List or List II" includes those properties from List 1, plus those properties (172) which were ineligible for formal designation, but merit note in the City's planning process. The "Pre-1954 Properties List or List III" includes those properties from List I and List II, plus those initial properties (3,348) which appeared to have potential significance, but were eventually determined ineligible for federal, state or local designation and special planning consideration.

In addition, the ordinance includes a provision that requires a special permit for alteration, modification, or demolition of a structure listed on the Local Register. Procedures for issuing a "certificate of appropriateness" are established in the ordinance and include review and recommendation from a newly created Cultural Heritage Commission. The Cultural Heritage Commission could be responsible for administration of the Local Register and the Historic Preservation Program as well as reviewing applications for the Local Register and issuing Certificates of Appropriateness. Although the draft ordinance is written as if a new Commission would be formed, it is possible that the Planning Commission or some other entity could serve in this capacity.

The main benefit of having a Cultural Heritage Commission in place is the possibility of receiving grants-in-aid from the Historic Preservation Fund. These grants are given out yearly for a variety of historic preservation projects. Examples of related projects could include the completion of National Register nomination forms for the Station Master's house, the Adobe, or the Methodist Church; conducting additional, more specific surveys and inventories of neighborhoods; relocation or rehabilitation costs of historic properties; or development of a historic preservation element for the General Plan; children's (or adult) educational programs, curriculum, activity books, or brochures.

Lastly, the ordinance provides Council with a list of incentives that could be implemented in an effort to promote preservation of historic structures. The list of incentives includes: Mills Act contracts (which basically allow for tax deductible rehabilitation work), application of the State Historic Building Code, variances, permit fee waivers, plaques and recognition programs, facade easements, and grants and loans, to name a few.

SUMMARY

The preliminary draft ordinance is being forwarded to City Council for initial review and comment. Staff is seeking direction in terms of the ordinance's applicability. Staff is also seeking direction regarding formation of a separate Cultural Heritage Commission, as well as a preferred program of incentives. Following the initial City Council comments, staff will make any necessary changes and prepare the ordinance for Planning Commission consideration. It is anticipated that the ordinance can be completed and presented for Council adoption in October.

ATTACHMENTS: Draft Historic Preservation Ordinance
Historic Resources Survey Report

cc: City Manager
City Attorney
Deputy City Mgr.-Dev. Services
Staff (4)
File (2)

Paul Freeman
CJ Segerstrom and Sons
3333 Fairview Road
Costa Mesa, CA 92626

Rob Klotz
Pillsbury, Madison & Sutro
600 Anton Boulevard, Suite 1100
Costa Mesa, CA 92626-7157

DRAFT
CITY OF COSTA MESA
CHAPTER IX.
ARTICLE 14. HISTORIC PRESERVATION ORDINANCE

Section 13-200.51. PURPOSE

The purpose of this article is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, sites, districts, neighborhoods, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, or community value in the City for the following reasons:

(a) To safeguard the City's heritage as embodied and reflected in such resources;
(b) To encourage public knowledge, understanding, and appreciation of the City's past;
(c) To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
(d) To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction;
(e) To enhance property values and to increase economic and financial benefits to the City and its inhabitants;
(f) To protect and enhance the City's attraction to tourists and visitors, thereby stimulating business and industry;

Section 13-200.52. DEFINITIONS

The following words and phrases shall, for the purpose of this article, be defined as follows, unless it is clear from the context that another meaning is intended.

Alteration. Any change or modification, through public or private action, to the character-defining or significant physical features of properties affected by this article. In the case of cultural resources that are buildings and structures, "alteration" shall be limited to changes to the exterior unless otherwise designated per the designating resolution or per the requirements of the Secretary of the Interior's Standards for Rehabilitation. Such changes may consist of modifications to structural or architectural details, or visual characteristics; grading; surface paving; the addition of new structures; the cutting or removal of designated trees, landscapes or other natural features; the disturbance of archaeological sites or areas; or the placement or removal of any significant objects such as signs, light fixtures, street furniture, walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or historical qualities of the property.

Certificate of Appropriateness. A certificate issued by the Cultural Heritage Commission, approving plans, specifications, or statements of work for any proposed alteration, restoration, rehabilitation, construction, relocation, or demolition, in whole or in part, of a "Designated Cultural Resource."

Certified Local Government (CLG). A local government certified under federal law by the California State Office of Historic Preservation for the purpose of more direct participation in federal and state historic preservation programs. A CLG has the ability to enforce national, state, and local preservation laws and to provide for adequate public participation in the programs

resulting from these. The CLG has a qualified historic preservation review commission or board and must have completed or be in the process of completing a comprehensive historic resources inventory. CLGs are eligible for special federal matching grants.

Character-defining features. The following natural or man-made elements of a cultural resource: design, general arrangement or components of an improvement, including but not limited to, site placement, height, scale, and setback; the type, color, and texture of the building materials; and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement. "Character-defining features" of cultural resources that are buildings or structures will generally be those associated with the exterior of such resources.

Contributing cultural resource to an historic district (contributor). A building, site, structure or object that adds to the historic architectural qualities, historic associations, or archaeological values for which an historic district is significant because:

(a) it represents a period of historic importance, and possesses historic integrity reflecting its architectural character at that time or is capable of yielding important information about that period; or

(b) it independently meets the designation criteria as defined in this section.

Cultural resource. Buildings, structures, natural features, sites, landscapes, objects, or improvements, which are of scientific, cultural, architectural, political, military, historical or archaeological significance to the citizens of the City, the State, or the nation, which may be determined eligible for designation or designated by the Cultural Heritage Commission pursuant to the provisions of this section, or which may be eligible for listing or designation on any State or Federal register.

Designated cultural resource. Any cultural resource that has been designated a landmark or historic district and placed on the Local Register of Historic Places, pursuant to this section or is listed in the National Register of Historic Places, the California Register of Historical Places, or is a state historical landmark; but does not include any cultural resource for which such designation has been repealed.

Designation. The process of reviewing a cultural resource for designation as a landmark or historic district and placing it on the Local Register of Historic Places.

Determined eligible. Any cultural resource which has been determined by the Cultural Heritage Commission or by City staff to meet the established criteria for designation as a cultural resource or contributing cultural resource to an historic district or which has been so named by the California State Historic Preservation Officer, but has not been so designated.

Historic district. Any delineated geographic area having historical significance which serves as an established neighborhood, community center, or distinct section of the City, possessing a significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or by physical development; and which has been designated a historic district pursuant to this article or is listed in the National Register of Historic Places, the California Register of Historical Places, or is a state historical landmark.

Historic property or resource. Another term for a cultural resource.

Improvement. Any building, structure, place, fence, gate, landscaping, wall, parking facility, work of art, or other object constituting a physical feature of real property, or any part of such feature which is not a natural feature.

Integrity. The ability of a property to convey its historic identity and significance. Six aspects or qualities define integrity: location, design, setting, materials, workmanship, and association.

Landmark. Any site, including significant trees or permanent landscaping, building, structure, improvement, street furniture, sign, work of art, natural feature or other object representative of the historical, archaeological, cultural, architectural or community heritage of the City which has been designated a landmark pursuant to this section.

Local Register of Historic Places (Local Register). A list of designated cultural resources, landmarks and historic districts located within the City.

Nominated cultural resource. Any cultural resource that has been nominated for designation pursuant to this section.

Non-contributing cultural resource to an historic district (non-contributor). A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which a historic district is significant because the resource:

(a) was not present during the period of the district's historic significance; or

(b) no longer possesses historic architectural integrity due to the alterations, or additions; or

(c) does not independently meet the designation criteria as defined in this section.

Object. Any works that are primarily artistic in nature or are relatively small in scale and simply constructed and are in a setting appropriate to their significant historic use, roles, or character. Objects include, but are not limited to: boundary markers, fountains, furniture, monuments, sculptures and statuary.

Ordinary maintenance and repair. Any work, excluding window replacement, exterior wall resurfacing and re-roofing, where the purpose and effect of such work is to prevent or correct any deterioration of or damage to a structure or any part thereof and to restore in style, kind, and material the same to its condition prior to the occurrence of such damage, deterioration , or alteration in violation of this article.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction. The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation. The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time (period of significance) by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings (Standards). The current standards and guidelines prepared by the National Park Service for rehabilitating historic buildings and the current Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings prepared by the National Park Service.

Site (historic). The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possess historic, cultural, or archaeological value regardless of the value of any existing structure.

Special consideration. Includes, but limited to, those properties less than 50 years of age that have achieved exceptional importance within the past fifty years.

Substantial adverse change. Any demolition, destruction, relocation, or alteration activities that would impair the significance of a cultural resource.

Section 13-200.53. HISTORIC PRESERVATION PROCEDURES

(a) Local Register. The City shall maintain a list of all designated cultural resources (landmarks and historic districts) which shall be known as the Local Register of Historic Places.

(1) Local Register Designation Criteria. The City Council, upon the recommendation of the Cultural Heritage Commission may designate any building, structure, site, object, district, improvement, or natural feature that is over 50 years of age or, in special circumstances under 50 years, as a local landmark if it meets the criteria for listing in the National Register of Historic Places, or the following:

a. exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
b. is identified with persons or events significant in local, state, or national history; or
c. embodies distinctive characteristics of a style, type, period, or method of construction; or
d. is a valuable example of the use of indigenous materials or craftsmanship; or
e. represents the work of a notable builder, designer, or architect; or
f. contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
g. 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
h. embodies elements of architectural design, detail, materials, or craftsmanship that

represent a significant structural or architectural achievement or innovation; or

i. is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

j. 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

k. is a type of building or is associated with a business or use which was once common but is now rare; or

l. yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

(2) Procedure for designation. The designation of a landmark or historic district may be initiated by the Cultural Heritage Commission, the City Council, or by petition of any of the record property owners in the proposed district, or by any person, organization, or entity.

a. Application. Application shall be made and processed in accordance with the procedures set forth in Chapter III, Planning Applications. The application for designation shall include but not be limited to the following:

   i. Written consent of the property owner;

   ii. Completed State Inventory DPR Forms 523A, 523B, and 523L if necessary and 523D if an historic district which includes a legal description of the property, photographs of the resource, a physical/architectural description of the resources, a statement of significance stating historical qualities and characteristics of the nominated cultural resource;

   iii. Additional support material as determined necessary by the Cultural Heritage Commission staff.

b. Findings. The Council on the recommendation of the Commission shall find that the site, building, structure, district, object, natural feature or improvement has special historical, archaeological, cultural, architectural, community value in the City and that the purpose of this article is maintained by such designation.

c. Adoption. Landmark and/or historic district designation shall be adopted by resolution.

d. Notice Required. Notice of the designation of a landmark or historic district by the City Council shall be transmitted to the property owner, the Departments of Administrative Services, Development Services, Fire, Public Services, City Manager's Office, the Redevelopment Agency Office, the assessor and the County recorder and any other relevant or interested departments, divisions and governmental and civic agencies. Each City department and division shall incorporate the notice of designation as a landmark or historic district into its records, so that future decisions affecting any landmark or historic district made by the City will have been made with the knowledge of the landmark or historic district designation, and in accordance with the procedures set forth in this article.

(3) Procedure for Repeal and Modifications. The City Council with the recommendation of the Cultural Heritage Commission shall consider a repeal or modification of a previously approved landmark or historic district designation in the same manner provided in this article for the designation of landmarks or historic districts if the resource(s) no longer meet(s) the designation criteria found to apply due to the subsequent discovery of information on the

significance of the resource or destruction of the resource by a catastrophic event.

(b) Survey. The City shall undertake an ongoing survey and research effort to identify buildings, structures, sites, objects, historic districts, natural features, and improvements that have historic, community, architectural, or cultural significance, importance, interest, or value; and shall compile and update appropriate descriptions, facts, and photographs of potential cultural resources on appropriate State Inventory Forms (DPR523). The City shall notify the owner of record that his/her improvement has been surveyed, evaluated, and listed.

Sec. 13-200.54. MAINTENANCE, RESTORATION, REHABILITATION, RELOCATION, ALTERATION, DEVELOPMENT AND DEMOLITION OF CULTURAL RESOURCES THROUGH THE CERTIFICATE OF APPROPRIATENESS PROCESS

(a) Maintenance. Every person in control and every owner of a cultural resource placed on the Local Register of Historic Places and any appurtenant premises shall maintain and keep in good repair the exterior of such designated resources, all of the interior portions thereof when subject to regulation as specified in the designation resolution, and all interior portions whose maintenance is necessary to prevent deterioration or decay of any exterior architectural feature. this article shall be enforced by the Development Services Department.

(b) Application of the State Historic Building Code. Pursuant to the State of California Health and Safety Code, the Building Official may apply the State Historical Building Code in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of a designated historic building.

(c) Certificate of Appropriateness Required. No person, owner, or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any cultural resource on the Local Register of Historic Places without first having applied for and been granted a certificate of appropriateness to do so by the Cultural Heritage Commission. The requirements of this article are in addition to any and all other city permit requirements. When the Cultural Heritage Commission or the City Council has prepared and adopted a plan or specific design criteria or guidelines for the preservation of a landmark or historic district which sets forth particular development standards, an application for a Certificate of Appropriateness to do work consistent with the adopted plan development standards may be approved by the Planning Division. If the application is not approved by staff it shall be processed as set forth in this article.

(1) Application. The certificate of appropriateness application shall be made and processed in accordance with the procedures set forth in Chapter III - Planning Applications.

(2) Submittal Requirements. Applications for Certificates of Appropriateness shall include:

a. Plans and specifications showing the proposed exterior appearance, type, and texture of materials and the proposed architectural design of the exterior of the building.
b. Where appropriate and required by the Planning Division, applications shall also show the relationship of the proposed work to the surrounding environs.
c. Applications for new construction in an historic district shall also include such relevant information as to how the new improvement relates to the existing architectural style, scale, massing, site and streetscape, landscaping, and signage. The applicant shall submit any other information the Planning Division determines necessary to evaluate the application.

(3) Criteria. The Cultural Heritage Commission shall consider the following criteria when reviewing applications for Certificates of Appropriateness:

a. The anticipated use for the property remains that for which it was originally intended or requires minimal alteration of the building, structure, or site and its environment for the proposed reuse.
b. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be compromised. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to recreate an earlier appearance shall be discouraged.
d. Certain alterations which may have taken place in the course of time may be potentially significant to understanding the history and development of a building, structure, or site and its environment. These historic alterations may have acquired significance in their own right and this significance shall be recognized and respected.
e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be retained.
f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair and replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
g. Surface cleaning of historic buildings and structures shall be undertaken with methods that will avoid damage to the historic materials.
h. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not compromise significant historical, architectural, or cultural material; and when such design is compatible with the size, scale, color, massing, material, and character of the property, neighborhood or environment.
i. Whenever possible, new additions or alterations to the building or structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic building would be unimpaired.

(4) Findings. The Cultural Heritage Commission shall make the following findings, as applicable, in determining whether to grant or deny a Certificate of Appropriateness:

a. The proposed undertaking is consistent or compatible with the architectural period and the character-defining features of the historic building or structure;
b. The proposed undertaking is compatible with existing adjacent or nearby landmark properties and/or historic district properties and their character-defining features;
c. The colors, textures, materials, fenestration, decorative features and details, height, scale, massing, and methods of construction proposed are consistent with the period and/or are compatible with adjacent buildings.
d. The proposed change does not destroy or adversely affect an important architectural, historical, cultural, or archaeological feature(s) or site(s).

(5) Review of substantial adverse changes. When the application is for an action that may cause a substantial adverse change to a cultural resource, the application shall be reviewed pursuant to adopted City procedures to determine if the proposed change would have a significant adverse environmental effect as defined by the California Environmental Quality Act (CEQA). Such activities are not categorically exempt from CEQA if the action may cause a significant adverse effect. Accordingly, no approval of any work which may cause a substantial adverse change to a cultural resource may be granted unless:

a. it is determined by the City Council through the CEQA process that taking into account the value of all available incentives and costs of rehabilitation and adaptive reuse alternatives, the property retains no substantial remaining market value or reasonable use. Costs of alterations made in violation of this article and thus without the benefit of an approved Certificate of Appropriateness, or by failure to maintain the property required by the article, shall not be included in the calculation of rehabilitation costs; or

b. it is determined pursuant to adopted City and State processes, that an immediate safety hazard exists and that demolition of the building is the only feasible means to secure the public safety.

Section 13-200.55 PRESERVATION INCENTIVES

In order to carry out more effectively and equitably the purposes of this article, the Council may adopt, upon recommendation of the Cultural Resources Commission, a program of economic and other incentives to support the preservation, maintenance, and appropriate rehabilitation of the City's cultural resources. This program may include:

a) Mills Act contracts;
b) State Historic Building Code;
c) Marks Historical Rehabilitation Act;
d) Preservation easements for the facades of designated landmarks;
e) Assistance in processing applications for nominations to the National Register of Historic Places;
f) Plaques, awards or other symbols of recognition of exemplary rehabilitation;
g) Grants and loans including, but not limited to, funds from Community Development Block Grants; redevelopment financing programs; economic development programs; Small Business Association loans; Commercial Rehabilitation loans; Economic Development Administration programs; Industrial Development Bonds; Investment Tax Credit programs; and Urban Development Action Grants for rehabilitation of residential, commercial, and industrial buildings;
h) Variances, including, but not limited to, building setbacks and parking requirements for rehabilitation projects;
i) Building Permit, Planning Application, and Certificate of Appropriateness Fee Relief;
j) Transfer of Development Rights.

Section 13-200.56 ENFORCEMENT AND PENALTIES

Refer to Chapter I, Article 4 for enforcement of this article.

DRAFT
City-Wide Historic Resources Survey
City of Costa Mesa

Prepared for
City of Costa Mesa

Prepared by
PCR Services Corporation

July 1999

12

TABLE OF CONTENTS

Page

I. INTRODUCTION 1
- A. STATEMENT OF PURPOSE 1
- B. METHODOLOGY 1

II. HISTORIC CONTEXT 6
- A. INTRODUCTION 6
- B. GEOGRAPHIC BOUNDARIES AND LOCATION 6
- C. BRIEF HISTORY OF COSTA MESA 6
- D. IDENTIFICATION OF ASSOCIATED PROPERTY TYPES AND ARCHITECTURAL THEMES/STYLES 17

III. ANALYSIS OF HISTORIC RESOURCES 21
- A. CRITERIA FOR EVALUATION 21

IV. RESULTS OF SURVEY 29
- A. OVERVIEW 29
- B. RESOURCES LISTED IN OR ELIGIBLE FOR THE NATIONAL REGISTER 29
- C. RESOURCES WORTHY OF LOCAL DESIGNATION 30
- D. RESOURCES WORTHY OF LOCAL NOTE 30

V. SUMMARY OF SURVEY RESULTS 31
- A. SUMMARY 31

BIBLIOGRAPHY 32

APPENDIX 34

LIST OF FIGURES

I. INTRODUCTION

A. STATEMENT OF PURPOSE

The Costa Mesa City-Wide Survey project is a comprehensive historic resources study, intended for the purpose of locating and identifying all significant buildings and groupings of buildings within the City. The survey results are intended to serve several purposes within the City's planning process. It will help:

- establish an environmental base-line analysis of the city's historic resources in order to assist in the formulation of historic resources planning goals through the comprehensive planning process,
- establish a database for assisting in the permit processing and review process,
- provide a basis for the prioritization of future intensive-level survey projects, and
- be of value in developing significance criteria and protective measures and procedures for historic resources.

This report discusses the methodology employed in the field survey, an overview of the techniques used to analyze the field data, and a presentation of the survey results in maps and property lists.

B. METHODOLOGY

The City-Wide Survey identified 4,332 properties that were constructed prior to 1954 (45 years or older), of which 3,348 were surveyed and evaluated after completing the initial windshield survey and field research. Upon completion of in-depth field research and an intensive level survey approximately 172 properties were identified and given California Office of Historic Preservation (OHP) ratings between 1 and 5 (see page XX for rating code definition). Upon completion of the historic context statement, discussions with City Staff, and the formal evaluation process approximately 31 properties were identified as significant federal, state, and/or local historic resources. Approximately 60 properties, including the 31 significant properties, were formally documentated on State Inventory Forms (DPR523 forms). The boundary of the survey area includes all the area within the City of Costa Mesa.

1. Record Search Findings

The consultant performed a records search and review of the National Register of Historic Places and its annual updates, the 1995 California Historic Resources Inventory maintained by the State Office of Historic Preservation to determine any existing evaluations and designations in the City of Costa Mesa. An historical resources records search was also conducted by the South Central Coastal Information Center at the University of California, Los Angeles. The results of this search indicate that there are five properties that have been previously evaluated for historical signficance within the City of Costa Mesa. They are:

- Diego Sepulveda Adobe - 1900 Adams Avenue
- Residence - 626 Center Street
- Sakioka Farms - Main Street
- Station Master's House - 2150 Newport Boulevard
- Santa Ana Army Air Base - Orange County Fairgrounds

The record search also indicated that there are no properties currently listed on the National Register of Historic Places (National Register). However, the California Historical Landmarks (1990) of the Office of Historic Preservation (OHP), California Department of Parks and Recreation, lists one Landmark within the survey area. It is the Diego Sepulveda Adobe. The California Points of Historical Interest (1992), of the Office of Historic Preservation, California Department of Parks and Recreation, lists one property within the survey area. It is the site of the former Santa Ana Army Air Base, 1.4 acres inside the west gate entrance to the Orange County Fairgrounds.

2. Research Methodology

Several types and degrees of pre- and post-field research were conducted as part of this study, including windshield and intensive level surveys, building permit reviews, Orange County tax assessor record research, and literature research. Additional research included interviewing individuals knowledgeable in the history of Costa Mesa. The following archival, research, and historical repositories were consulted during this study:

- Costa Mesa Public Library - Costa Mesa, CA;

- Costa Mesa Historical Society - Costa Mesa, CA;
- City of Costa Mesa Planning Department, Costa Mesa, CA;
- Los Angeles Public Library - Los Angeles, CA;
- Santa Monica Public Library - Reference Department, Santa Monica, CA;
- California State University Northridge - Sanborn Map Library, Northridge, CA;
- Library of Congress - Washington, D.C. (via the Internet);
- National Register of Historic Places - Washington, D.C. (via the Internet).

In conducting the identification and evaluation of historic resources located within the study area, PCR performed the following tasks:

- Searched records of the National Register of Historic Places, California Historical Resources Inventory, and the City of Costa Mesa Historical Society.
- Conducted field inspections of the City.
- Photographed recognized landmarks and potential historic resources located within the study area.
- Collected and reviewed historic images and archives of the study area including, but not limited to those at the Costa Mesa Historical Society, and the Los Angeles Public Library.
- Conducted site specific research on historic resources including the use of City of Costa Mesa building permit records, Orange County Tax Assessor Records, Sanborn Fire Insurance Maps, and the Los Angeles Central Library collection.
- Reviewed and analyzed ordinances, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register of Historic Places, the California Register of Historic Resources, and survey methodology of the State Office of Historic Preservation.

3. Evaluation and Identification of Properties of Potential National Register and/or Local Landmark Eligibility

All potential contributing properties were evaluated by the consultant and City staff for architectural integrity and historic significance using the criteria developed by National Register as outlined by OHP. Properties which appeared to be eligible for listing in the National Register or the local register, individually or as part of a district, were identified.

The consultant and City staff used the evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* (March 1995). OHP utilizes a three digit evaluation code consisting of seven categories to specify National Register eligibility. The first digit indicates one of the following general evaluation categories for use in conducting cultural resource surveys:[1]

1. Listed on the National Register of Historic Places
2. Determined eligible for listing in the National Register of Historic Places
3. Appears eligible for the National Register of Historic Places
4. May become eligible for the National Register of Historic Places
5. Not eligible for the National Register of Historic Places, but of local interest
6. None of the above
7. Undetermined

The second digit is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number which is used to further specify whether or not a resource is eligible under a local ordinance. Under this system categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources through level 5 (e.g., structures evaluated as of local interest in the planning process even if they are ineligible for listing in the National Register).

4. Department of Parks and Recreation Office of Historic Preservation Historic Resources Inventory Forms

A DPR 523 (Department of Parks and Recreation Office of Historic Preservation Historic Resources Inventory) form for those properties that best represent the City of Costa Mesa's history and architecture was prepared. Draft forms were submitted to City staff for review and

[1] *California Register Regulations 14 CCR and 4852 (e)(1).*

comment on both text and data. City staff comments were incorporated before the forms were finalized.

The consultant used the computer program "History Maker" to generate the DPR 523 forms. The DPR 523 forms were completed in compliance with the Instructions. The first page, the Primary Record, of the DPR 523 form for each property contains property information, a concise architectural description of the property, and has a black and white photograph scanned onto it. The second page, the Building, Structure, Object Record (BSO), describes why the property is signficant and has a building footprint location map attached to it.

5. Conclusion

At the conclusion of the survey process, the consultant prepared this final report, which in addition to the DPR 523 forms discussed above, includes a statement of methodology, a brief historic context statement of the survey area, the results of the survey, and a bibliography. Further, summaries of important property data in the form database print outs is appended to this report.

II. HISTORIC CONTEXT

A. INTRODUCTION

The purpose of this Historic Context is to describe the broad patterns of historical development within the City of Costa Mesa. The historical development of the community is represented by its historic resources; the Historic Context has been developed to clearly show the interrelationship between the two.

B. GEOGRAPHIC BOUNDARIES AND LOCATION

The City of Costa Mesa is located 37 miles southeast of Los Angeles and encompasses a total of 16 square miles with its southernmost boundary one mile from the Pacific Ocean. The current population of approximately 103,823 has grown from 16,840 at the time of the City's incorporation in 1953.

C. BRIEF HISTORY OF COSTA MESA

1. Early Development of Costa Mesa

The history of Costa Mesa is the story of three communities of the past. An old boomtown called Fairview, the Boston farming colony of Paularino, and the village of Harper once thrived within Costa Mesa's boundaries. Their growth and blending together significantly played a role in the history of Orange County and California.

Costa Mesa is situated on a portion of the old Spanish land grant, Rancho Santiago de Santa Ana. Thus, the city is directly linked to one of history's greatest empires: the Spanish Empire, which from 1492 to 1823 commanded most of the Western Hemisphere. The name Costa Mesa is Spanish and means "coast table land." Spain had discovered California in 1542. Not until 1769, did Spanish efforts result in colonization and development. In that year an expedition led by Don Gaspar de Portola and aided by Father Junipero Serra moved north from Mexico in search of Monterey Bay, where they were to establish the first colony. This party received its initial glimpse of Orange County on July 22, 1769, when they encamped in Cristianitos Canyon just north of the present San Diego County line. Within this band of men was a Catalonian soldier named Jose Antonio Yorba.

Spain's early colony struggled to stay in existence. Therefore, as a means to encourage effective occupation, the Spanish Crown resorted to the issuance of large land grants. On July 1, 1810, Governor Jose Joaquin Arrillaga Awarded the Rancho Santiago de Santa Ana to Jose Arrillaga Yorba and his nephew, Juan Pablo Peralta. This grant contained approximately 62,500 acres, similar to many grants made throughout the state.

This grant was based upon the early occupation of this area about 1801 by Juan Pablo Grijalva who had been extended pasture rights. He and his son in law, Jose Antonio Yorba, had become partners in raising beef cattle after both had retired from the Spanish military. The Spanish period in Costa Mesa's history resulted in no major developments. The main occupation was raising beef and cattle. Sometime after 1800 three adobes were built along the bluffs of Costa Mesa overlooking the Santa Ana River. These adobes represent the Spanish activity and culture within Costa Mesa's past. The first adobe, known as the Polloreno or Banning Adobe was located about one-third of a mile south along the bluff from Adams Street. It fell to ruin between 1903 and 1906 after treasure hunters dug around the old building looking for hidden gold. The second adobe, known as the Gabe Allen Adobe or the Estancia is still extant. It is believed that the Estancia adobe was built by the padres from Mission San Juan Capistrano as a way station for herders. The third adobe, called the Rice Adobe was located just north of Gisler Avenue. This adobe was torn down by Edward Pomeroy, the owner at the time, in 1919, to keep treasure hunters off the property.

The present city limits of Costa Mesa include two of these parcels and a portion of two others. The first was that of the Andrew Glassell section (4,077 acres) which started at the bluffs overlooking Newport Beach and extended north to the northern edge of the present site of Fairview State Hospital and east from the Santa Ana River to Newport Boulevard. The second parcel was the Eduardo Polloreno section consisting of 2,760 acres. This tract began at the edge of the Glassell section and continued north to Gisler Street. The balance consisted of the James McFadden section (4,576 acres) which started at the north edge of the Polloreno section and extended north to Warner Avenue in Santa Ana. The other section was a portion of the Flint and Bixby section (12,155) which consisted of a three-quarter mile strip situated east of Newport Boulevard from Newport Heights and extending approximately eight miles north toward the foothills.[2]

[2] Page 6.

Divisions of these holdings continued during the 1860s and 1870s. By 1880, the stage for future growth had been set. The majority of the huge parcels that had been awarded in the partition of the original Rancho Santiago de Santa Ana were split up. This division encouraged land sales. When the great land boom hit southern California in 1886, the basis had been laid for land transactions to soar. By 1888 hundreds of real estate transfers had taken place in what is now the northwestern section of Costa Mesa. The Mexican and early American periods (1823 to 1880) had provided the framework for the modern land holdings of Costa Mesa today.

2. Fairview

With the coming of the railroads in 1887 and the rate wars, the great land boom in southern California began. The Southern Pacific and the Santa Fe Railroads began slashing their fares until at one point passengers could travel from Kansas City to California for the cost of one dollar. Between the fall of 1887 and the summer of 1888, a town called Fairview sprang up. Acreage centered around the present day intersection of Adams Street and Harbor Boulevard. In October 1887, a syndicate consisting of local businessmen formed to purchase various tracts in the Newport District and develop portions of them. On November 10, 1887 the map for the Fairview Tract was filed in Santa Ana. The tract was subdivided into thirty-two city blocks with fourteen to nineteen lots per block. The balance of the acreage was split into five-acre parcels and featured a 100-foot-wide road, called Fairview Avenue. It ran the entire length of the tract in a north-south direction and is now Harbor Boulevard.

The Fairview Development Company met prospective buyers at the train depot in Santa Ana and immediately took them off in the company's new surrey to the town site. Evidence of the boom is scene in the local newspapers of the time that began regular advertising. The town was growing. Indications of this growth were demonstrated in the development of two additional tracts during December 1887: the McCormick and Minter Addition and the R.L. Harrell Addition were subdivided. In January, a third, the Fountain Addition, became another tract.

Fairview's building activity grew. The business section of the town began to take shape; board and batten buildings popped up along the east side of the 100-foot-wide Fairview Avenue. Among the first stores to be completed was the Henderson Brother's General Store. Opened in the early part of 1888, the large two-story unpainted structure stood on the southeast corner of what is now Harbor Boulevard and Adams Street. At this time, the Fairview Post Office was started in a corner of the drug store and the three-story Hotel Fairview was also completed.

Four other developments demonstrated the rapid rise of this new town: the discovery of a hot mineral water spring and natural gas, the publication of a local newspaper, and the coming

of the Santa Ana, Fairview & Pacific Railroad. By the end of the summer of 1888 Fairview had its own post office, newspaper, general store, drug store, meat market, church, school, three-story hotel, bath house with mineral baths, and a narrow gauge railroad connecting it with the county seat, Santa Ana.

Despite attempts to promote the continuing development of Fairview, by spring of 1889 it was over. The town began to collapse as rapidly as it had sprung up. By 1889 the land boom of southern California was over. Many of the land transactions throughout the region fell threw. Fairview's expansion was curtailed at this point. In mid-March, a severe rainstorm washed out a section of the Fairview Railroad tracks. Midway between Fairview and Santa Ana, next to the Santa Ana River, which had overflown, the roadbed was gone. In addition, many of the residents began to leave town including the editor and owner of the local paper, the town physician, the butcher, and the local sign painter. The once crowded streets soon became deserted. Formerly successful business establishments boarded up their doors and windows.

By 1911, all that remained in Fairview was the town's schoolhouse, the hotel, and a few scattered houses. The first, an important part of the community to go was the Fairview public school. The Fairview school closed its doors in 1915 when it merged with the Harper District. In 1918, an earthquake cut off the flow of hot mineral water to the hotel resort. This closed the hotel almost immediately, and the structure was sold and demolished two years later. The few remaining residential houses succumbed to new development in the 1930s and 1950s or to accident such as fire.

3. Paularino

Polloreno was named in honor of Eduardo Polloreno (Paularino), who came into possession of the land when the Rancho Santiago de Santa Ana was partitioned in 1868. Polloreno had purchased his interest from Rafael Peralta prior to the partition. He remained owner for a short time only. Gabriel Allen, upon whose ranch land the Estancia adobe was located, bought it in 1870. Allen, in turn, sold 1,006 acres of the parcel to Henry Berry in the early part of 1875. This community, Paularino, was then situated upon a part of the Berry Tract. The first settlers came from Boston, Massachusetts to Polloreno in the spring of 1886, after Berry's widow, Elizabeth, subdivided the Berry Rancho. With the purchase of each lot of land went an interest in four artesian wells that flowed in Blocks A, B, C, and D of the tract. The settlement contained approximately 800 acres was bounded by today's Fairview Road on the west, Newport Boulevard on the east, the San Diego Freeway on the north, and by a line about one-half mile south of Baker Street. Half of the original 800 acres was split up for small farms. The remainder was in one piece and was farmed by Frank Leonard, who was the agent of the colony group.

The Paularino community did not amount to more than a name with a few scattered farm houses, one public school building, and a railroad siding complete with a loading platform and a warehouse. Without a business center, these farmers had to trade either at the store in old Fairview or travel to Santa Ana. From various accounts, Paularino remained a typical farm village. Of importance in the delivery of farm crops to Santa Ana markets was the railroad. The Paularino railroad siding was located on what is now the west side of Newport Boulevard between Paularino Avenue and Baker Street. It was connected to the Santa Ana & Newport Railroad, which ran between Santa Ana and Newport Beach. The static growth of Paularino eventually led to its demise.

4. Harper

Harper was named for Gregory Harper Jr., a rancher who come to the area after the big land Fairview boom. Building activity was quiet on the mesa from 1903 to 1906. The impact developers and oil discoveries during the next six years promoted further settlement. These two factors led to the addition of stores, schools, highways, water systems, and churches.

In January 1906, the *Huntington Beach N*ews announced that " one of the largest realty deals ever made in Orange County was consummated last week when seventeen hundred acres of the San Joaquin Ranch (owned by James Irvine) were sold to an Investment Company and will immediately be cut up into 5-acre tracts and placed on the market." Following this announcement, a water distribution system was installed in the mesa.

Parallel with the land development the area experienced its first oil boom which served to promote and expand population. Three oil wells went up in 1906 just south of the present Newport Beach Harbor High School location. In the latter part of 1907, several more wells were installed on the northern end of the Newport Heights Tract. The oil boom was short-lived. The oil that had been found turned out to be a thick, sticky substance and thus, very difficult to pump. Within two or three years the old derricks were abandoned. The growth and development of Harper fell back upon land development.

In April 1907, Stephen Townsend, president of the Newport Development Company, filed a tract map for his second subdivision, which he called the "Newport-Mesa Tract." Within the first year after that tract had been put on the open market, over two hundred five-acre parcels were sold. In December the *Santa Ana Register* carried a large advertisement which called attention to the fact that the Newport Heights Tract was being offered at $300.00 per acre.

The population had increased to the point that new facilities, both public and private, were needed. A new school in Newport Heights opened in the fall of 1908. The one room structure stood on what is now the north side of Seventeenth Street east of Newport Boulevard.

Another indications of a growing population was the construction of the first commercial building near the close of 1908. A large, two-story structure was constructed on the northeast corner of Eighteenth and Newport Boulevard by Walter Ozment. The lower half of the building was used for a general store and post office; the upper half served as living quartes for the Ozment family. Harper residents no longer had to travel to Fairview or Newport Beach for groceries. The small community was beginning to develop an identity of its own.

At this time, most of the population was centered between Newport Boulevard on the west and Orange Avenue on the east and Seventeenth on the south and Nineteenth Streets on the north. The period from 1906 to 1912 continued to attract new settlers as well as establish potential business opportunities. In March 1913, the Fairview Farms Tract was opened by the Bryan & Bradford Company in association with Hamilton Henry Cotton. It contained 1,150 acres divided into ten-acre parcels. The tract extended from the Newport Mesa Tract on the south, north of Wilson Street and from the bluffs overlooking the Santa Ana River to Newport Boulevard. The Fairview Farms Tract and its publicity led to an increase of population and other activity. In 1915, the Harper Methodist Episcopal Church, considered a permanent church facility, was constructed on the southwest corner of Center Street and Newport Boulevard. The community now had an institution that was to carry through to present times.

After the completion of the church, the community continued to grow and develop. Tract development, an available water supply, the appearance of leadership potential, the establishment of the church, the expansion of road construction and auto facilities, and the broadening of farm good all added to the permanence of this town. The farming community of Harper was renamed in 1920 to Costa Mesa.

Between 1920 and 1940 the population of Costa Mesa was to grow from approximately 200 to 4,692. First sign of this development was a quickening of commercial activity and construction. In the summer of 1920, the second store on Newport Boulevard, the Wayside Market, opened for business. Several more store buildings went up along the boulevard during 1921, including a garage and blacksmith shop, barber shop and soda fountain.

Another sign of the area's expanding boundaries was the purchase of ten acres in the Santa Ana Heights Tract by Harry and Fred Opp. They built the first house at 2450 Orange Avenue. With this building boom came the realization for the need of a larger school facility. The Costa

Mesa Grammar School was constructed on a five-acre plot on the northwest corner of Nineteenth Street and Newport Boulevard in 1923. In December 1922, the Chamber of Commerce was formed. In addition, on December 30th, the Costa Mesa Bank, a branch of the Bank of Balboa, opened its doors for business.

Another indication of the boom period was the opening of new housing tracts. The November 21, 1923 issue of the *Santa Ana Register* stated that:

> "Surveyors and graders are working on the 115 acre subdivision on West 19th Street on what is known as the Meyer Tract. Acres and half-acres will soon be on the market, with streets, lights, water in . . . A new tract of 40 acres, called Tract 594, East Costa Mesa has just been put on the market. The tract comprises of 192 lots, 50 feet by 130 feet to alleys. The streets are about completed. The tract is just east of the main business district of Costa Mesa."

Two months later, another highlight appeared in the *Register* explained that a new addition, known as the Fairview Highlands Subdivision, was being made to the developing area of Costa Mesa. The subdivison was part of the old Banning Tract. The tremendous growth that had occurred during 1923 was best summarized in an article taken from the January 9, 1924 edition of the *Santa Ana Register*:

> "Costa Mesa On Highroad To REAL CITY. One year ago, this city was but a whistling post on the Newport Harbor Branch of the Southern Pacific Railway. Today, it is a rapidly growing city with modern, large business buildings, handsome homes, and the conveniences of a thriving municipality. During 1923, approximately 250 new buildings were erected there, the total cost being in the vicinity of $300,000. Thirty business blocks line the main street of the city. Some 175 new homes were erected during the 12-month period ending January 1, 1924, of which 50 were substantial structures and 125 were small two and three room cottages. The cost of the business blocks erected will total over $100,000, the most of which were built by home firms. The largest and finest of the new business blocks is that erected by W.C. Spencer, enterprising booster. This is a Class A structure, two stories in height and is modern in every respect. Other fine types of buildings are the Hi Way Garage, tile and cement construction, the Rochester Building and the Meurs Public Market."

Between 1924 and the end of that decade the growing boom that had created the town's identity was to level off. Small shops continued to be built on Newport Boulevard or Fairview

Avenue. In the fall of 1929, the panic that hit Wall Street rushed out through the main streets of America and soon engulfed the country. Though this was a hard period throughout 1930 and 1931 the city did not stifle progress. The Monte Vista School located at the corner of Center and Placentia Avenues was constructed in 1930, and the Lindbergh Grammar School was constructed in 1931. Costa Mesa was to suffer a severe blow at the start of 1932. On January 21, 1932, the Costa Mesa Branch of the Bank of Balboa closed its doors. Costa Mesa was not to have a bank for several years following this action.

The Great Depression continued unabated to any extent throughout 1933 and 1934. In December 1933, the branch line of the Southern Pacific Railroad, which ran from Santa Ana to Newport Beach along Newport Boulevard throughout the heart of town, was abandoned. The tracks were pulled up some two years later.

5. Costa Mesa and the Santa Ana Army Air Base

Growth continued in 1940 with the opening of several commercial stores including the new Sprouse-Reitz Variety at 1830 Newport Boulevard, and Myers & Myers Department Store at 1816 Newport Boulevard, and the Post Office at 1809 Newport Boulevard. In spite of changes, by 1940 Costa Mesa had the atmosphere of a small town. Then World War II accelerated Costa Mesa's growth.

As world tensions mounted, additional military installations were planned throughout the nation. A prime contract was awarded to the Griffith Company of Los Angeles for the construction of the United States Air Corps Replacement Training Center. Formal ground breaking ceremonies took place on October 23, 1941. Construction of the base intensified after the United States formally declared war. The fact of the Japanese attack in Hawaii brought quick recognition that southern California was vulnerable. The first aviation cadets arrived on February 25, 1942. On April 7, the base was renamed the Santa Ana Army Air Base (SAAAB). It 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. The base eventually reached the size of 1,283 acres, 410 acres of which had been known as the Whittier Estate. It included the territory west from Newport Boulevard to Harbor Boulevard, south from Warehouse Road to the present Southern California College. The main gate was located on Newport Boulevard. On the base were a main post office and five branches, a post exchange with five branches, three movie theaters, a service club, a post library, four chapels, and a 1,500-bed hospital.

From 1942 through 1945, the war dominated Costa Mesa life. After the war SAAAB housed German prisoners of war. They were placed in barracks near the northeast corner of the facility. In August 1946, the War Department announced that the Base was for sale to any educational institution for the price of one dollar. Two hundred and forty-three acres of what had been choice farming land and sixty-nine old Air Force buildings were transferred from the War Assets Administration to the Orange Coast Junior College District. School opened for the first time on September 13, 1948.

Also in 1948, the Southern California Assemblies of God Churches purchased 126 acres of the Army Air Base from the War Assets Administration for a future campus. In September, 1950, a new Southern California Bible College opened with 300 students. Today, all that remains of the SAAAB are a few "standardized designed" warehouses located near the corner of Dale Way and College Avenue, plus a handful of "standardized" designed buildings on the Orange County Fairgrounds, including the 1.4 acre Memorial Garden and Bird Sanctuary also located on the Fair Grounds. The old gymnasium building was moved to the Southern California College campus.

6. Post World War II Development

Upon conclusion of World War II, new building activity was taking place in the downtown area. On July 20, 1946, Milton's 5-10 & 25 Cent Variety Department store opened to the public at 1801 Newport Boulevard. In addition, Safeway, Incorporated planned a new grocery store at the corner of 17th and Newport Boulevard. Located at 1722 Newport Boulevard, this new building covered more than 11,000 square feet.

Another signficant factor in Costa Mesa's post-World War II expansion was the construction of public facilities. The first of these public projects was was the completion of the Harbor Area Bay Boys' Club. The facilities on Center Street included a gymnasium, a swimming pool, and a vast activities program ranging from arts and crafts to basketball and baseball. The second facility was the completion of the community park off Anaheim and Center Streets in 1948. The third and largest public project started in the early part of 1950. The State of California condemned 750 barren acres of land adjoining Harbor Boulevard for a site on which to place a new state hospital for the mentally retarded. Three years later funds were appropriated for construction. On January 5, 1959, the Modern style designed Fairview State Hospital admitted its first patients. The institution was dedicated on May 6, 1961. Another public facility was added in 1950. The Costa Mesa Post Office was formally opened in a new building located at 117 East Eighteenth Street. This facility contained 2,800 square feet, about twice the size of the old quarters.

Commercial activity also flourished at this time. Van's Bowling Alley, located near the southwest corner of 17th Street and Newport Boulevard, opened in time for the fall leagues of 1950. In addition, several new grocery markets appeared. The $100,000 Mesa Ranch Market at 1795 Newport Boulevard started in July, 1950. The following month, Wiegand's Food Market at 2380 Newport Boulevard had its grand opening.

The increased complexity of business, homes, and other concerns brought about another significant occurrence that contributed to more growth - the incorporation of the City of Costa Mesa. Incorporation promised future planning, improved public services and expanded civic pride. On June 29, 1953, Costa Mesa with an area of 3.5 square miles and a population of 16,185 was officially incorporated.

Signs of growth after 1953 had been evident just before incorporation. Costa Mesa's first large shopping center, labeled the "Miracle Mile" by its developer W.T. Jefferson, was erected near the southeast corner of Seventeenth Street and Orange Avenue. The first building to be completed was the $150,000 Alpha Beta Market. This Modern style designed structure opened in June of 1951. This shopping area became known as Mesa Center.

In the early part of 1953 the Republic Construction Company of Beverly Hills began work on the huge "Newport Vista" better known as "The Freedom Homes" tract. The $7,000,000, 837-home project covered 200 acres of what had formally been the Balboa Bay Airport on the old Banning Tract. The Freedom Homes tract extended north and west from the intersection of 19th Street and Placentia Avenue. Not only was this tract Costa Mesa's first large housing effort, but also at the time Orange County's largest single-home development. In the spring of 1955, the Sunshine Homes were built in the vicinity of Wilson and Pomona Streets. On June 3, 1955, 837 acres were annexed that added the Orange County Fairgrounds and what is now the Mesa Del Mar residential tract. Three months later the City added another 210 acres which included Orange Coast College. The Halecrest Tract, near the northeast corner of Harbor Boulevard and Baker Street was started in the summer of 1955.

The next large housing tract to be built was the College Park Homes (College Park Tract). They were located just south of Orange Coast College and first opened for inspection in 1956. The building of the Cinderella Homes (Costa Mesa Estates), near the corner of Harbor Boulevard, at Fair Drive, followed in the fall as did the Orange Coast Estates, at Baker and Babb Street. Additional annexations opened up what became the Mesa Verde area. On October 8, 1956, 163 acres west of Harbor Boulevard, between Baker and Gisler to MacArthur Boulevard were annexed. The Mesa Verde tract homes were built in 1957. The Mesa Del Mar Tract included the construction of 1,500 homes and an 18-hole golf course (Mesa Verde Golf Course). The plans

for this tract were developed and submitted by Bjorklund and Smith of Los Angeles. The Mesa Del Mar Tract includes almost all the property between Gisler and Adams and between the Santa Ana River and Harbor Boulevard.

The housing boom continued with the addition of two large annexations to the northern city limits between Harbor Boulevard and Bristol Street including 950 acres of farm land in 1959. In the spring of 1960, the Mesa Verde Highlands and the Mesa Meadows tracts opened. In 1963, the model homes for the "Hall of Fame" tract were opened at the southeast corner of Gisler and Harbor Boulevard. The housing tract stood due east.

Immediately after incorporation in 1953, the addition of shopping centers moved apace with housing development. Construction started in 1954, with the Vista Shopping Center on the southwest corner of Nineteenth and Placentia Avenue. It was intended to serve the residents of the Newport Vista Tract. The All-American Market in the Costa Mesa Plaza Shopping Center on West Nineteenth Street near Harbor Boulevard was completed in July 1957. The new Alpha Beta Market in the Mesa Shopping Center at Seventeenth and Orange, went up during the spring of 1958. The shopping center hallmark of the decade was the beginning of the huge Harbor Shopping Center. In early 1959, construction began on the northeast corner of Harbor and Wilson Street. The entire shopping center was completed in mid-Octobor of that year.

The 1960s saw the construction of new public facilties including the Police Department, Fire Station, Library, Post Office, and the City Hall. From 1966 to 1970 other types of commercial, financial, and industrial facilities were constructed within the City. Acres of bean fields became South Coast Place, one of the largest shopping centers in southern California. The first building completed was the May Company in February 1966. Followed by the Sears Roebuck Department Store in November. The huge, multi-level mall contains over 1.6 million square feet of space and opened completely in 1967. Construction of the financial center of South Coast Town Center, located on the east side of Bristol Street, was also constructed in 1967.

Throughout the 1970, 1980s and 1990s, new construction and redevelopment of many areas within the City have occured and continues to date. Its history is reflective of its built environment and architecture. Many of the early residential properties from the 1920s and 1930s are still standing. The City's downtown area along Newport Boulevard, once the heart of Harper, is still intact though extensively modified. In spite of the loss of its original architectural character, the old town of Costa Mesa still retains a sense of time and place amidst the rapidly changing southern California landscape.

D. IDENTIFICATION OF ASSOCIATED PROPERTY TYPES & ARCHITECTURAL THEMES/STYLES

To assist in the identification and evaluation of significant historic resources within the survey area, the historic development patterns identified above must be complemented by a discussion of the residential and commercial development patterns and associated proeprty types that occured within the community.

1. Associated Property Types

(a) Single-Family Residences

The vast majority of earlier residences in the City were not architect-designed or the work of a syndicate working on one block. Instead, they were vernacular buildings constructed by a local builder/contractor or the homeowner. Typically one story, wood frame, either clapboard or (later) sheathed in stucco, with hip or gable roofs, and front porches with varying configurations and designs, these small houses were the most common type of structure found throughout Southern California from 1900 through 1940. Still possessing some individuality, these houses were the homes of generations of working and middle class citizens.

(b) Post World War II Tract Housing/Residential Suburbs

The post-World War II suburbs represent a new form of suburban landscape in the extensive territory they occupied, the manner in which they were massed produced resulted in a new and different dispersed pattern of settlement. They created the modern metropolitan area. The residential suburb is characterized by the subdivision of a relatively large parcel of land into smaller regularly sized parcels according to a plan that provides for a street system, landscaping and hardscaping, as well as the placement of individual dwellings. While the suburbs built after 1945 exhibited a great increase in the numbers of properties, they also appear to manifest fewer types of properties both in house types and subdivision designs, hence the term "cookie-cutter tracts."

(c) Religious Properties

The churches within the community have played an integral role in the life of the community, providing a physical and social focal point, and often acted as the catalyst for the development of nearby neighborhoods with the homes of members. The older churches within the survey area document the early development of religious institutions in the City.

(d) Commercial Properties

Most "Main Street" commercial buildings from the first quarter of the twentieth century can be categorized as "commercial vernacular." Typically of brick construction with finished red, buff, or brown brick used in the facade, these buildings were one to three stories and could be free-standing or contiguous with buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows illuminating the commercial or residential uses of the upper story(s), and a top, either a parapet or a cornice. Storefronts were usually composed of a bulkhead, display windows, a glazed entry, and a transom which banded the entire composition together.

2. Associated Architectural Themes/Styles

Because the City was developed over several decades, it is notable because it is representative of several phases of architectural evolution in southern California. The following is an overview of the most prevalent styles noted during the survey.

(a) Queen Anne and Other Victorian Era Styles

Derived from English prototypes, the southern California versions of the Queen Anne and more vernacular derivations in the survey area are of purely American origin. Queen Anne buildings are characterized by steeply pitched roofs; combinations of siding materials such as lap boards and patterned shingles; round or multi-sided bays, turrets, or towers; and the incorporation of ornament such as turned wood columns, bargeboards, and detailed brackets; and stained or leaded glass. Variations of the style in design and plan, such as the Eastlake, are similar in massing, but have distinct characteristics: squarer proportions to individual bays, or location and type of porches.

The majority of examples of the vernacular Queen Anne in the survey area have hipped or cross-gabled roofs. The cross-gable often produces an "L" plan with the decorative front gable facing the street. These vernacular forms of the style employ simplified versions of the decorative details found in more formal Queen Annes. Full porches extend across the entire facade or are tucked into the "L" of two intersecting wings. Decorative porch railings are present in several examples. Windows are narrow vertical sash with plain surrounds.

(b) Turn-of-the-Century Massed Plan Vernacular Cottages

The most common dwelling constructed in the area prior to the turn of the century was a one story massed plan vernacular cottage. These small buildings were boxy structures with hipped roofs and central hipped (typically) dormers. Of wood frame construction, these houses were sided with clapboard. A front porch, typically recessed into the facade, was a prominent feature. Proportions of openings generally matched their more elaborate Victorian counterparts, as did the architectural detailing.

(c) Craftsman and Bungalow

The popularity of the bungalow coincided with the rise of the Arts and Crafts Movement in the United States. Gustav Stickley is credited with the wide popularity of the Arts and Crafts Movement in America. Seen as a rebellion against the complicated styles of the Victorian period, Craftsman proponents created a new appreciation for hand craftsmanship. Stickley's "*Craftsman*" magazine, published from 1901 to 1916, brought his ideals and a new style of architecture to the nation. *Craftsman Homes,* a bungalow design book published by Stickley, allowed inexperienced owners and small contractors to build bungalows which were inexpensive and simple in design and construction.

Bungalows and Craftsman homes were popular after the turn of the century and were designed as affordable and comfortable housing which fit in with the natural surroundings. The defining elements of the style were a horizontal orientation; wood detailing, including dark stained heavy beams and timbers, exposed rafters, and wide roof overhangs; wide porches; and massive brick, block or stone foundations, porch supports, and walls. Built-in features such as bookcases, desks and cabinets were popular. The emphasis was on simplicity of design, a break from the ornamental cluttered style of the Victorian period.

Bungalows and Craftsman residences were noted within the survey area, the vast majority of which are vernacular examples of the type and style. Constructed between 1900 and 1930, these modest dwellings are compatible in scale with their massed plan counterparts constructed a decade or so earlier. These structures have gabled roofs, clapboard siding, and simple posts for porch supports. Tripartite window arrangements are common, with two 1/1 sash windows placed on either side of a rectangular fixed pane.

(d) 1920s Period Revival and Vernacular Styles

By the time of World War I, tastes and attitudes were changing. A new nostalgia and romanticism of other periods of history were developing, helped in part by the costume dramas favored by the movie industry and the travels of soldiers overseas in World War I. Spanish Colonial, Mission, English, and American Colonial emerged slightly in Costa Mesa and throughout other Southern California communities, as well as in the rest of the nation. Those property types found in within Costa Mesa include:

Mission: The identifying features of the Mission style is the distinct mission-shaped dormer or roof parapet, usually with a quatrefoil window; stucco exterior; and a low pitched, red tile roof with wide overhanging eaves.

Spanish Colonial: A direct outgrowth from the Mission style, the Spanish Colonial's identifying features include a low pitched, red tile roof with little or no eave overhang; one or more prominent arches placed above door or principle window, or beneath porch roof; stucco exterior; and use of ironwork for windows, doors, balconies, and roof supports.

(e) Post World War II Tract Housing

Two suburban housing types, the popular Ranch House and the less common American International, sheltered many of the post-war growth into the 1950s. The Ranch style houses are one-story with very low-pitched roofs and broad, rambling facades. Some lack decorative detailing, but most have decorative shutters, porch-roof supports, or other detailing. The American International, completely eschews traditional form and detail, and was particularly favored in architect-designed houses of the 1950s and early 1960s. A derivation of the International Style these types of houses are sometimes referred to as American International. These houses resemble the International in having flat roofs and no decoration, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Exposed supporting beams and other structural members are common. Contrasting wall materials and textures, and unusual window shapes and placements are also typical features.

III. ANALYSIS OF HISTORIC RESOURCES

A. CRITERIA FOR EVALUATION

In analyzing the historic significance of historic resources within the City, criteria for designation under federal and state landmark programs were utilized. The Office of Historic Preservation (OHP) survey methodology was used to evaluate the relative significance of properties.

1. General Criteria For the National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[3] The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be present in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and:[4]

A. is associated with events that have made a significant contribution to the broad patterns of our history;

B. is associated with the lives of persons significant in our past;

C. embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that

---

[3] *Code of Federal Regulations (CFR), 36 Section 60.2.*

[4] *Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986 ("National Register Bulletin 16"). This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.*

represent a significant and distinguishable entity whose components may lack individual distinction;

D. yields, or may be likely to yield, information important in prehistory or history.

A property eligible for the National Register must meet one or more of the four criteria (A - D) defined above. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing.

2. Evaluation of the Integrity of a Property

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."[5] *According to National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.[6] The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. The following is excerpted from National Register Bulletin 15 which provides guidance on the interpretation and application of these factors:

- Location is the place where the historic property was constructed or the place where the historic event occurred.[7]
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.[8]
- Setting is the physical environment of a historic property.[9]

---

5 *National Register Bulletin 15, p. 44.*

6 *Ibid*

7 *"The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." Ibid.*

8 *"A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." Ibid.*

9 *National Register Bulletin 15, p.45.*

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.[10]

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.[11]

- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.[12]

- Association is the direct link between an important historic event or person and a historic property.[13]

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.[14]

For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).[15]

In assessing the integrity of properties which are considered significant under National Register Criterion C, National Register Bulletin 15 provides that a property important for

---

10 *"The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place."*

11 *"Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." (Emphasis added.) Ibid.*

12 *"It results from the presence of physical features that, taken together, convey the property's historic character." Ibid.*

13 *"A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, associations requires the presence of physical features that convey a property's historic character. . . Because feeling and associated depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid.*

14 *National Register Bulletin 15, p. 46.*

15 *Ibid.*

illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.[16]

3. Development of a Historic Context Statement

The signficance of a historic property must be evaluated within its historic context. The National Register defines 'context' as "a body of information about our history according to the stages of development occurring at various times and places."[17]

Theme, place, and time are the basic elements that define historic context. A single context statement describes one or more important aspects of the historic development of a site or an area relating to its history, architecture, and culture. It is based on a series of events or activities, which define the association between the physical environment and the lives of a region. The context statement incorporates stages of physical development, including the evolution of building forms and architectural style, as well as highlighting particular facets of industries or events.

Historic context further is linked to the built environment through the concept of property type. A property type is "a grouping of individual properties based on a set of shared physical or associative characteristics. Physical characteristics may relate to structural forms, architectural styles, building materials, or site type. Associative characteristics may relate to the nature of associated events or activities, to associations with a specific individual or group of individuals..."[18] Historic contexts, therefore, become a viable framework for decision-making about the relative importance and integrity of actual properties.

3. Relocation

Relocated properties are generally not eligible for listing in the National Register.[19] Special requirements under the National Register criteria must be satisfied for buildings moved during or after its period of signficance. Properties moved before the period of signficance do

---

16 *"A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.*

17 *National Register Bulletin 15,p.7.*

18 *National Register Bulletin 16.*

19 *36 CFR Section 60.4; see also National Register Bulletin 15,p.2.*

not need to meet these special requirements.[20] According to the federal regulations, there is another exception where:

> "A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event..."[21]

For property signficance under National Register Criterion C, a moved property "must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association."[22]

There is one structure in the survey area that was relocated to its current site. The Station Master's House was relocated from XXX to 1250 Harbor Boulevard in 19XX. The property is a small Queen Anne style structure that has been formally determined eligible for the National Register under Criterion C by Caltrans District XX. The property retains enough historic features to convey its architectural values and its integrity of design, materials, workmanship, and feeling are intact.

2. California Register of Historical Resources

The California Register of Historical Resources (California Register) was established to be a comprehensive listing of California's historic resources, including those of national, state and local significance. The California Register was established in 1992 by the State Legislature with the passage and signature of Assembly Bill (AB) 2881. The criteria for eligibility for the California Register are based upon National Register criteria.[23] Certain resources are determined by the statute to be included in the California Register, including California properties formally determined eligible for, or listed in, the National Register of Historic Places.[24]

---

20 *Ibid.,p.29.*
21 *Ibid.*
22 *Ibid.*
23 *See Code Section 5024.1 (b).*
24 *See Code Section 5024.1 (d).*

While owner consent is required to list a privately owned resource, the statute provides that if "private property cannot be presently listed in the California Register solely because of owner objection, the Commission shall nevertheless designate the property as eligible for listing.[25]

In January 1998 the state regulations implementing the California Register of Historical Resources (The California Register Regulations) became effective.[26] As provided in the California Register Regulations, the California Register consists of historical resources that are (a) listed automatically; (b) listed following procedures and criteria adopted by the State Historical Resources Commission (State Commission); and (c) nominated by an application and listed after a public hearing process.[27]

Historical resources that are automatically listed in the California Register consist of the following:

- California historical resources listed in, or formally determined eligible for, the National Register of Historic Places. . . "Formally determined eligible" for the purpose of this section means determined eligible through one of the federal preservation programs administered by the California Office of Historic Preservation. . . . Specifically, these programs are the National Register, Tax Certification (Evaluation of Significance, Part 1, 36 CFR Part 67), and National Historic Preservation Act (Section 106, 16 U.S.C. 470f) reviews of federal undertakings.

- California Registered Historical Landmarks, henceforth Landmarks, from No. 770 onward.[28]

Other resources are listed upon review and action by the State Commission, including landmarks with numbers preceding 770 and California Points of Historical Interest.[29]

Historical resources which may be nominated to the California Register include:

- A historical resource or historic district;

- A historical resource contributing to the significance of a nominated historic district;

---

25 *See Code Section 5024.1(b).*

26 *The California Register Regulations are codified at 14 California Code of Regulations ("CCR") §4850, et. seq.*

27 *California Register Regulations 14 CCR §4851.*

28 *California Register Regulations 14 CCR §4851(a).*

29 *California Register Regulations 14 CCR §4851(b).*

- A group of historical resources identified in historic resource surveys, if the survey meets the criteria and standards of documentation listed in Section 4852 (e);

- A historical resource, a group of historical resources, or historic districts designated or listed as city or county landmarks or historical resources or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Office as meeting the California Register criteria as stated in this chapter and approved by the Commission; or

- A historical resource or a group of local landmarks or historical resources designated under any municipal or county ordinance which has not been previously approved by the Office.[30]

For surveyed resources to qualify for nominations, the resources must meet California Register significance criteria and the survey documentation must meet California Office of Historic Preservation standards.[31] In particular, the California Register Regulations provides that if the survey meets the standards, the Office shall recommend to the Commission that all resources with a significance rating of category 1 through 4, or any subcategories thereof, documented on DPR 523 form be listed in the California Register. The Office shall review all category 5 determinations for consistency with the California Register criteria of significance.

4. City of Costa Mesa

The City of Costa Mesa, through provisions in their Municipal Code, has established processes to preserve its designated historic resources. This provision relative to historic preservation is documented in the City's Historic Preservation Ordinance (Ordinance). The Ordinance encompasses signficance criteria requirements, the obligations required of historic property ownership and a broad range of incentives available to owners of historic properties.

The Ordinance states that a historic resource is any building, structure, natural feature, site, landscape, object or improvement which are of scientific, cultural, architectural, political, military, historical, or archaeological significance to the citizens of the City, the State, or the nation. To be designated a local landmark a historic resource must be over 50 years of age, or, in special circumstances under 50 years, and meet one or more of the following:

---

30 *California Register Regulations 14 CCR §4851(c).*

31 *California Register Regulations 14 CCR §4852(b)(1)-(4) and 4852(e).*

(a) exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or

(b) is identified with persons or events significant in local, state, or national history; or

(c) 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

(d) represents the work of a notable builder, designer, or architect; or

(e) contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

(f) 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

(g) embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

(h) is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

(i) 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

(j) is a type of building or is associated with a business or use which was once common but is now rare; or

(k) yields, or may yield, information important in prehistory or history; and

(l) retains the integrity of those characteristics necessary to convey its significance.

IV. RESULTS OF SURVEY

A. OVERVIEW

The research conducted and analysis proformed resulted in the identification of buildings that have been evaluated and classified according to the California Office of Historic Preservation categories 1 through 7 previously discussed. The following evaluation codes were found to apply to one or more surveyed properties and appear on the DPR 523 forms:

2S2 Determined eligible for separate listing in the National Register through a consensus determination by a federal agency and the State Historic Preservation Officer.

3S Appears eligible for separate listing in the National Register.

5S1 Not eligible for the National Register but of local interest because the property is eligible for separate designation under an existing local ordinance.

5D1 Not eligible for the National Register but of local interest because the property is a contributor to a fully documented district that is eligible for designation as a local historic district under an existing local ordinance.

5S3 Not eligible for the National Register but of local interest because the property is not eligible for separate designation under an existing local ordinance, but is eligible for special consideration in the local planning process.

6Z1 Found ineligible for listing in the National Register with no potential for any listing.

B. RESOURCES LISTED IN OR ELIGIBLE FOR THE NATIONAL REGISTER

One property in the survey area is currently listed as eligible for the National Register. This property is the Station Master's House located at 1900 Adams Avenue.

adobe?

Five properties, including the Station Master's House, in the survey area appear to meet the standards for listing in the National Register. These properties have been given an OHP rating of "3S" and are as follows:

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

C. RESOURCES WORTHY OF LOCAL DESIGNATION

Twenty-six properties in the survey area have been evaluated as eligible for designation under an existing local historic preservation ordinance. The OHP rating classifications given to these structures were "5S1" and "5D1." "5S1" applies to properties which are eligible for individual designation under the local ordinance. "5D1" applies to contributors in recognizable groupings or districts which are likely to be designated as local historic districts. See the Appendix for a listing of these properties.

D. RESOURCES WORTHY OF LOCAL NOTE

A total of 141 properties in the survey area were evaluated as worthy of note at the local level. These resources, primarily single-family residences, derive their significance from the historic development patterns and architectural characteristics which give the study area a cohesive identity. The OHP classification given to such buildings were "5S3" and were evaluated as eligible for special consideration in the local planning process. See the Appendix for a listing of these properties.

V. SUMMARY OF SURVEY RESULTS

A. SUMMARY

The City-Wide Survey identified 4,332 properties that were constructed prior to 1954 (45 years or older), of which 3,348 were inventoried after completing the initial windshield survey and field research. Upon completion of in-depth field research and an intensive level survey approximately 172 properties were identified and given OHP ratings between 1 and 5. Upon completion of the historic context statement, discussions with City Staff, and the formal evaluation process approximately 31 properties were identified as significant federal, state, and/or local historic resources. Approximately 60 properties, including the 31 significant properties, were formally documentated on State Inventory Forms (DPR523 forms). These forms are attached to this report in the Appendix.

BIBLIOGRAPHY

PUBLICATIONS

Blumenson, John. *Identifying American Architecture*. New York: W.W. Norton & Company, 1989.

Carley, Rachel Carley. *The Visual Dictionary of American Domestic Architecture*. New York, New York: Henry Holt and Company, 1994.

Gebhard, David and Robert Winter. *Architecture in Los Angeles: A Compleat Guide*. Salt Lake City, Utah: Peregrine Smith Books, 1985.

Gebhard, David and Robert Winter. *An Architectural Guide*. Salt Lake City, Utah: Peregrine Smith Books, 1994.

Gebhard, David and Robert Winter. *A Guide to Architecture in Los Angeles and Southern California*. Salt Lake City, Utah: Peregrine Smith Books, 1977.

Gleye, Paul. *The Architecture in Los Angeles*. Los Angeles, California: Rosebud Books, 1981.

Lewis, Atherton. *Main Street on the Middle Border*. Bloomington: Indiana University Press, 1954.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

McWilliams, Carey. *Southern California: An Island on the Land*. Salt Lake City: Peregrine Smith Books, 1946, Revised 1988.

Phillips, Alice Mary. *Los Angeles: A Guide Book*. Los Angeles: The Neuner Company, 1907.

Sanborn Fire Insurance Company Maps - Costa Mesa, California: January 1927 and September 1946.

Starr, Kevin. *Inventing the Dream: California Through the Progressive Era*. New York: Oxford University Press, 1985.

United States Department of the Interior. *National Register Bulletin 15*, "How to Apply the National Register Criteria for Evaluation." Washington, DC: National Park Service, Interagency Resources Division, rev, 1991.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: The MIT Press, 1992.

NEWSPAPERS AND PERIODICALS

PUBLIC RECORDS

Record Search Request. South Central Coastal Information Center, California Historical Resources Information System. UCLA Institute of Archaeology, Los Angeles, 1998.

City of Costa Mesa Building Permits and Records, Planning Department, Costa Meas.

MISCELLANEOUS

Costa Mesa Historical Society Archives, Costa Mesa, California

Kaasen's Directory Co. *Santa Ana City Directory*. Los Angeles, California, 1927.

APPENDIX

RECORD SEARCH LETTER

The South Central Coastal Information Center
California Historical Resources Information System
UCLA Institute of Archaeology
A163 Fowler Building
Los Angeles, California 90095-1510
(310) 825-1980 / FAX (310) 206-4723 / sccic@ucla.edu

Los Angeles
Orange
Ventura

July 20, 1998

Jan Ostashay
Planning Consultants Research
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

RE: Records Search Request for the City of Costa Mesa, Newport Beach and Tustin Quadrangles, Orange County, California.

Dear Ms. Ostashay:

As per your request received July 14, 1998, we have conducted a records search for the above referenced project. This search included a review of all recorded historic and prehistoric archaeological sites within the project area, as well as a review of all known cultural resource survey and excavation reports. In addition, we have checked our file of historic maps, the California State Historic Resources Inventory, the National Register of Historic Places, the listing of California Historical Landmarks, and the California Points of Historical Interest. The following is a discussion of our findings for the project area.

Due to the sensitive nature of cultural resources, archaeological site locations are not released.

PREHISTORIC RESOURCES:

Six prehistoric archaeological sites have been identified within the project area.

HISTORIC RESOURCES:

No historic archaeological sites have been identified within the project area.

Inspection of our historic maps – Santa Ana (1896 & 1901) 15' series – indicated that in 1901, the area is lightly developed with scattered structures and a light street grid pattern. The Southern Pacific Railroad has been put in place. Three fresh marshes are located in the northern section of the project area.

The California State Historic Resources Inventory lists five properties that have been evaluated for historical significance within the City of Costa Mesa.

The National Register of Historic Places lists one property within the project area. It is:

Newport Beach: T6S R10W SEC none Fairview Indian Site, address restricted, Costa Mesa vicinity 6/27/72 72000243 (ORA-76)

The California Historical Landmarks (1990) of the Office of Historic Preservation, California Department of Parks and Recreation, lists one Landmark within the project area. It is:

> No. 227 Diego Sepulveda Adobe
> This adobe house was built as a station of Mission San Juan Capistrano. After secularization the property became part of Rancho Santiago de Santa Ana, and the adobe was used as headquarters of Diego Sepulveda, later owner of the rancho. Located in Estancia Park, at the northwest corner of Mesa Verde Drive West and Adams Avenue, Costa Mesa.

The California Points of Historical Interest (1992), of the Office of Historic Preservation California Department of Parks and Recreation, lists one property within the project area. It is:

> ORA-002 Site of Former Santa Ana Army Air Base
> 1.4 acres inside west gate entrance to Orange County Fairground

PREVIOUS INVESTIGATIONS:

Thirty-nine surveys, studies and/or excavations have been conducted within the project area. Four additional investigations have been conducted on the Newport Beach and Tustin quadrangles, but cannot be mapped due to insufficient locational information.

RECOMMENDATIONS

Only a very small portion of the City of Costa Mesa has been surveyed. Due to the City's location within the sensitive coastal zone and numerous cultural resources in the vicinity, our office recommends a Phase I archaeological survey be conducted for areas slated for development.

If you have any questions regarding our results or the recommendations presented herein, please feel free to contact our office at (310) 825-1980. The invoice for this work is enclosed.

Sincerely,

Chris C. Heng

Chris Heng
Historical Resources Specialist

Enclosures:

( ) SIS list
(X) Invoice # 7367

CALIFORNIA STATE HISTORIC RESOURCES INVENTORY

TREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	C	#PR	OTHREG	CHL#	PROP-#	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
	LOT #29,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095557	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	CABIN #3,HOT SPRINGS TRACT	CLE NF		1960	B				095563	PROJ.REVW.	USFS950130C	03/27/95	6Y2	
	CABIN K#23,HOT SPRINGS TRACT	CLE NF		1925	B				095564	PROJ.REVW.	USFS950130C	03/27/95	2S2	AC
	LOT #33-HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095560	PROJ.REVW.	USFS950130C	03/27/95	2S2	AC
	CABIN #33,HOT SPRINGS TRACT	CLE NF		1934	B				095561	PROJ.REVW.	USFS950130C	03/27/95	2S2	AC
	CABIN #1,HOT SPRINGS TRACT	CLE NF		1924	B				095562	PROJ.REVW.	USFS950130C	03/27/95	2S2	AC
	LOT #15-HOLY JIM TRACT HISTORIC DISTR	CLE NF		1927	B				095546	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #32,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095559	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #28,HILY JIM TRACT HISTORIC DISTR	CLE NF		1928	B				095556	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #27,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1927	B				095555	PROJ.REVW.	USFS950130C	03/27/95	6Y2	
	LOT #26,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1928	B				095554	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #25,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095553	PROJ.REVW.	USFS950130C	03/27/95	6Y2	
	LOT #22,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095551	PROJ.REVW.	USFS950130C	03/27/95	6Y2	
	LOT #20,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095550	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #18,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095549	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #17,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095548	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #16-HOLY JIM TRACT HISTORIC DISTR	CLE NF		1924	B				095547	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #23,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1923	B				095552	PROJ.REVW.	USFS950130C	03/27/95	2D2	AC
	LOT #14,HOLY JIM TRACT HISTORIC DISTR	CLE NF		1927	B				095545	PROJ.REVW.	USFS950130C	03/27/95	6Y2	
SANTA ANA MOUNTAIN RA	OLD SADDLEBACK (TWO MOUNTAIN PEAKS -	CLE NF	F		C		C		090888	HIST.RES.	SPHI-ORA-001	07/28/70	7L	
900 ADAMS AVE	DIEGO SEPULVEDA ADOBE	COSTA MESA	M	1825	B		S	227	035879	HIST.SURV.	2628-0002-0000		3S	
626 CENTER ST	RESIDENCE	COSTA MESA	U		B					HIST.RES.	SHL-0227	06/20/35	7L	
MAIN ST	SAKIOKA FARMS	COSTA MESA	U	1920	D	0		0	065186	PROJ.REVW.	HUD870507B	06/02/87	6Y	
150 NEWPORT BLVD	STATION MASTER'S HOUSE	COSTA MESA	P	1891	B				069786	PROJ.REVW.	UMTA890407A	12/19/90	6Y2	
									069497	PROJ.REVW.	FHWA820804C	10/13/82	2S1	AC
ORANGE COUNTY FAIR GR	SITE OF FORMER SANTA ANA ARMY AIR BAS	COSTA MESA	C	1942	C		C			HIST.RES.	DOE-30-82-0001-0000	10/13/82	2S1	AC
431 DELONG ST									090889	HIST.RES.	SPHI-ORA-002	07/28/70	7L	
		CYPRESS	U	1930	B			0	069862	PROJ.REVW.	HUD900823C	01/11/91	6Y2	
0 52	VIRGINIA/DANA POINT YOUTH & GROUP FAC	DANA POINT	P	1913	S		O		073458	HIST.RES.	NPS-91000337-0000	04/02/91	1S	C
771 BLUE LANTERN ST										NAT.REG.	30-0006	04/02/91	1S	C
792 BLUE LANTERN ST		DANA POINT	P	1928	B				035900	HIST.SURV.	2629-0001-0021		5D	
959 CHULA VISTA AVE		DANA POINT	P	1929	B				035899	HIST.SURV.	2629-0001-0020		5D	
031 CHULA VISTA AVE		DANA POINT	P	1928	B				035902	HIST.SURV.	2629-0001-0023		5D	
COAST HIGHWAY	DANA POINT	DANA POINT	P	1930	B				035903	HIST.SURV.	2629-0001-0024		5D	
090 COAST HIGHWAY		DANA POINT	P	1928	D	24	S	189	035904	HIST.SURV.	2629-0001-9999		5S	
098 COAST HIGHWAY		DANA POINT	P	1928	B				035881	HIST.SURV.	2629-0001-0002		5D	
105 COAST HIGHWAY		DANA POINT	P	1928	B				035882	HIST.SURV.	2629-0001-0003		5D	
111 COAST HIGHWAY		DANA POINT	P	1928	B				035883	HIST.SURV.	2629-0001-0004		5D	
175 COAST HIGHWAY		DANA POINT	P	1928	B				035884	HIST.SURV.	2629-0001-0005		5D	
DEL OBISPO RD	SCENIC INN	DANA POINT	P	1928	B				035885	HIST.SURV.	2629-0001-0006		5D	
521 DEL PRADO AVE	DANA POINT MPO	DANA POINT	C	1924	S				035887	HIST.SURV.	2629-0001-0008		3S	
561 DEL PRADO AVE	DANA POINT MPO	DANA POINT	U		B				066660	PROJ.REVW.	USPS870203E	06/06/88	6Y	
581 DEL PRADO AVE	DANA POINT MPO	DANA POINT	U		B				066661	PROJ.REVW.	USPS870203E	06/06/88	6Y	
DEL PRADO ST	DANA POINT INN, DANA POINT INN RUINS	DANA POINT	U		B				066662	PROJ.REVW.	USPS870203E	06/06/88	6Y	
720 DEL PRADO ST	DANA POINT INN WAREHOUSE	DANA POINT	U	1928	C				035886	HIST.SURV.	2629-0001-0007		3S	
622 EL CAMINO CAPISTRANO		DANA POINT	P	1928	B				035880	HIST.SURV.	2629-0001-0001		3S	
		DANA POINT	P	1928	B				035891	HIST.SURV.	2629-0001-0012		5D	
642 EL CAMINO CAPISTRANO										HIST.SURV.	2629-0001-0011		5D	
711 EL CAMINO CAPISTRANO		DANA POINT	P	1928	B				035892	HIST.SURV.	2629-0001-0013		5D	
721 EL CAMINO CAPISTRANO		DANA POINT	P	1928	B				035893	HIST.SURV.	2629-0001-0014		5D	
802 EL ENCANTO AVE		DANA POINT	P	1928	B				035894	HIST.SURV.	2629-0001-0015		5D	
901 EL ENCANTO AVE		DANA POINT	P	1930	B				035895	HIST.SURV.	2629-0001-0016		5D	
		DANA POINT	P	1929	B				035896	HIST.SURV.	2629-0001-0017		5D	

DPR 523 STATE INVENTORY FORMS

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 **of** **Resource Name or #:** (Assigned by recorder) *123 East 18th Street*

P1. Other Identifier:

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: *123 East 18th Street* City *Costa Mesa* Zip
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. *425-443-13*

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

This one-story Spanish Colonial Revival bungalow presents an asymmetrical facade to the street. The residence is sheathed in stucco and is capped with a combined side gable- and flat roof, highlighted with decorative red tiles. Built of wood frame construction, this dwelling sits on a concrete foundation and has a generous set back from the street. The primary (north) elevation is punctuated by a large focal window consisting of a triple-arched shape opening. An attached arched entryway, open on two sides and capped with red tiles, extends out to the west. Within this arched entryway is a small recessed porch and the front door into the residence. The structure appears unaltered.

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 #)
(View toward south). Photo No: 1-1, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., S 130, Santa Monica, CA 90401

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *123 East 18th Street*

B1. Historic Name:

B2. Common Name: *123 East 18th Street*

B3. Original Use: *Residential*

B4. Present Use: *Residential/Commercial*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1926

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1926* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the building is of local significance, as it reflects the size, scale, massing, plan and architectural style of its generation in Costa Mesa/Harper area and is a good example of its property type. It is therefore, eligible for local designation on the Costa Mesa Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Orange County Assessor's Records; Sanborn Maps; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *127 East 18th Street*

P1. Other Identifier:

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: *127 East 18th Street* City *Costa Mesa* Zip
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. *425-443-12*

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

Originally a single-family residence, this one-story commercial property is of wood frame construction and sits on a concrete foundation. The Spanish Colonial Revival building is sheathed with stucco and is topped with a cross gable roof covered with red tiles. Three bays wide, the primary elevation is punctuated with fenestration and an entryway. An arched opening centrally located along the primary (north) elevation demarcates the entrance into the unit. The west bay contains a pair of multi-pane windows. A pair of long vertical wood frame casement windows and a decorative tile vent occupy the east bay. A stuccoed chimney is attached to the west elevation. This property has a generous setback which has been covered with concrete.

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
(View toward south). Photo No: 1-2, 1/1/99

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1926

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address
PCR Services Corporation, 233 Wilshire Blvd Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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

DPR 523A (1/95) HistoryMaker 4

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *127 East 18th Street*

B1. Historic Name:

B2. Common Name: *127 East 18th Street*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Spanish Colonial Revival*

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

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1926* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the building is of local significance, as it reflects the size, scale, massing, plan, and architectural style of its generation in Costa Mesa/Harper area and is a good example of its property type. It is therefore, eligible for listing on the Costa Mesa Register of Historic Resources. This Spanish Colonial Revival dwelling, located one-half block east of Costa Mesa's (Harper) main commercial street, was constructed in 1926.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Slice of Orange; Orange County Assessor's Records; Sanborn Maps; Costa Mesa Public Library; Costa Mesa Historical Society; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *179 East 18th Street*

P1. Other Identifier: *TeWinkle House*

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: *179 East 18th Street* City *Costa Mesa* Zip
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. *425-415-18*

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

This single-family vernacular bungalow is one-story and is of wood frame construction. This cross-gable residence has a low-pitched roof line with overhanging eaves. The bungalow is sheathed with asbestos siding and has a composition shingle roof. The primary (north) elevation is punctuated by a ribbon of wood frame windows. All gable ends have long slated vent openings at their apexes. The primary entry into the residence is approached from the the driveway which runs along the western edge of the property line. The unadorned entry is recessed along the west elevation. Fenestration consists primarily of double hung sash or fixed pane.

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 #)
(View toward south). Photo No: 10-2, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1923

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *179 East 18th Street*

B1. Historic Name: *TeWinkle House*
B2. Common Name: *TeWinkle House*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Craftsman Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*
Period of Significance: *1923* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, it is locally significant for its association with an important community leader and contributor to the early development of Costa Mesa: Charles TeWinkle. This bungalow was constructed in 1923 for Mr. and Mrs. Charles TeWinkle. It has been told that TeWinkle bought the Fairview Hotel in 1920 and tore it down so that he could use the lumber and fixtures to build his home. The TeWinkle's came to Harper (Costa Mesa) from Taft in search of a general store to purchase. They bought the town's only general store, at the time, from Fred Long in 1920. After two years, TeWinkle sold the store in 1922. Years later he owned and operated the TeWinkle Hardware store located at 1818 Newport Blvd. TeWinkle's community involvement included being a member of the first Sanitary Board in the town and as a Board of Directors member of the Chamber of Commerce. When Costa Mesa incorporated in 1953, TeWinkle became the C first mayor. Mrs. TeWinkle was the founder of the Costa Mesa Historical Society.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Slice of Orange; City Directories; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *Police Sub-Station*

P1. Other Identifier:

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: *565-567 West 18th Street* City *Costa Mesa* Zip
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. *424-271-29*

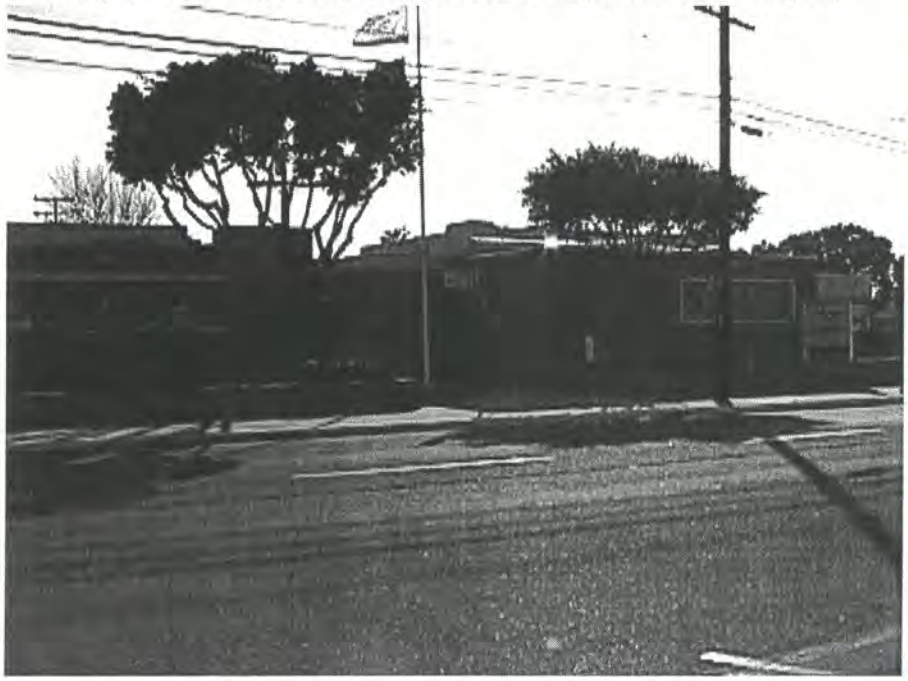
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The International Style characterizes the design of this one-story commercial/government building. Flat roofed, the building is low and horizontal in massing and plan. The building is devoid of ornamentation along its exterior. Set directly on the sidewalk with no setback, the structure appears unaltered. Small planting beds are located along the street elevation. Clad with a brick veneer, fenestration is highlighted by projecting window frames.

P3b. Resource Attributes: (List attributes and codes) *HP13 - Community center/social hall HP14 - Government building*

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 #)
(View toward south). Photo No: 11-5, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1950

P7. Owner and Address
Public-City of Costa Mesa

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

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Costa Mesa Police Sub-Station*

B1. Historic Name:

B2. Common Name: *Police Sub-Station*

B3. Original Use: *Police station*

B4. Present Use: *Police sub-station/Vet's Hall*

B5. Architectural Style: *Modern/International Style*

B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1950

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Community Development* Area: *Costa Mesa*

Period of Significance: *1950* **Property Type:** *Government* **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 appears ineligible for the National Register. However, because of its overal quality of design and construction it appears eligible for local designation under an existing historic preservation ordinance. This International Style property was built in 1950 during the period following World War II when this style was regionalized and popularized. Though a modest interpretation of the style, it incorporates many of the trademarks of the idiom, including its geometric composition and lack of historical references.

B11. Additional Resource Attributes: (List attributes and codes) *HP13 - Community center/social HP14 - Government building*

B12. References:

A Slice of Orange; Sanborn Maps; Costa Mesa Public Library; Los Angeles Public Library; Orange County Assessor's Records

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3S*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page **of** **Resource Name or #:** (Assigned by recorder) *Methodist Church*

P1. Other Identifier:

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: *420 West 19th Street* City *Costa Mesa* Zip
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. *419-205-05*

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

This stuccoed clad church reflects Spanish Colonial Revival styling in its design. The tall, one-story structure is capped with a front facing gable roof and sits on a concrete foundation. The primary (south) elevation contains three arched entryways, a large rose window, and an elaborate corbel table. The east and west elevations are punctuated with long, round shaped stained-glass windows set in pairs. The tall church tower is prominently situated at the south east side of the church and features a low-pitched hipped roof covered with red tiles; an ornate belfry; corbel table; and small window openings. The outbuildings on the property lot are later additions, but reflect the Spanish Colonial Revival styling in their design as the main church building.

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

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 #)
(View toward northeast). Photo No: 4-19, 1/21/9

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928

P7. Owner and Address
Private

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

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Methodist Church*

B1. Historic Name: *Methodist Church*
B2. Common Name: *Methodist Church*
B3. Original Use: *Church* B4. Present Use: *Church*
B5. Architectural Style: *Spanish Colonial Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1928

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Community Development* Area: *Costa Mesa*
Period of Significance: *1928* **Property Type:** *Religious* **Applicable Criteria:** *A/C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
This property appears eligible for the National Register under Criterion A for its assocation with the early religious and community development of the town; and under Criterion C for its architecture, craftsmanship and design quality. The church constructed in 1928, is an important example of the use of Spanish Colonial Revival styling in the design of an ecclesiastic property type. The church is also of historical importance locally within the development of religious thought in the City of Costa Mesa (Harper).

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*
B12. References:
Slice of Orange; City of Costa Mesa; Costa Mesa Historical Society; Sanborn Maps; Costa Mesa Library; Los Angeles Public Library; Orange County Assessor's Records

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *Edwards Cinema*

P1. Other Identifier:

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: *1534* *Adams Avenue* City *Costa Mesa* Zip
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. *139-304-16*

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

Exhibiting an early 1960s Modern style appearance with International Style qualities, this is a one-story motion picture theater house. Of steel frame construction, the asymmetrical building is capped with a flat roof and sits on a concrete slab foundation. The primary (south) facade is sheathed with large expanses of glass. All other elevations are devoid of fenestration. The roof terminates flush with the plane of the wall surfaces. The asymmetrical balanced composition is placed in dramatic context with its surroundings. Tall, vertical projections further highlight the main elevation and complements the overall Modern style of the building. Dramatic signage in keeping with the building's Modern style includes the attached marquee and stand-alone neon sign.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 #)
(View toward northwest). Photo No: 11-6, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1963

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Edwards Cinema*

B1. Historic Name: *Edward's Cinema*
B2. Common Name: *Edwards Cinema*
B3. Original Use: *Motion Picture Theater* B4. Present Use: *Motion Picture Theater*
B5. Architectural Style: *Modern/International Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1963

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Neon sign*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Entertainment* Area: *Costa Mesa*
Period of Significance: *1963* **Property Type:** *Theater/Commercial* **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. However, the property and the neon sign are good local representative examples of the Modern/International Style used in a commercial/motion picture house design. Therefore, it appears eligible for local designation under an existing historic preservation ordinance. The movie theatre was constructed in 1963 for the Edwards Cinema chain.

B11. Additional Resource Attributes: (List attributes and codes) *HP10 - Theater*
B12. References:
Costa Mesa City Directories; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Building Permits; Costa Mesa Public Library; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3S*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Diego Sepulveda Adobe*

P1. Other Identifier: *Diego Sepulveda Adobe*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *1900* *Adams Avenue* City *Costa Mesa* Zip *92627*
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.

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

This one-story structure is rectangular in plan and sits on approximately 5 acres of City land. It is constructed of adobe mud bricks and is capped with a low-pitched side gable roof covered with red tiles. Symmetrical in plan the primary (east) elevation is punctuated with fenestration and a centrally located entrance. Extending roof beams and porch posts support the overhanging eaves that cover a full-length porch.

P3b. Resource Attributes: (List attributes and codes) *HP44 - Adobe building/structure*

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 #)
(View toward northwest). Photo No: 7-17, 1/21/9

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c.1823

P7. Owner and Address
Public-City of Costa Mesa

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)

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

66

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Diego Sepulveda Adobe*

B1. Historic Name: *Diego Sepulveda Adobe*
B2. Common Name: *The Estancia*
B3. Original Use: *Way Station* B4. Present Use: *Museum*
B5. Architectural Style: *Spanish*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed c. 1823; reconstructed in 19XX

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Rancho Period* Area: *Costa Mesa*
Period of Significance: *c. 1823* **Property Type:** *Adobe* **Applicable Criteria:** *A & C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
This property appears eligible for the National Register under Criterion A for its association with a significant period in history and Criterion C for its construction technique and architecture. The property is also locally significant. At the beginning of the 19th century, missionaries built an adobe "Estancia" or way-station for the vaqueros who tended the herds from mission San Juan Capistrano. After secularization the property became part of Rancho Santiago de Santa Ana, and the adobe was used as headquarters of Diego Sepulveda, later owner of the rancho. This structure still stands and was restored and transformed into a museum. It is the only extant adobe structure in the City of Costa Mesa. In addition, it is not only a good example of early adobe construction methods associated with the Rancho period of southern California. The property is currently listed with the Office of Historic Preservaiton, California Department of Parks & Recreation as a State Landmark No. 227.

B11. Additional Resource Attributes: (List attributes and codes) *HP44 - Adobe building/structure*
B12. References:
Slice of Orange; Costa Mesa Historical Society; City of Costa Mesa; Costa Mesa Public Library; Los Angeles Public Library; Sanborn Maps

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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** _____

 Resource Name or #: (Assigned by recorder) *195 Albert Place*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *195* *Albert Place* City *Costa Mesa* Zip *92627*
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. *426-063-13*

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

This one-story, single-family residence has a massed plan and is of frame construction. This California Craftsman bungalow is capped with a low pitched, front facing gable roof. The porch of this clapboard clad residence spans along the entire front elevation. The front gable extends out over the porch and is supported by thick, square wooden columns. The gable end has exposed roof beams, extended rafter tails, and extensive latticework in the vent area. The front door is centrally located on the primary (north) elevation and opens onto the porch. Double hung sash windows also punctuates the front elevation along the 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 #)
(View toward north). Photo No: 3-17, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1924

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Ste. 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
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

Resource Name or #: (Assigned by recorder) *195 Albert Place*

B1. Historic Name:
B2. Common Name: *195 Albert Place*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1924

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*
Period of Significance: *1924* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the dwelling is of local significance for its outstanding quality of design and workmanship. It is an excellent example of the Craftsman style illustrated in residential design. Therefore, it appears eligible for local designation under an existing historic preservation ordinance because of its overall craftsmanship and design quality. This Craftsman bungalow was constructed in 1927.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
A Slice of Orange; Costa Mesa Historical Society; Los Angeles Public Library; Sanborn Maps; Orange County Assessor's Records

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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** ____

 Resource Name or #: (Assigned by recorder) *McClintock House*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *1293* *Baker Street* City *Costa Mesa* Zip *92627*
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. *141-201-28*

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

This large, two-story single family residence is of frame construction and is asymmetrical in composition. The stuccoed clad Spanish Colonial Revival structure is capped with a multi-gable roof covered with red tiles. The east half of the structure is crowned with a side-facing gable roof while the west half has a front facing gable roof. Fenestration consists primarily of double hung sash windows of varying sizes. The dwelling is setback from Baker Street and faces out onto a U-shaped driveway. The property contains a variety of mature trees and shurbs appropriately placed in its setting. The entire property is enclosed behind a tall wall.

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 #)
(View toward southwest). Photo No: 3-7, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

P10. Survey Type: (Describe)
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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *McClintock House*

B1. Historic Name:

B2. Common Name: *McClintock House*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)
Construction began in 1927 and was completed in 1930

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

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1930* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the dwelling is of local significance as it reflects the size, scale, massing, plan and architectural style of its generation in Costa Mesa and is a good example of its property type. It's overall quality of design and construction is outstanding. Therefore, this residence appears eligible for listing in the Costa Mesa Register of Historic Resources. In the early 1930s, the McClintock family tore down the old two-story McMichael house which stood on this lot and replaced it with this large Spanish Colonial Revival style home.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

A Slice of Orange; Sanborn Maps; Costa Mesa Public Library; City of Costa Mesa; Los Angeles Public Library; Orange County Assessor's Records; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *1/22/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *1950 Church Street*

P1. Other Identifier: *Church*

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: *1950* *Church Street* City *Costa Mesa* Zip
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. *426-264-01*

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

This simple, one-story church is of frame construction and sits on a concrete foundation. The Craftsman influenced structure has a medium pitched, front-facing gable roof with an off-set gable that covers the enclosed entry vestibule. This entry vestibule, situated on the primary (west) elevation, contains a pair of double wooden doors and small double hung sash windows. The north and south elevations are punctuated with four double hung sash windows. Roof treatments include overhanging eaves and exposed rafter beams.

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

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 #)
(View toward northeast). Photo No: 10-4, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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

72

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *1950 Church Street*

B1. Historic Name:

B2. Common Name: *Church of Jesus Christ of Latter Day Saints*

B3. Original Use: *Church* B4. Present Use: *Church*

B5. Architectural Style: *Craftsman influenced*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1928

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

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Religion* Area: *Costa Mesa*

Period of Significance: *1928* **Property Type:** *Church* **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 appears ineligible for the National Register. However, this church is a unique example of the use of Craftsman elements and styling in the design of a religious structure. The church is also of historical importance within the development of religious thought in the early development of Costa Mesa. This Craftsman influenced property was constructed in 1928.

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*

B12. References:

A Slice of Orange; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Historical Society; Costa Mesa Public Library; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Santa Ana Army Air Base*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1942-1946

P7. Owner and Address

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

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

Resource Name or #: (Assigned by recorder) *Santa Ana Army Air Base*

D1. Historic Name: *Santa Ana Army Air Base* D2. Common Name: *Orange County Fair Grounds*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Santa Ana Army Air Base District is located on the Orange County Fair and Exposition Center in the City of Costa Mesa, a developed community within the jurisdiction of Orange County. Composed of eight buildings arranged on the fair grounds, the district lies between Fairview Road on the west, Arlington Drive on the north, Fair Drive on the South, and Newport Boulevard on the east (See Continuation Sheet 3 of 11).

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Arlington Drive to the North and on the west by Fairview Road. It is bounded by Fair Drive to the South and Newport Boulevard to the east.

D5. Boundary Justification:

D6. Significance: Theme *Military History* **Area** *Costa Mesa*

Period of Significance *1942-1946* **Applicable Criteria** Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

D8. Evaluator: *Jan Ostashay* 75 **Date:** *7/6/99*

Affiliation and Address: *Jan Ostashay*

D3. Detailed Description

The eight resouces are:

Barrracks, two-story (Building No. 26)

Barrracks, two-story (Building No. 39)

Barracks, one-story (Building No. 13)

Barracks, one-story (Building No. 15)

Barracks, one-story (Building No. 43)

Red Cross Building (Administration Building No. 36)

Warehouses

Small (Information/Security Building)

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

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Barracks (Building No. 26)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**

c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward southwest). Photo No: 2-2, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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

77

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Barracks (Building No 39)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward west). Photo No: 2-6, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Barracks (Building No. 13)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward southwest). Photo No: 2-3, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Barracks (Building No. 15)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**

c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward southwest). Photo No: 2-4, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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

80

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Resource Name or #: (Assigned by recorder) *Barracks (Building No 43)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward northwest). Photo No: 2-7, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Red Cross Building (Building No. 36)*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward southwest). Photo No: 2-5, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Warehouses*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;
c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*
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)

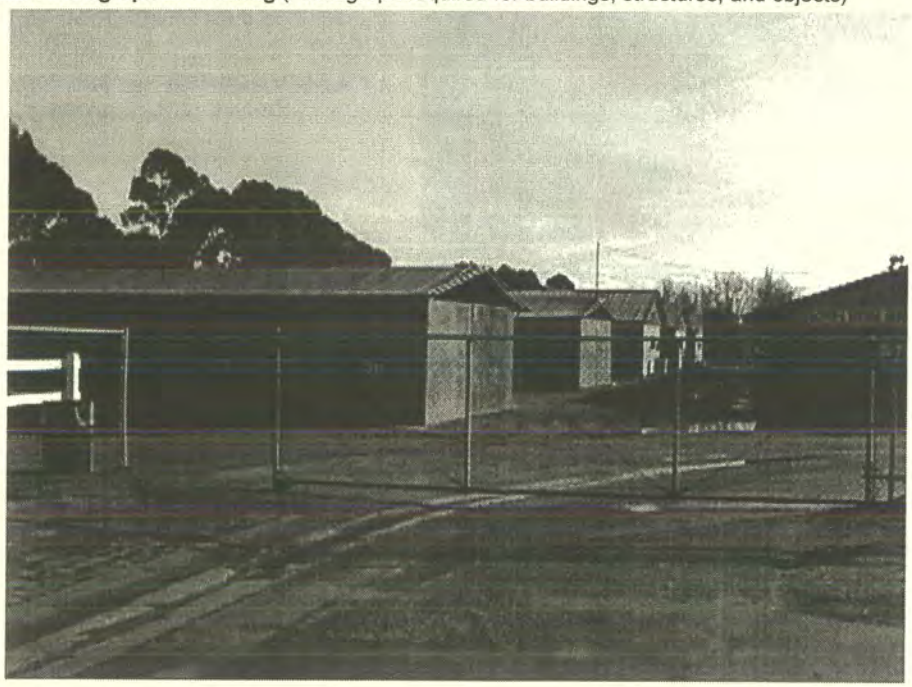
Parcel No.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward northeast). Photo No: 2-8, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Information and Security Building*

P1. Other Identifier: *Orange County Fair Grounds*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *88* *Fair Drive* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes)

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 #)
(View toward northeast). Photo No: 2-10, 1/21/9

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Orange Coast College*

P1. Other Identifier: *OCC-Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building*

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 #)

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *7/6/99*

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

85

Resource Name or #: (Assigned by recorder) *Orange Coast College*

D1. Historic Name: *Orange Coast College* D2. Common Name: *OCC-Orange Coast College*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Orange Coast College District is located in the City of Costa Mesa, a developed community within the jurisdiction of Orange County. Composed of five buildings arranged on the campus of Orange Coast College, the district lies between Fairview Road on the east, Adams Avenue on the north, Merrimac Way on the South, and a residential area to the west (See Continuation Sheet 3 of 4).

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the north by Adams Avenue and on the west by a residential neighborhood. It is bounded on the south by Merrimac Way and on the east by Fairview Road.

D5. Boundary Justification:

D6. Significance: Theme *Education* **Area** *Costa Mesa*

Period of Significance **Applicable Criteria** Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Richard Neutra world renowned international style architect established a partnership with architect Robert Alexander during the 1950s. The agreed upon scope for the Neutra and Alexander work was confined to the "big" areas of planning and of public and commercial architecture, conducted in an office in Glendale. As a team, Neutra and Alexander were probably best on these planning projects of the early 1950s. In formulating the plans, each made basic conceptual contributions, with Neutra taking chief responsibility for architectural design and Alexander assuming control of planning, organization, and logistics. One of the ongoing commissions Alexander brought to the partnership was for the developing Campus of Orange Coast College (See Continuation Sheet 4 of 4).

D7. References (Give full citations including the names and addresses of any informants, where possible.):

County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

D8. Evaluator: *Jan Ostashay* **Date:** *7/6/99*

Affiliation and Address: *Jan Ostashay*

86

D3. Detailed Description

The five resources are:

The Science Building (Building Nos. 35 and 36)

The Speech Arts and Theatre Building (Building No. 2)

The Business Education Building (Building Nos. 12 and 13)

The Football Stadium (Building No. 135)

The Swim Stadium and Gymnasium (Building Nos. 91, 93, and 94)

D6. Significance

In the early fifties Neutra contributed design ideas for a business education building, a science building, an athletic facility, and a speech arts and music center with a large theatre.

The Orange Coast College, a building complex developed over a period of years, comprises: Speech Arts and Music Center, Business Education, Stadium, Swimming pool, Science Group with planetarium.

The Speech Arts and Music Center with its grand "aula" or auditorium occupies a prominent location at the hub of the campus. The requirements for the Center were drawn up in close cooperation with the teaching staff concerned with the study of language, voice, dramatics, and instrumental music. Student representatives also took part in the program deliberations since student participation in the preparation and performance of the theatrical events was of prime importance. These events were to vary from intimate and small-scale productions to those of larger scale and dramatic pageantry. The college was then particularly interested in exploring the "theatre-in-the-round" as well as the "audience-in-the-round" techniques. Provisions for these and for various types of musical production were considered in the design.

The "theatre-in-the-round" takes place right on the stage itself where strong tables of different heights are designed as removable and adjustable seat platforms, allowing several patterns for audience seating. A pair of revolving stages add to the flexibility of uses as do the two side stages which permit the dramatic action to extend around the audience. Huge motor-driven doors open the stage to the outdoor amphitheater.

Because it was planned in incremental stages over a period of years, the campus lacked a central unifying orientation that would have strengthened the aggregate of competent, though unspectacular architecture. However, even with this design flow, Neutra's signature style - International is apparent in these campus buildings. Key elements of this style include: the Science Building; the Speech Arts and Theatre Building; the Business Education Building; the Football Stadium and; the Swim Stadium and Gymnasium.

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

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Resource Name or #: (Assigned by recorder) *Science Building*

P1. Other Identifier: *Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building*

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 #)
(View toward northeast). Photo No: 1-5, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Speech Arts and Theatre Building*

P1. Other Identifier: *Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*
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)

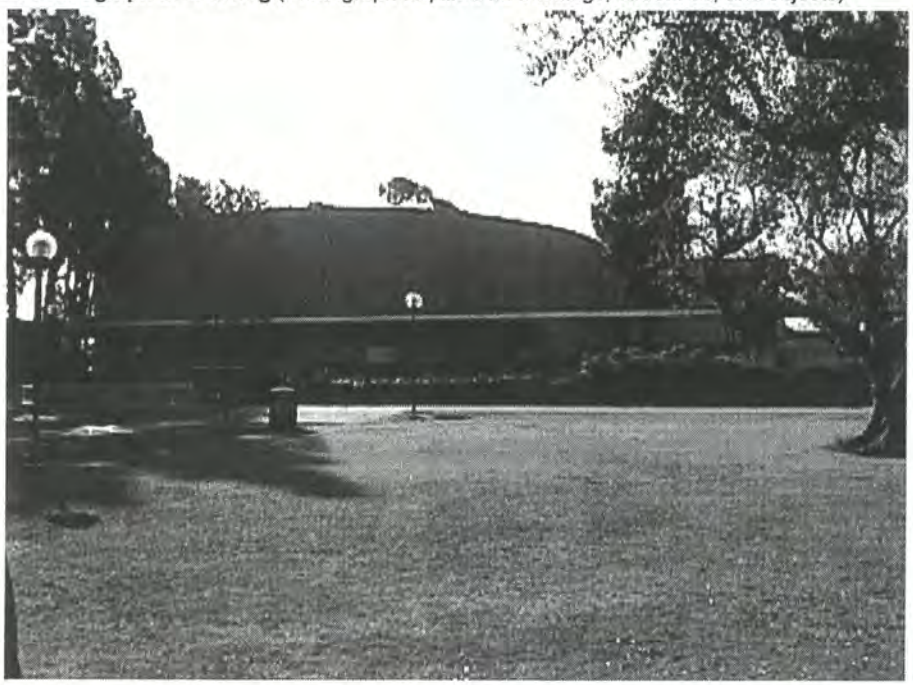
Parcel No.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building* *HP10 - Theater*

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 #)
(View toward south). Photo No: 1-7, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *1/22/99*

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

90

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

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *Business and Education Building*

P1. Other Identifier: *Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*

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.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building*

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 #)
(View toward northeast). Photo No: 1-8, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D2*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Football Stadium*

P1. Other Identifier: *Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building* *HP42 - Stadium/sports arena*

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 #)
(View toward northeast). Photo No: 1-9, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *1/22/99*

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

92

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

Primary #
HRI #
Trinomial
NRHP Status Code *5D2*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Resource Name or #: (Assigned by recorder) *Swim Stadium and Gynamsium*

P1. Other Identifier: *Orange Coast College*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;
c. Address: *2701* *Fairview Road* City *Costa Mesa* Zip *92626*
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.

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

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building*

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 #)
(View toward north). Photo No: 1-6, 1/21/99

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

P7. Owner and Address
Public

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, Ca 90401

P9. Date Recorded: *1/22/99*

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
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3S*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Segerstrom House , Garage, and Cottage*

P1. Other Identifier: *Segerstrom Farm Complex*

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

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**

c. Address: *3315* *Fairview Road* City *Costa Mesa* Zip *92627*

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. *140-041-55*

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 residence is of wood frame construction and is capped with a cross gable roof. This clap board clad residence, designed in the Craftsman style, has a large dormer extending out from the south side of the primary elevation (east). The east face of this dormer is punctuated by a single, flanked door with side multi-paned side lights and a single wood framed window. The multi-paned door opens onto a small balcony that has a low running railing around it. Over hanging eaves, exposed rafters, large brackets, barge boards, and wood slated gable vents detail the gables and roof line. A buff brick chimney pierces the north roof plane. A second gable projects from the north half of the primary facade to create and cover a porch. The porch is supported by dwarf, square wood posts grouped in fours resting on buff brick piers. A short flight of steps lead to the porch area which contains the front entry, a large tripartite window (south bay), and a large fixed-pane window (north bay). The wood with glass panel entry door is centrally along the porch and is flanked by side lights and transom (See Continuation Sheet 3 of 3).

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 #)
(View toward west). Photo No: 10-17, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1915

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
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 #

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Segerstrom House , Garage, and Cottage*

B1. Historic Name: *Segerstrom Residence*
B2. Common Name: *Segerstrom House*
B3. Original Use: *Residence* B4. Present Use: *Residence/Commerical*
B5. Architectural Style: *Craftsman Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1915

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Barn, Guest House, and Garage*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Dev./Agriculture* Area: *Costa Mesa*
Period of Significance: *1915* **Property Type:** *Residential* **Applicable Criteria:** *A/C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Segerstrom residence appears eligible for the National Register of Historic Places under Criteria A and C at the local level of significance, as an embodiment of the importance of the Segerstrom Family to the local and county agricultural industry and real estate development. In addition it is an intact, excellent example of Craftsman styling and design usually found in the Costa Mesa area and it is the Home and Headquarters of a prominent local businessman and farmer.

In view of its potential eligibility for the National Register the house also appears eligible for listing in the California Register of Historical Resources and appears eligible for separate listing or designation under a local ordinance that has not been written.

Charles John Segerstrom completed his home in 1915. C.J. Segerstrom, a hard working farmer who along with his family would become a seminal figure in the progress of Costa Mesa, Santa Ana and Orange County. Segerstrom built the sturdy, two-story residence by the 40 acres of lima bean fields he diligently plowed and planted. Five decades later, on a parcel of land one-half mile east, the Segerstroms would erect the showplace South Coast Plaza, not only the largest indoor shopping center in the Southland, but a merchandising concept that influenced the buying and recreational habits of millions.

Segerstrom emmigrated from Sweden in 1882 without the funds necessary to pursue his vocation: farming. Instead, he worked on a Minnesota railroad line for sixteen years before deciding to venture west and return to the soil; establishing

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society; *A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

P3. Description

Located behind the main residence are two small almost identical dap-board clad structures. The garage and guest house, square in plan are each capped with a side facing gable roof with a centrally located dormer. Small identical Craftsman detailing used in the main house is also visible in these structures. Fenstration for these small buildings include wood-frame double hung sash windows. Large, wood siding panels cover the east elevation of the garage.

B10. Significance (continued)

By 1900, Segerstrom had moved his family into forty leased acres in Greenville, now part of Santa Ana, along the northern border of Costa Mesa. Doing extremely well, he was able to purchase the plot of land outright a dozen years later. Toward the end of World War I, he sowed what would become the Segerstrom family's economic base for generations, the common lima bean. The family farming enterprise was now known as C.J. Segerstrom and Sons. From dawn to dusk he and his sons cultivated the fields with horse and mule and later with crawler tractors. His hard work paid off.

By the mid-1930s, in addition to amassing one of the largest dairy herds in the county, the Segerstrom family ranked as the nation's leading independent grower of premium lima beans. Produce brokers recongnized the family for the integrity implicit in the maxim that governed their business: "If the beans aren't the best, don't ship them."

Eventually, Segerstrom was joined in business by four of his sons, William D., the eldest; Anton H. Fred; and Harold T., who later collectively became well-known in farming activities as the Segerstrom Brothers. The visible imprint of the Segerstrom family was not felt on the region until the years following World War II. Their decision to acquire, in 1948 at public auction, the warehouse area of the former Santa Ana Army Air Base, was a combination of prescience and good fortune. It signaled a shift of interest that propelled them into the forefront of Orange County's commercial and industrial growth. It was in 1948, that Henry joined with his father, Anton and uncles. In 1949, Harold Jr., also came on board. Gradually, they parlayed that initial purchase of twleve warehouses and two-and-a-half miles of railroad track on seventy-six acres into a formidable tract known as the Segerstrom Industrial District.

With profits realized from these operations the heirs of the "Lima Bean King," as the obituaries called C.J. Segerstrom upon his death in 1928 at the age of 72, turned to developing other real estate projects that enriched not only themselves, but the community as well. Notable among these was Santa Ana's first high-rise, the seven-story United California Bank at 10th and Main Street.

In terms of sheer magnitude, however, nothing could come close to paralleling the vast South Coast Plaza shopping center, flush on the Santa Ana/Costa Mesa border. The modernistic enclosed marketplace opened in 1967, and the two-story complex initially contained two department stores and over seventy specialty shops in more than a million square feet of weather-controlled space. If stood on end, both mall levels would soar 1,700 feet above its park-like, sixty-six acre setting. The equivalent of a 120-story building. Eight of Segerstrom's great-grandchildren were among those present on March 15, 1967, for the ceremonial ribbon-cutting signifying this first, $56 million phase of a $300 million development that bridged the past, present and future, and represents a complete cycle of land use from agriculture to commerce.

Since then, the Segerstroms have plowed under additional lima bean lands to add many of the improvements indicated in their original master plan. Three sixteen-story office buildings, numerous financial buildings, and a seventeen-story hotel that all enhance what is the area called South Coast Plaza Town Center. In the late 1970s, the Segerstroms donated a five-acre Town Center site for the $50 million Orange County Performing Arts Center.

On the present site of the Segerstrom headquarters, at the corner of Fairview Road and Sunflower Street, the old farmhouse built in 1915 by C.J. Segerstrom still stands as does the large wood frame barn built in 1928. Trim and well cared for, the house is used for lunch, family business meetings, or special events.

A16. Photographs

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward southwest). Photo No: 10-15, 1/1/99

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3S*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Segerstrom Barn*

P1. Other Identifier: *Segerstrom Farm Complex*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *3315* *Fairview Road* City *Costa Mesa* Zip *92627*

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. *140-041-55*

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

This visual landmark is distinguished by its unique composition and exterior paint color. Situated at the rear of the Segerstrom residence, off Fairview Road, this A-frame barn is primarily square in plan and is of wood frame construction. Better known as a Western Barn, this massive structure is capped with a long, low-pitched, sweeping front facing gable roof which nearly extends to the ground. The primary (east) elevation is punctuated by large, sliding wagon doors and openings to the hey loft. The structure is devoid of fenestration. White trim highlights the exterior red color. The barn is situated amongst an active working farm.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building* *HP33 - Farm/ranch*

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 #)
(View toward west). Photo No: 1-3, 1/21/99

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

1928

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
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

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Segerstrom Barn*

B1. Historic Name:

B2. Common Name: *Segerstrom Barn*

B3. Original Use: *Barn*

B4. Present Use: *Barn*

B5. Architectural Style: *Western Barn*

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

This barn constructed in 1928, replaced the first barn on the site which burned down.

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

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Agricultural Development* Area: *Costa Mesa*

Period of Significance: *1928* **Property Type:** *Barn* **Applicable Criteria:** *A & C*

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

The Segerstrom barn appears eligible for the National Register of Historic Places under Criteria A and C at the local level of significance, as an embodiment of the importance of the Segerstrom Family to the local and county agricultural industry and real estate development. In addition, the barn's overall quality of design, construction, and craftsmanship is of local significance. It is an intact, excellent example of the Western Barn style, unusual for the Costa Mesa and southern California areas. In view of its potential eligibility for the National Register the barn also appears eligible for listing in the California Register of Historical Resources and appears eligible for separate listing or designation under an existing local ordinance.

Charles John Segerstrom completed his barn in 1928. This was the second barn having replaced the original when it burn to the ground. C.J. Segerstrom, a hard working farmer who along with his family would become a seminal figure in t. progress of both Santa Ana and Orange County. Segerstrom built the sturdy, two-story residence by the 40 acres of lima bean fields he diligently plowed and planted. Five decades later, on a parcel of land one-half mile east the Segerstroms would erect the showplace South Coast Plaza, not only the largest indoor shopping center in the Southland, but a merchandising concept that influenced the buying and recreational habits of millions.

Segerstrom emmigrated from Sweden in 1882 without the funds necessary to pursue his vocation: farming. Instead, he worked on a Minnesota railroad line for sixteen years before deciding to venture west and return to the soil; establishing an orange grove in old Newport, just south of Costa Mesa (See Continuation Sheet 3 of 3).

B11. Additional Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building* *HP33 - Farm/ranch*

B12. References:

County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society; *A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

B10. Significance

Only 19,696 people resided in all of Orange County at the time, according to the 1898 census. But land was plentiful and the earth, as well as opportunity, was rich in that region which was destined to become one of the nation's leading agricultural areas.

By 1900, Segerstrom had moved his family into forty leased acres in Greenville, now part of Santa Ana, along the northern border of Costa Mesa. Doing extremely well, he was able to purchase the plot of land outright a dozen years later. Toward the end of World War I, he sowed what would become the Segerstrom family's economic base for generations, the common lima bean. The family farming enterprise was now known as C.J. Segerstrom and Sons. From dawn to dusk he and his sons cultivated the fields with horse and mule and later with crawler tractors. His hard work paid off. By the mid-1930s, in addition to amassing one of the largest dairy herds in the county, the Segerstrom family ranked as the nation's leading independent grower of premium lima beans. Produce brokers recognized the family for the integrity implicit in the maxim that governed their business: "If the beans aren't the best, don't ship them."

Eventually, Segerstrom was joined in business by four of his sons, William D., the eldest; Anton H. Fred; and Harold T., who later collectively became well-known in farming activities as the Segerstrom Brothers. The visible imprint of the Segerstrom family was not felt on the region until the years following World War II. Their decision to acquire, in 1948 at public auction, the warehouse area of the former Santa Ana Army Air Base, was a combination of prescience and good fortune. It signaled a shift of interest that propelled them into the forefront of Orange County's commercial and industrial growth. It was in 1948, that Henry joined the business with his father, Anton and uncles. In 1949, Harold Jr., also came on board. Gradually, they parlayed that initial purchase of twleve warehouses and two-and-a-half miles of railroad track on seventy-six acres into a formidable tract known as the Segerstrom Industrial District.

With profits realized from these operations the heirs of the "Lima Bean King," as the obituaries called C.J. Segerstrom upon his death in 1928 at the age of 72, turned to developing other real estate projects that enriched not only themselves, but the community as well. Notable among these was Santa Ana's first high-rise, the seven-story United California Bank at 10th and Main Street.

In terms of sheer magnitude, however, nothing could come close to paralleling the vast South Coast Plaza shopping center, flush on the Santa Ana/Costa Mesa border. The modernistic enclosed marketplace opened in 1967, and the two-story complex initially contained two department stores and over seventy specialty shops in more than a million square feet of weather-controlled space. If stood on end, both mall levels would soar 1,700 feet above its park-like, sixty-six acre setting. The equivalent of a 120-story building. Eight of Segerstrom's great-grandchildren were among those present on March 15, 1967, for the ceremonial ribbon-cutting signifying this first, $56 million phase of a $300 million development that bridged the past, present and future, and represents a complete cycle of land use from agriculture to commerce.

Since then, the Segerstroms have plowed under additional lima bean lands to add many of the improvements indicated in their original master plan. Three sixteen-story office buildings, numerous financial buildings, and a seventeen-story hotel that all enhance what is the area called South Coast Plaza Town Center. In the late 1970s, the Segerstroms donated a five-acre Town Center site for the $50 million Orange County Performing Arts Center.

On the present site of the Segerstrom headquarters, at the corner of Fairview Road and Sunflower Street, this barn built in 1928 still stands as does the large wood frame house built in 1915.

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** ____

Resource Name or #: (Assigned by recorder) *Blacksmith Shop*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *1817* *Fullerton Avenue* City *Costa Mesa* Zip *92627*
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. *425-451-38*

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

This one-story vernacular commercial building is rectangular in plan and is capped with a front facing gable roof with a false front. Rafter tails are visible under the eaves. Of wood frame construction, this structure has undergone minimal alteration; primarily to its primary (east) elevation. Fenestration consists of three multi-paned double hung sash windows placed along both its north and south elevations. A square chimney vent with hood pierces the roof plane at the rear. The structure is sheathed with crude vertical board. A louvered vent occupies the rear gable end. The false front is of shiplap siding. A single entry and garage door punctuates this elevation.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building* *HP6 - 1-3 story Commercial B.*

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 #)
(View toward northwest). Photo No: 4-6, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c. 1909

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
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

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Blacksmith Shop*

B1. Historic Name: *Blacksmith Shop*
B2. Common Name: *Blacksmith Shop*
B3. Original Use: *Blacksmith Shop* B4. Present Use: *Residential*
B5. Architectural Style: *Commercial Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed around 1909

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Shop located on the southwest corner of Fullerton Avenue and Magnolia Street*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Commercial Development* Area: *Costa Mesa*
Period of Significance: *c. 1909* **Property Type:** *Commercial* **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 appears ineligible for the National Register. However, it is associated with the early commercial development and economic growth of the City of Costa Mesa and the boom-town of Harper. Its size, scale, massing, plan, and architectural style of its generation reflects early Costa Mesa and Harper. Therefore, it is local significant and eligible for listing on the Costa Mesa Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial* *HP2 - Single Family Property*
B12. References:
A Slice of Orange; Costa Mesa City Directories; Costa Mesa Historical Society; Orange County Assessor's Records; Costa Mesa Public Library; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *137 Magnolia Street*

P1. Other Identifier:

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: *137* *Magnolia Street* City *Costa Mesa* Zip
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. *425-451-37*

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

This small, single-family residence exhibits Craftsman qualities in its design. Of wood frame construction, this bungalow is capped with a low pitched, front facing gable roof with exposed rafter tails. Clad with clapboard, this little dwelling has a single entry and one large window on its primary (north) elevation. A simple shed hood supported by thin wooden posts covers the main entry landing. Small, verticle slates form a vent opening in the gable end.

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 #)
(View toward south). Photo No: 11-1, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c.1920

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, Ca

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *137 Magnolia Street*

B1. Historic Name: *Blacksmith's House*
B2. Common Name: *Blacksmith's House*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Craftsman Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed sometime around 1920

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Blacksmith's Shop at 1817 Fullerton*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*
Period of Significance: *c. 1915* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the building is of local significance as it reflects the size, scale, massing, plan, and architectural style of its period in Costa Mesa. In addition, it is a good example of the Craftsman style utilized in small-scale residential design. This bungalow was constructed sometime in the mid to late 1910s. County records indicate a date of 1915. The small dwelling was the primary residence for the blacksmith who's shop was next door at the corner of Magnolia and Fullerton. Undocumented evidence states that H.H. Schleepe opened a blacksmith's shop near the commercial area (along Newport Blvd.) of Harper in 1909. The 1931 and 1939 City Directories list the blacksmith shop and residence was occupied by R.L. Starkey and his wife Louisa.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
A Slice of Orange; Orange County Assessor's Records; Costa Mesa Historical Society; Costa Mesa Public Library; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *200 Magnolia Street*

P1. Other Identifier: *Al Sparke's House*

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: *200* *Magnolia* City *Costa Mesa* Zip
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. *425-402-01*

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

Located on the northeast corner of Orange Avenue and Magnolia Street, this is a large two-story, single-family residence. Designed in a L-shaped plan, its low-pitched gable roof, second story balcony and stuccoed exterior characterize this dwelling as a Monterey style residence. Detailing includes an entry that is flanked by side lights, a stone chimney, French doors with louvered shutters, full length window openings, exposed rafter ends, and first (stucco) and second (board and batten) stories clad with differing materials. The large house is generously setback from Magnolia Street and is primarily intact.

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 #)
(View toward north). Photo No: 10-5, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1936

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *200 Magnolia Street*

B1. Historic Name:

B2. Common Name: *Al Sparkes' House*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Monterey Style*

B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1936

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Al Sparkes*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1936* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, it is locally significant for it reflects the size, massing, plan, and architectural style of its generation in early (1920s-1930s) Costa Mesa history. In addition, it appears to be the only extant Monterey style residence within the City of Costa Mesa which exhibits such overall qualities of design and construction. Therefore, this property does appear eligible for local designation under an existing historic preservation ordinance and listing on the Costa Mesa Register of Historic Resources. The dwelling was constructed in 1936 by local builder Al Sparkes.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

A Slice of Orange; Costa Mesa Historical Society; Los Angeles Public Library; Sanborn Maps; Orange County Assessor's Records

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *208 Magnolia Street*

P1. Other Identifier: *Leroy Anderson's House*

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: *208* *Magnolia Street* City *Costa Mesa* Zip
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. *425-402-02*

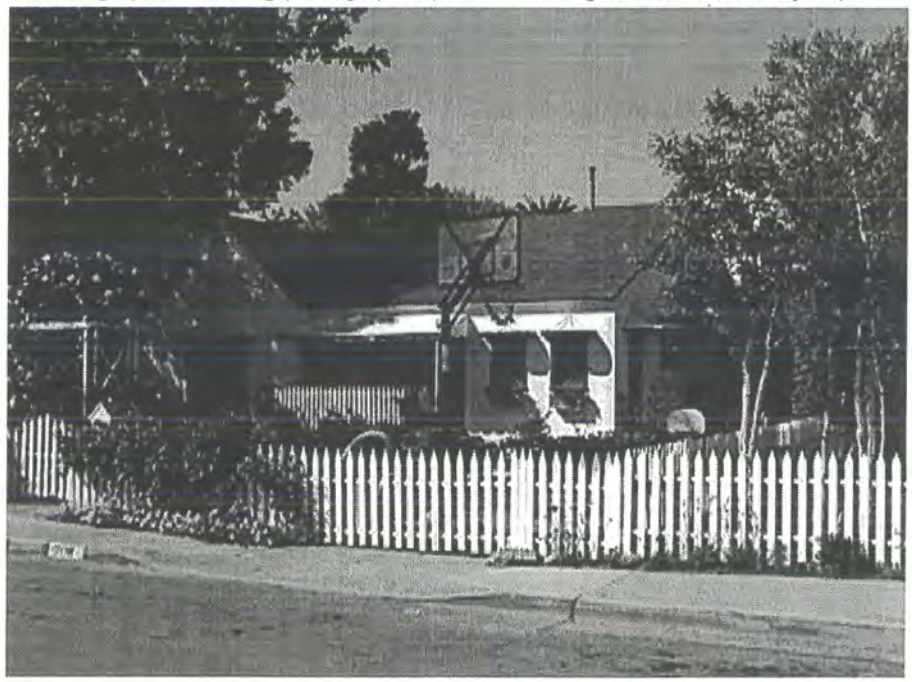
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A steep, cross-gable roof and stuccoed exterior identify the Period Revival (English) influence in the design of this one-story bungalow. The residence has a L-shaped plan with a front facing gable wing projecting out from the west side of the primary (south) elevation. Beneath the front gable are a pair of large, multi-pane casement windows and three circular vent openings. Smaller, multi-pane wndows punctuate the east half of the primary elevation. Canvas awnings hang over all the window openings. the property lot is lushly landscaped and is enclosed by a white picket fence.

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 #)
(View toward north). Photo No: 10-8, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., S 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *208 Magnolia Street*

B1. Historic Name: *Leroy Anderson's House*
B2. Common Name: *Leroy Anderson's House*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Period Revival (English)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Built: 1927

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*
Period of Significance: *1927* **Property Type:** *Residential* **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 appears ineligible for the National Register. The bungalow is one of only a dozen which reflect the Period Revival style in residentials design within the City of Costa Mesa. The building is locally significant for its architecture and its association with an early prominent local citizen, LeRoy Anderson. The dwelling reflects the size, scale, massing, plan, and architectural style of its generation in Costa Mesa and is a good example of its property type. This house was built in 1927, for LeRoy Anderson, a prominent local attorney who was instrumental in the early development of Costa Mesa.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
A Slice of Orange; Costa Mesa City Directories; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Historical Society; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code *3S*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Resource Name or #: (Assigned by recorder) *Station Master's House*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *2150* *Newport Boulevard* City *Costa Mesa* Zip *92627*
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. *426-121-13*

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

The Station Master's House is a small, one-story wood from building. It is rectangular in plan and measures approximately 25' x 35'. The house is capped with a hip roof and is clad with horizontal beveled siding. Other roof treatments include end board and detailed scroll-work on the gable. Fenestration consists of double hung sash windows. Doors are centrally located along the primary (north) elevation and rear (south) elevation. A small porch with lath-turned supports form the entryway. The house exhibits primative elements of the Eastlake Style, a style rare in southern California. The original cedar shingle roof has been replaced by asphalt shingles.

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 #)
(View toward southwest). Photo No: 5-21, 1/21/9

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c.1880

P7. Owner and Address
Public-City of Costa Mesa

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

P10. Survey Type: (Describe)
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 #

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Station Master's House*

B1. Historic Name: *Station Master's House*
B2. Common Name: *Station Master's House*
B3. Original Use: *Residential* B4. Present Use: *Vacant*
B5. Architectural Style: *Eastlake/Queen Anne*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed: c. 1880

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date : *1940* Original Location: *Paularino siding*
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Dev.* Area: *Costa Mesa*
Period of Significance: *c. 1880* **Property Type:** *Residential* **Applicable Criteria:** *A and*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property is eligible for the National Register under Criterion A for its association with the boom town of Paularino and the early development of Costa Mesa. In addition, the property is eligible for the National Register under Criterion C for its architecture and craftsmanship. It is a well preserved example of the architecture of the late 1800s, and in scale and proportion exhibits the modes beginnings of the present-day City of Costa Mesa. Though the structure has been relocated, it is the only building of this era with any integrity still extant in the City. The Station Master's House has integrity of design, workmanship, materials, feeling, and association. The initial site of the Station Master's House was at the Paularino siding of the Santa Ana and Newport Railroad. It was moved to its present location in the early 1940s. It is about 3 miles from its original site. The railroad was abandoned in 1933, and the tracks were removed in 1935. In the early 1940s, the owner's preferred to have the house relocated rather than destroyed by new construction.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Orange County Assessor's Records; Sanborn Maps; Costa Mesa Historical Society; City of Costa Mesa; Los Angeles Public Library; National Park Service Determination of Eligibility Notification (1982); *A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *2180 Newport Blvd.*

P1. Other Identifier: *Stater Brothers Grocery Store*

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: *2180* *Newport Blvd.* City *Costa Mesa* Zip
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. *426-121-22*

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

This one-story Commercial building is reflective of the Modern/International Style design, popular after World War II. Rectangular in plan and capped with a flat roof, this structure is of steel frame construction and sits on a concrete slab foundation. The exterior of the building is devoid of excessive ornamentation and fenestration. The primary (north) elevation contains the main entrance which is surrounded by floor-to-ceiling glass panel walls that are encased in projecting frames. The west elevation contains seven bays of which five are highlighted with projecting frames. Four of the five bays with projecting frames also contain large, fixed paned windows. A large parking lot is situated to the north of the primary (north) elevation. Landscaping around the building is minimal.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 #)
(View toward south). Photo No: 11-3, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c. 1962

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *2180 Newport Blvd.*

B1. Historic Name: *Stater Brother's*
B2. Common Name: *Stater Brother's Grocery Store*
B3. Original Use: *Grocery Store* B4. Present Use: *Grocery Store*
B5. Architectural Style: *Modern/International Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed around 1962

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *None*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Commercial Development* Area: *Costa Mesa*
Period of Significance: *1962* **Property Type:** *Commercial* **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 appears ineligible for the National Register. However, the building is of local significance for its architectural design. Constructed in the early 1960s (c. 1962), this property is an excellent example of the Modern/International Style used in a grocery store design. Because of it overall quality of design and construction it is of local significance and eligible for local listing on the Costa Mesa Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*
B12. References:
Slice of Orange; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Building Permits

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *1734 Orange Avenue*

P1. Other Identifier: *Mesa Bible Church*

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: *1734* *Orange Avenue* City *Costa Mesa* Zip
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. *425-391-15*

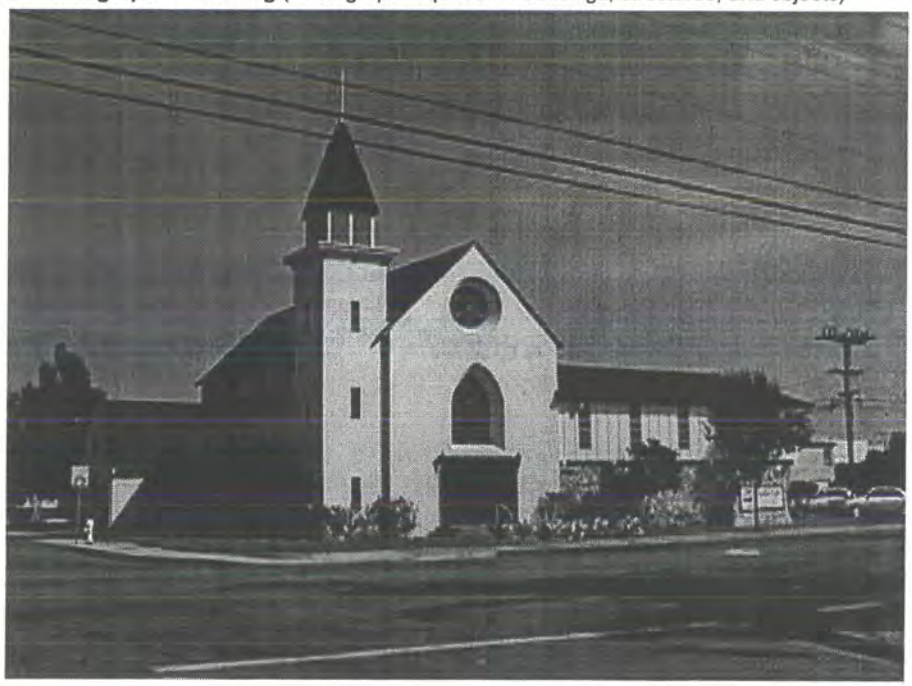
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This church exhibits Gothic Revival styling in its design and construction. The complex massing of this structure is the result of intersecting wings. The wings and main building are sheathed with stucco and are capped with steeply pitched gable roofs. A tower capped with a tall spire and punctuated with small, rectangular shaped window openings marks the southeast corner of Orange Avenue and Cabrillo Street. The double door entrance is centrally located below a large pointed arch shaped stained glass windows with tracery. A large circular rose window highlights the main facade's gable apex. Both the south and north elevations of the main building are punctuated with elongated pointed arch shaped stained glass windows. Small, rectangular shaped clerestory windows run along both of these elevations, just under the eaves.

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

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 #)
(View toward east). Photo No: 10-1, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1939

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)

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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *1734 Orange Avenue*

B1. Historic Name:

B2. Common Name: *Mesa Bible Church*

B3. Original Use: *Church*

B4. Present Use: *Church*

B5. Architectural Style: *Gothic Revival*

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

Constructed in 1939

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

B8. Related Features: *Outbuildings flank the church*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Religious Development* Area: *Costa Mesa*

Period of Significance: *1939* **Property Type:** *Religious* **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 appears ineligible for the National Register. However, the church is local significant as a physical record of events that have helped shape the City of Costa Mesa in the early years. In addition, the property is a good example of the Gothic Revival style utilized in an eccelesiastic property type.

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*

B12. References:

Slice of Orange; Costa Mesa Library; Los Angeles Public Library; Orange County Assessor's Records; Sanborn Maps

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 **of** **Resource Name or #:** (Assigned by recorder) *1835 Orange Avenue*

P1. Other Identifier:

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: *1835* *Orange Avenue* City *Costa Mesa* Zip
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. *425-232-07*

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

This one-story, single family Craftsman bungalow is capped by a front facing gable roof with a mirrored front porch gable on the south half of the front (east) elevation. The dwelling is of frame construction and is sheathed with clapboard. The porch roof is supported by thick, square columns set upon brick piers. The front door is centrally located on the main facade and opens onto the recessed porch area. A large tripartitite window also faces out onto the porch. Another large tripartite window punctuates the north half of the primary elevation. Roof treatments include wide, overhanging eaves; extended roof beams and rafter tails; and unadorned bargeboards. Latticework vent openings punctuate the apexes of both gable ends. The property has a generous setback from the street and is enclosed with a white picket fence.

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 #)
(View toward west). Photo No: 10-3, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c. 1930

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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

DPR 523A (1/95) HistoryMaker 4

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *1835 Orange Avenue*

B1. Historic Name:

B2. Common Name: *1835 Orange Avenue*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Craftsman Bungalow*

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

Built: c.1930

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *c.1930* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the dwelling is of local significance, as it reflects the size, scale, massing, plan, and architectural style of its generation in Costa Mesa. In addition, it is an excellent example of the Craftsman bungalow style found locally within the city limits of Costa Mesa. It exhibits good quality of construction and craftsmanship in its overall design. According to Sanborn Maps and County Assessor records, the house was built sometime in the late 1920s or very early 1930s (c. 1930).

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Orange County Assessor's Records; Sanborn Maps; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 of **Resource Name or #:** (Assigned by recorder) *2172 Orange Avenue*

P1. Other Identifier: *Pink House*

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: *2172* *Orange Avenue* City *Costa Mesa* Zip
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. *426-144-01*

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

This one- and one-half story Craftsman residence is of frame construction and is sheathed in clapboard with cornerboards. The large single-family bungalow is capped with a high pitched side gable roof with a front facing gable dormer. Roof treatments include extended eaves and exposed rafter tails. Fenestration includes multi-paned double hung sash windows of varying sizes. A brick chimney is attached to the south elevation and pierces the roof line. Wooden louvered slates vent the gable ends. The entrance into the dwelling is off-set on the primary (east) elevation to the north and is flanked by fenestration.

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 #)
(View toward east). Photo No: 11-2, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1922

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *2172 Orange Avenue*

B1. Historic Name:

B2. Common Name: *Pink House*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Craftsman*

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

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1923* **Property Type:** *Residential* **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 appears ineligible for the National Register. Though ineligible for the National Register, the property maintains a high degree of architectural integrity. It is a good example of a large, Craftsman bungalow which there are limited numbers of within the City of Costa Mesa. The building is of local significance, as it reflects the size, scale, massing, plan, and architectural style of its generation in Costa Mesa. Therefore, it is eligible for local listing on the Costa Mesa Register of Historic Resources. This Craftsman bungalow was constructed in 1923.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Slice of Orange; Costa Mesa Library; Los Angeles Public Library; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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 of **Resource Name or #:** (Assigned by recorder) *2519 Santa Ana Avenue*

P1. Other Identifier: *Blue House*

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: *2519* *Santa Ana Avenue* City *Costa Mesa* Zip
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. *439-192-43*

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

This is a single-family residence of wood frame construction. The one-story Craftsman influenced residence is sheathed with clapboard. It has a side gable roof with extended eaves and exposed rafters. The porch roof is supported by four square, wooden posts which rest on a low clapboard sided wall. The centrally located entry is flanked by a large tripartite window to the south and a fixed-pane window to the north. All open onto the recessed porch area. Fenestration is predominately double hung sash. A small garage reflecting similar Craftsman design treatments is situated along the south elevation of the house at the rear of the driveway.

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 #)
(View toward west). Photo No: 11-4, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Ste. 130, Santa Monica, CA

P9. Date Recorded: *7/1/99*

P10. Survey Type: (Describe)
City-wide 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 **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *2519 Santa Ana Avenue*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Craftsman Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
Built: 1929

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

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1929* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, it is of local significance and appears eligible for designation under the City's historic preservation ordinance because of its architecture. The dwelling reflects the size, massing, scale, plan and architectural style of the early period of Costa Mesa's history (1920s). Further, it is a good example of the style and property type. This Craftsman bungalow was constructed in 1929.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Orange County Assessor's Records; Sanborn Maps; Costa Mesa Historical Society; Costa Mesa Public Library; Los Angeles Public Library; *A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/1/99*

(This space reserved for official comments.)

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** ____

 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

121

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

NRHP Status Code 5S1

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 — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *Laperle House*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *1549* *Tustin Avenue* City *Costa Mesa* Zip *92627*
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. *425-311-28*

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

This two-story Craftsman is of wood frame construction and is capped with a cross-gable roof. A front facing gable projects from the second-story of the south bay of the primary (east) elevation to cover a recessed porch. The projecting gable, which creates the porch roof, are supported by thick wooden post set on piers. The house is clad with clapboard. The wide overhanging eaves are supported by large braces. Fenestration includes a large tripartite window on the facade's north bay; a large, fixed-paned window off the porch, and various double hung sash windows. A large, entry door is off-set slightly on the raised porch; and is approached by a few steps. A brick chimney pierces the south end of the side-facing gable roof.

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 #)
(View toward north). Photo No: 5-1, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1915

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *1/22/99*

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

Resource Name or #: (Assigned by recorder) *Laperle House*

B1. Historic Name:

B2. Common Name: *Laperle House*

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

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

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*

Period of Significance: *1915* **Property Type:** *Residential* **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 appears ineligible for the National Register. However, the fine architectural details in the porch, gables, and eaves emphasize the overall quality of design and construction of this Craftsman bungalow. Therefore, it appears eligible for local desigation under the City's historic preservation ordinance. This two-story house was constructed in 1915, on the west side of Tustin Avenue north of 15th Street. The house and land were later purchased by the LaPerle family. The land around the house was subdivided in 1947, just a few years before Costa Mesa incorporated in 1953.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Slice of Orange; Costa Mesa Public Library; Los Angeles Library; Sanborn Maps; Orange County Assessor's Records; City of Costa Mesa

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *1/22/99*

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code *6Z1*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Resource Name or #: (Assigned by recorder) *Costa Mesa Grange*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;
c. Address: *2144* *Thurin Avenue* City *Costa Mesa* Zip *92627*
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.

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

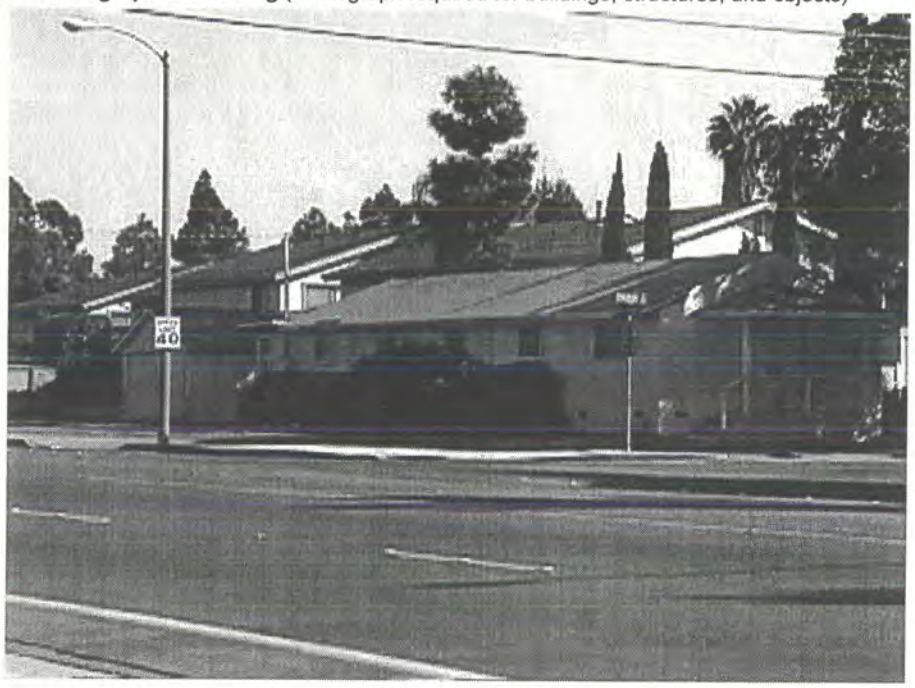
This one-story wood-framed construction structure is situated on a small rectangular lot and faces east and west. The building sits on a concrete slab foundation. It is capped with a gable roof and is clad in stucco. Each gable end is punctuated by louvered vents. The primary entrance is located at the west end, the primary elevation is approached by rising steps. There is a porch roof that is supported by wooden posts at this end. Fenestration consists of new aluminum sliding windows and frames along the north and south elevations.

Also on the same lot is a single-car garage of wood-frame construction. The garage is capped with a gable roof with exposed rafters and sits on a concrete foundation. The structures primary entrance, a double door of wood, opens to the north. The garage is clad in wood siding and is devoid of windows.

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

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 #)
(View toward southeast). Photo No: 4-16, 1/21/9

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1942

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

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

125

Resource Name or #: (Assigned by recorder) *Costa Mesa Grange*

B1. Historic Name: *SAAAB Barracks*
B2. Common Name: *Grange Hall*
B3. Original Use: *Military Property* B4. Present Use: *Vacant*
B5. Architectural Style:
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1942

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date : *Unknown* Original Location: *Santa Ana Army Air Base*
B8. Related Features:

B9a. Architect: *U. S. Corps of Engineers* b. Builder: *Griffith Company*
B10. Significance: Theme: *Military History* Area: *Costa Mesa*
Period of Significance: *1942* **Property Type:** *Military* **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 structure was originally a barrack on the Santa Ana Army Air Base (SAAAB). It was moved to its present location at some unknown date, probably around 1947, after the based closed the property and structures were being liquidated and relocated. It briefly served as the home of the St. Joachin Catholic Church. It is now vacant. The building was constructed as part of the SAAAB in 1942. Designed off of a nation-wide standardized plans developed by the Corps of Engineers this building was constructed by the Griffith Company of Los Angeles. It is reflective of the military presence that once dominated Costa Mesa, however, the building is ineligible for the National Register. Further it is ineligible under Criteria Consideration B: moved properties because it is not significant primarily for its architectural value and/or it is not the sole surviving property most importantly associated with a historic person or event. Due to its standardized design and lack of significant features of design or construction and overall lack of integrity it is ineligible for listing on the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*
B12. References:
County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *6Z1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

 Resource Name or #: (Assigned by recorder) *117-119 East 18th Street*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;
c. Address: *117-119 East 18th Street* City *Costa Mesa* Zip *92627*
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.

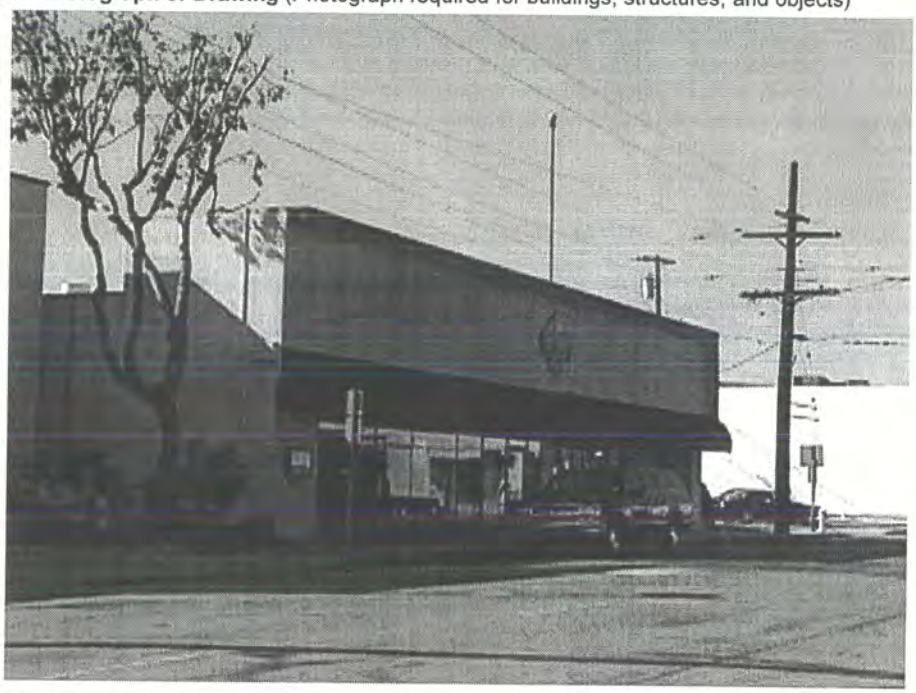
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story building with common utilitarian, post-war elements. The building has no set back and is situated at the front (north) of the lot. Square in plan, the building is sheathed in stucco and is capped with a flat roof surmounted by a parapet. The primary facade (north) is one long enframed window wall with the main entrance located in the far east bay. The east, west, and south walls are devoid of fenestration. A canvas awning hangs from the enframed window wall. There is a tall, metal flag pole centrally located along the north parapet.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 #)
(View toward northwest). Photo No: 1-4, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c. 1950

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

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

Resource Name or #: (Assigned by recorder) *117-119 East 18th Street*

B1. Historic Name: *U. S. Post Office-Costa Mesa*
B2. Common Name: *117-119 East 18th Street*
B3. Original Use: *Post Office* B4. Present Use: *Gym*
B5. Architectural Style: *Commercial Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in c. 1950

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: Area: *Costa Mesa*
Period of Significance: *1950* **Property Type:** *Commercial* **Applicable Criteria:** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
A United States Post Office was original located at this address and served the citizens of Costa Mesa from 1950 to 1954. The property does not exhibit exceptional significance required under Criterion Consideration G; properties less than 50 years old of the National Register. Therefore, this property is ineligible for the National Register and the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*
B12. References:
County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code *5N (6Z1)*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Resource Name or #: (Assigned by recorder) *Pink's Drugs*

P1. Other Identifier: *Ticket Shack*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ;

c. Address: *1820* *Newport Boulevard* City *Costa Mesa* Zip *92627*

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. *425-451-08*

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

This is a one-story commercial building with simple utilitarian, one-part commercial block elements. The building has no setback and is situated at the front (west) of the lot. Small and rectangular in plan, the building is constructed of masonry sheathed with stucco. It is capped with a flat roof surmounted by a parapet. Symmetrical in composition, this particular store front is defined by one bay that consists of a central recessed entry flanked by large-pane display windows and a transom. Though the configuration of the building is visible and the original tile work along the base of the storefront is intact, the primary ceramic facade has been modified.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 #)
(View toward east). Photo No: 6-21, 1/21/99

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

c. 1917

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

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

Resource Name or #: (Assigned by recorder) *Pink's Drugs*

B1. Historic Name: *Pink's Drugs*
B2. Common Name: *Ticket Shack*
B3. Original Use: *Commercial* B4. Present Use: *Commercial/Retail*
B5. Architectural Style: *Utilitarian/Commercial Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in c. 1917, modified c. 1933

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *None*

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Early Commercial Development* Area: *Costa Mesa*
Period of Significance: *1917* **Property Type:** *Commercial* **Applicable Criteria:** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Located along busy Newport Boulevard in the heart of what was once the town of Harper, this one-story commercial building is representative of the size, scale and rectangular massing of its neighbors. However, this property lacks integrity and is ineligible for the National Register thought it once served as Pink's Drugs, there are no known associations of this property with significant historic events or persons. Thus, it does not appear eligible for the National Register under Criteria A and B. The building does not posses significant features of design and construction and is not associated with an important architect or builder. Thus, it does not appear eligible for the National Register under Criterion C.

The building retains minimal architectural detailing and is typical of 1920s - 1950s commercial development found else where locally and across the nation. Therefore, it is ineligible for listing in the California Register, but needs special consideration for other reasons.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*
B12. References:
County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code *5N (6Z1)*

Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

 Resource Name or #: (Assigned by recorder) *The Helm*

P1. Other Identifier: *None*

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Orange*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;**
c. Address: *1824* *Newport Boulevard* City *Costa Mesa* Zip *92627*
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.

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

This is a one-story commercial building with simple utilitarian, one-part commercial block elements. The building has no setback and is situated at the front (west) of the lot. Small and rectangular in plan, the building is constructed of masonry sheathed with stucco. It is capped with a flat roof surmounted by a parapet. The primary facade (west) has been extensively modified and is currently enclosed by wood and punctuated by a few entry ways and small fixed-paned windows.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 #)
(View toward west). Photo No: 4-21, 1/21/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c. 1920

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay
PCR,
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: *7/6/99*

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

Resource Name or #: (Assigned by recorder) *The Helm*

B1. Historic Name: *The Shamrock*
B2. Common Name: *The Helm*
B3. Original Use: *Commercial* B4. Present Use: *Commercial*
B5. Architectural Style: *Utilitarian/Commercial Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in c. 1920, modified in c. 1933

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Early Commercial Development* Area: *Costa Mesa*
Period of Significance: *1920* **Property Type:** *Commercial* **Applicable Criteria:** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Though it has been several names, this establishment is considered the oldest extant liquor bar in the City of Costa Mesa. However, this property lacks integrity and is ineligible for the National Register, there are no known associations of this property with significant historic events or persons. Thus, it does not appear eligible for the National Register under Criteria A and B. The building does not posses significant features of design and construction and is not associated with an important architect or builder. Thus, it does not appear eligible for the National Register under Criterion C.

Though the configuration of the building is visible the primary elevation has been greatly modified over the years. Leaving the building with no integrity. Therefore, it is ineligible for listing in the California Register, but needs special consideration for other reasons.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*
B12. References:
County Tax Assessors Records; Sanborn Maps; Building Permits; Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa Historical Society

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

INVENTORY LISTS

Significant Properties List

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS III
(Significant Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
123		18TH	STREET	EAST	425-443-13	26	SFR	SPANISH COLONIAL	5S1
127		18TH	STREET	EAST	425-443-12	26	SFR	SPANISH COLONIAL	5S1
179		18TH	STREET	EAST	425-415-18	23	SFR	BUNGALOW/TEWINKLE HOUSE	5S1
565	567	18TH	STREET	WEST	424-271-29	50	GOVERNMENT	INT'L STYLE-VET'S HALL/POLICE SUBSTATION	5S1
420		19TH	STREET	WEST	419-205-05	28	RELIGIOUS	SPANISH COLONIAL/METHODIST CHURCH	3S
1534		ADAMS	AVENUE		139-304-16	63	THEATRE	MODERN/INTERNATIONAL STYLE	5S1
1900		ADAMS	AVENUE		139-351-28	c. 1823	ADOBE	DIEGO SEPULVEDA ADOBE	3S
147		ALBERT	PLACE		426-053-07	c. 23	SFR	BUNGALOW	5S1
195		ALBERT	PLACE		426-063-13	24	SFR	BUNGALOW	5S1
1293		BAKER	STREET		141-201-28	28/30	SFR	SPANISH COLONIAL/MCCLINTOCK HOUSE	5S1
1950		CHURCH	STREET		426-264-01	28	RELIGIOUS	CRAFTSMAN/CHURCH	5S1
88		FAIR	DRIVE		141-342-41	42	MILITARY	SANTA ANA ARMY/O.C. FAIRGROUNDS	5D1
2701		FAIRVIEW	ROAD		141-361-20	c. 50-55	EDUCATIONAL	ORANGE COAST COLLEGE/INT'L STYLE	5D1
3315		FAIRVIEW	ROAD		140-041-55	15	SFR	CRAFTSMAN/SEGERSTROM HOUSE	3S
3315		FAIRVIEW	ROAD		140-041-55	28	AGRICULTURAL	SEGERSTROM BARN/WESTERN STYLE	3S
1817		FULLERTON	AVENUE		425-451-38	c. 09	SFR	FALSE FRONT/BLACKSMITH'S SHOP	5S1
137		MAGNOLIA	STREET		425-451-37	c. 20	SFR	BUNGALOW/BLACKSMITH'S HOUSE	5S1
200		MAGNOLIA	STREET		425-402-01	36	SFR	MONTEREY STYLE/AL SPARKES' HOUSE	5S1
208		MAGNOLIA	STREET		425-402-02	27/40	SFR	PERIOD REVIVAL/LEROY ANDERSON	5S1
301		MAGNOLIA	STREET		117-251-37	c. 23/39	RELIGIOUS	CHURCH	5S1
2150		NEWPORT	BOULEVARD		426-121-13	1880	COMMERCIAL	QUEEN ANNE/STATION MASTER HOUSE	3S
2180		NEWPORT	BOULEVARD		426-121-22	c. 62	COMMERCIAL	INT'L STYLE/STATER BROTHERS	5S1
1734		ORANGE	AVENUE		425-391-15	c .39/50	RELIGIOUS	MESA BIBLE CHAPEL	5S1
1835		ORANGE	AVENUE		425-232-07	30	SFR	CRAFTSMAN BUNGALOW	5S1
2048		ORANGE	AVENUE		426-202-05	23	SFR	CRAFTSMAN BUNGALOW	5S1
2172		ORANGE	AVENUE		426-144-01	23	SFR	CRAFTSMAN-PINK HOUSE	5S1
600		SAN MICHEL	DRIVE		422-183-34	22	SFR	BUNGALOW	5S1
2519		SANTA ANA	AVENUE		439-192-43	29	SFR	BUNGALOW	5S1
2529		SANTA ANA	AVENUE		439-192-40	15	SFR	BUNGALOW/HUSCROFT HOUSE-RELOCATED	5S1
1549		TUSTIN	AVENUE		425-311-28	15	SFR	CRAFTSMAN/LAPERLE HOUSE	5S1

135

3S: Appears eligible for National Register listing as a separate property
5S1: Appears eligible for local listing only
5D1: Appears eligible as a contributor to an eligible local historic district only

Properties with Office of Historic Preservation (OHP) Ratings 1 - 5 List

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS II
(Properties with OHP Ratings 1-5)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
309		16TH	PLACE		425-211-04	20	SFR	BUNGALOW	5S3
316		16TH	PLACE		425-212-23	15	SFR	BUNGALOW	5S3
341		16TH	PLACE		425-211-10	21	SFR	BUNGALOW	5S3
314	316	16TH	STREET	EAST	425-211-20	36	SFR	BUNGALOW	5S3
318		16TH	STREET	EAST	425-211-19	27	SFR	BUNGALOW	5S3
332		16TH	STREET	EAST	425-211-17	20	SFR	BUNGALOW	5S3
372		16TH	STREET	EAST	425-191-18	29	SFR	BUNGALOW	5S3
250		17TH	STREET	EAST	425-461-02	c. 51	COMMERCIAL	INTERNATIONAL STYLE	5S3
445		17TH	STREET	EAST	425-143-33	53	COMMERCIAL	INTERNATIONAL STYLE	5S3
447		17TH	STREET	EAST	425-143-33	C. 09	COMMERCIAL	BARN - RUSTIC VERNACULAR	5S3
123		18TH	STREET	EAST	425-443-13	26	SFR	SPANISH COLONIAL	5S1
127		18TH	STREET	EAST	425-443-12	26	SFR	SPANISH COLONIAL	5S1
162		18TH	STREET	EAST	425-231-03	29	COMMERCIAL	BUNGALOW	5S3
179		18TH	STREET	EAST	425-415-18	23	SFR	BUNGALOW/TEWINKLE HOUSE	5S1
196		18TH	STREET	EAST	425-231-10	27	SFR	BUNGALOW	5S3
246		18TH	STREET	EAST	425-401-12	38	SFR	SPANISH COLONIAL	5S3
377		18TH	STREET	EAST	425-022-23	c. 23	SFR	BUNGALOW	5S3
381		18TH	STREET	EAST	425-022-25	c. 23	SFR	BUNGALOW	5S3
391		18TH	STREET	EAST	425-022-19	40	SFR	BUNGALOW	5S3
565	567	18TH	STREET	WEST	424-271-29	50	GOVERNMENT	INT'L STYLE-VET'S HALL/POLICE SUBSTATION	5S1
140		19TH	STREET	EAST	426-263-18	35	COMMERCIAL	BUNGALOW	5S3
151		19TH	STREET	EAST	425-234-17	24	SFR	BUNGALOW	5S3
152		19TH	STREET	EAST	426-031-01	34	SFR	BUNGALOW	5S3
231		19TH	STREET	EAST	425-404-15	30	SFR	BUNGALOW	5S3
271		19TH	STREET	EAST	117-214-18	33	SFR	BUNGALOW	5S3
279		19TH	STREET	EAST	117-214-16	23	SFR	BUNGALOW	5S3
285		19TH	STREET	EAST	117-214-14	22	SFR	BUNGALOW	5S3
420		19TH	STREET	WEST	419-205-05	28	RELIGIOUS	SPANISH COLONIAL/METHODIST CHURCH	3S
124		20TH	STREET	EAST	426-181-18	27	SFR	SPANISH COLONIAL	5S3
184		20TH	STREET	EAST	426-191-07	23	SFR	BUNGALOW	5S3
198		20TH	STREET	EAST	426-191-10	24	SFR	BUNGALOW	5S3
204		22ND	STREET		426-071-01	8/12/15	SFR	BUNGALOW/ASHLEY HOUSE	5S3
117		23RD	STREET		426-054-05	C. 04	SFR	TURN-OF-THE-CENTURY VERNACULAR	5S3
1534		ADAMS	AVENUE		139-304-16	63	THEATRE	MODERN/INTERNATIONAL STYLE	5S1
1900		ADAMS	AVENUE		139-351-28	c. 1823	ADOBE	DIEGO SEPULVEDA ADOBE	3S
147		ALBERT	PLACE		426-053-07	c. 23	SFR	BUNGALOW	5S1

3S: Appears eligible for N.R. listing
5S1: Eligible for local listing only
5D1: Eligible as a contributor to an eligible local historic district only
5S3: N.R.and local listing ineligible; eligible for special planning consideration

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS II
(Properties with OHP Ratings 1-5)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
195		ALBERT	PLACE		426-063-13	24	SFR	BUNGALOW	5S1
1885		ANAHEIM	AVENUE		424-211-12	15/49	RELIGIOUS	CRAFTSMAN/CHURCH-RELOCATED	5S3
1920		ANAHEIM	AVENUE		422-141-23	24	SFR	BUNGALOW	5S3
1929		ANAHEIM	AVENUE		422-142-49	c. 22	SFR	BUNGALOW	5S3
970		ARLINGTON	AVENUE		141-342-43	c. 30	GOVERNMENT	SPANISH COLONIAL PARK BUILDING	5S3
327		AVOCADO	STREET		419-071-13	27	SFR	BUNGALOW	5S3
1293		BAKER	STREET		141-201-28	28/30	SFR	SPANISH COLONIAL/MCCLINTOCK HOUSE	5S1
2432	2449	BRITTANYWOODS	LANE		439-132-10	c. 23	RECREATION	OLD SCHOOL HOUSE?	5S3
201		BROADWAY			425-402-23	30	SFR	SPANISH COLONIAL	5S3
208		BROADWAY			425-403-03	25	SFR	BUNGALOW	5S3
226		BROADWAY			425-403-07	28	SFR	BUNGALOW	5S3
230		BROADWAY			425-403-08	24	SFR	BUNGALOW	5S3
235		BROADWAY			425-402-15	35	SFR	SPANISH COLONIAL	5S3
240		BROADWAY			425-403-11	28	SFR	SPANISH COLONIAL	5S3
244		BROADWAY			425-403-12	28	SFR	SPANISH COLONIAL	5S3
250		BROADWAY			117-213-01	27	SFR	BUNGALOW	5S3
256		BROADWAY			117-213-03	25	SFR	SPANISH COLONIAL	5S3
270		BROADWAY			117-213-05	30	SFR	SPANISH COLONIAL	5S3
274		BROADWAY			117-213-08	34	SFR	SPANISH COLONIAL	5S3
276		BROADWAY			117-213-07	30	SFR	SPANISH COLONIAL	5S3
111		CECIL	PLACE		426-052-03	25	COMMERCIAL	BUNGALOW	5S3
121		CECIL	PLACE		426-052-05	27	SFR	BUNGALOW	5S3
139		CECIL	PLACE		426-052-09	23	SFR	BUNGALOW	5S3
161		CECIL	PLACE		426-062-06	12	SFR	BUNGALOW	5S3
1950		CHURCH	STREET		426-264-01	28	RELIGIOUS	CRAFTSMAN/CHURCH	5S1
189		COSTA MESA	STREET		426-031-15	30	SFR	BUNGALOW	5S3
201		COSTA MESA	STREET		426-271-04	28	SFR	BUNGALOW	5S3
272		COSTA MESA	STREET		426-282-19	28	SFR	BUNGALOW	5S3
320		COSTA MESA	STREET		426-292-16	39	SFR	BUNGALOW	5S3
340		COSTA MESA	STREET		426-292-12	27	SFR	BUNGALOW	5S3
55		FAIR	DRIVE		419-151-03	42	MILITARY	SANTA ANA ARMY/SO. CAL COLLEGE	5D3
88		FAIR	DRIVE		141-342-41	42	MILITARY	SANTA ANA ARMY/O.C. FAIRGROUNDS	5D1
2701		FAIRVIEW	ROAD		141-361-20	c. 50-55	EDUCATIONAL	ORANGE COAST COLLEGE/INT'L STYLE	5D1
3315		FAIRVIEW	ROAD		140-041-55	15	SFR	CRAFTSMAN/SEGERSTROM HOUSE	3S
3315		FAIRVIEW	ROAD		140-041-55	28	AGRICULTURAL	SEGERSTROM BARN/WESTERN STYLE	3S
231		FLOWER	STREET		425-403-16	27	SFR	BUNGALOW	5S3

3S: Appears eligible for N.R. listing
5S1: Eligible for local listing only
5D1: Eligible as a contributor to an eligible local historic district only
5S3: N.R. and local listing ineligible; eligible for special planning consideration

138

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS II
(Properties with OHP Ratings 1-5)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
249		FLOWER	STREET		425-403-13	33	SFR	SPANISH COLONIAL	5S3
251		FLOWER	STREET		117-213-24	27	SFR	BUNGALOW	5S3
257		FLOWER	STREET		117-213-26	30	SFR	SPANISH COLONIAL	5S3
291		FLOWER	STREET		117-213-15	33	SFR	BUNGALOW	5S3
1816		FULLERTON	AVENUE		425-231-19	30	SFR	BUNGALOW PERIOD REVIVAL	5S3
1817		FULLERTON	AVENUE		425-451-38	c. 09	SFR	FALSE FRONT/BLACKSMITH'S SHOP	5S1
1830		FULLERTON	AVENUE		425-232-17	29	SFR	BUNGALOW PERIOD REVIVAL	5S3
379		HAMILTON	STREET		419-181-20	c. 24	MFR	BUNGALOW COLONIAL	5S3
557		HAMILTON	STREET		422-092-40	29	SFR	BUNGALOW	5S3
1912		HARBOR	BOULEVARD		419-205-13	46	HOSPITAL	CARMEL STYLE ANIMAL HOSPITAL	5S3
2059		HARBOR	BOULEVARD		422-091-14	c. 52	COMMERCIAL	MODERN STYLE CAR WASH	5S3
2501		HARBOR	BOULEVARD		420-041-05	c. 59	HOSPITAL	INT'L STYLE/FAIRVIEW STATE HOSPITAL	5S3
2699		HARBOR	BOULEVARD		139-361-35	61	RECREATION	THEMATIC VERNACULAR/KONA LANES	5S3
295		KNOX	PLACE		425-163-11	c. 17	SFR	BUNGALOW	5S3
213		KNOX	STREET		425-332-21	25	SFR	BUNGALOW	5S3
221		KNOX	STREET		425-332-19	38	SFR	BUNGALOW	5S3
224		KNOX	STREET		425-333-08	39	SFR	BUNGALOW	5S3
137		MAGNOLIA	STREET		425-451-37	c. 20	SFR	BUNGALOW/BLACKSMITH'S HOUSE	5S1
200		MAGNOLIA	STREET		425-402-01	36	SFR	MONTEREY STYLE/AL SPARKES' HOUSE	5S1
208		MAGNOLIA	STREET		425-402-02	27/40	SFR	PERIOD REVIVAL/LEROY ANDERSON	5S1
211		MAGNOLIA	STREET		425-401-22	38	SFR	PERIOD REVIVAL	5S3
213		MAGNOLIA	STREET		425-401-21	36	SFR	PERIOD REVIVAL	5S3
215		MAGNOLIA	STREET		425-401-20	36	SFR	PERIOD REVIVAL/CRAWFORD HOUSE	5S3
216		MAGNOLIA	STREET		425-402-04	27	SFR	SPANISH COLONIAL	5S3
224		MAGNOLIA	STREET		425-402-06	29	SFR	SPANISH COLONIAL	5S3
228		MAGNOLIA	STREET		425-402-07	27	SFR	SPANISH COLONIAL	5S3
273		MAGNOLIA	STREET		117-211-15	23	SFR	BUNGALOW	5S3
280		MAGNOLIA	STREET		117-212-09	34	SFR	BUNGALOW	5S3
281		MAGNOLIA	STREET		117-211-13	28	SFR	SPANISH COLONIAL	5S3
290	294	MAGNOLIA	STREET		117-212-10	25	SFR	BUNGALOW	5S3
291		MAGNOLIA	STREET		117-211-11	24	SFR	BUNGALOW	5S3
301		MAGNOLIA	STREET		117-251-37	c. 23/39	RELIGIOUS	CHURCH	5S1
306		MAGNOLIA	STREET		117-252-26	c. 23/49	RELIGIOUS	ORIG CHURCH W/OUTBUILDINGS	5S3
1959	1961	MAPLE	AVENUE		422-141-11	c. 54	MFR	JETSON-ERA:EL PORTO MESA APRTS	5S3
125		MESA	DRIVE		439-081-23	35	HOSPITAL	ANIMAL HOSPITAL (NEWPORT HARBOR)	5S3
227		MONTE VISTA	AVENUE		119-102-32	24	SFR	BUNGALOW	5S3

3S: Appears eligible for N.R. listing
5S1: Eligible for local listing only
5D1: Eligible as a contributor to an eligible local historic district only
5S3: N.R.and local listing ineligible; eligible for special planning consideration

139

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS II
(Properties with OHP Ratings 1-5)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
228		MONTE VISTA	AVENUE		439-181-53	27	SFR	BUNGALOW	5S3
261		MONTE VISTA	AVENUE		439-333-01	23	EDUCATION	PRIVATE SCHOOL	5S3
2150		NEWPORT	BOULEVARD		426-121-13	1880	COMMERCIAL	QUEEN ANNE/STATION MASTER HOUSE	3S
2180		NEWPORT	BOULEVARD		426-121-22	c. 62	COMMERCIAL	INT'L STYLE/STATER BROTHERS	5S1
315		OGLE	STREET		425-212-08	27	SFR	BUNGALOW	5S3
1509		ORANGE	AVENUE		425-341-41	28	SFR	SPANISH COLONIAL	5S3
1523		ORANGE	AVENUE		425-341-38	28	SFR	SPANISH COLONIAL	5S3
1527		ORANGE	AVENUE		425-341-37	28	SFR	SPANISH COLONIAL	5S3
1531		ORANGE	AVENUE		425-341-36	28	SFR	SPANISH COLONIAL	5S3
1531		ORANGE	AVENUE		425-341-35	37	SFR	PERIOD REVIVAL	5S3
1541		ORANGE	AVENUE		425-341-33	29	SFR	PERIOD REVIVAL	5S3
1543		ORANGE	AVENUE		425-341-32	22	SFR	BUNGALOW (COLONIAL)	5S3
1549		ORANGE	AVENUE		425-341-30	24	SFR	BUNGALOW	5S3
1560		ORANGE	AVENUE		425-333-03	28	SFR	SPANISH COLONIAL	5S3
1580		ORANGE	AVENUE		425-334-01	c. 22	SFR	BUNGALOW (COLONIAL)	5S3
1660		ORANGE	AVENUE		425-203-12	30	COMMERCIAL	PERIOD REVIVAL	5S3
1716	1720	ORANGE	AVENUE		425-391-01	14	COMMERCIAL	MASS PLAN VERNACULAR	5S3
1734		ORANGE	AVENUE		425-391-15	c .39/50	RELIGIOUS	MESA BIBLE CHAPEL	5S1
1808		ORANGE	AVENUE		425-401-01	39	SFR	BUNGALOW	5S3
1835		ORANGE	AVENUE		425-232-07	30	SFR	CRAFTSMAN BUNGALOW	5S1
1895		ORANGE	AVENUE		425-234-10	c. 21	SFR	BUNGALOW	5S3
1911	1915	ORANGE	AVENUE		426-031-13	28	SFR	BUNGALOW	5S3
1942		ORANGE	AVENUE		426-272-04	35	SFR	PERIOD REVIVAL	5S3
2011		ORANGE	AVENUE		426-191-11	32	SFR	BUNGALOW	5S3
2015		ORANGE	AVENUE		426-191-12	27	SFR	SPANISH COLONIAL	5S3
2017		ORANGE	AVENUE		426-191-13	23	SFR	BUNGALOW	5S3
2020		ORANGE	AVENUE		426-201-04	39	SFR	BUNGALOW	5S3
2048		ORANGE	AVENUE		426-202-05	23	SFR	CRAFTSMAN BUNGALOW	5S1
2172		ORANGE	AVENUE		426-144-01	23	SFR	CRAFTSMAN-PINK HOUSE	5S1
2258		ORANGE	AVENUE		426-073-02	18	MFR	BUNGALOW/DUPLEX	5S3
2298		ORANGE	AVENUE		426-074-03	25	SFR	SHOTGUN BUNGALOW	5S3
2190		PACIFIC	AVENUE		422-041-11	26	SFR	SPANISH COLONIAL	5S3
255		PALMER	STREET		425-161-20	c. 23	SFR	BUNGALOW	5S3
2231		POMONA	AVENUE		422-175-05	22	SFR	BUNGALOW	5S3
322		ROCHESTER	STREET		425-014-06	29	SFR	BUNGALOW	5S3
383		ROCHESTER	STREET		425-021-15	35	SFR	BUNGALOW	5S3

3S: Appears eligible for N.R. listing
5S1: Eligible for local listing only
5D1: Eligible as a contributor to an eligible local historic district only
5S3: N.R and local listing ineligible; eligible for special planning consideration

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY RESULTS II
(Properties with OHP Ratings 1-5)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	COMMENTS	OHP RATING
600		SAN MICHEL	DRIVE		422-183-34	22	SFR	BUNGALOW	5S1
1646		SANTA ANA	AVENUE		425-212-06	25	SFR	BUNGALOW	5S3
1660		SANTA ANA	AVENUE		425-213-02	21	COMMERCIAL	BUNGALOW	5S3
1758		SANTA ANA	AVENUE		425-013-23	29	SFR	BUNGALOW	5S3
1934	1938	SANTA ANA	AVENUE		426-292-02	24	SFR	PERIOD REVIVAL	5S3
1965		SANTA ANA	AVENUE		426-283-11	33	SFR	BUNGALOW	5S3
2001		SANTA ANA	AVENUE		426-211-14	10	SFR	BUNGALOW	5S3
2197		SANTA ANA	AVENUE		426-153-10	22	SFR	CRAFTSMAN BUNGALOW	5S3
2395		SANTA ANA	AVENUE		119-134-22	31	SFR	SPANISH COLONIAL	5S3
2519		SANTA ANA	AVENUE		439-192-43	29	SFR	BUNGALOW	5S1
2529		SANTA ANA	AVENUE		439-192-40	15	SFR	BUNGALOW/HUSCROFT HOUSE-RELOCATED	5S1
2653		SANTA ANA	AVENUE		439-201-33	27	SFR	SPANISH COLONIAL	5S3
118		SANTA ISABEL	AVENUE		439-281-02	39	COMMERCIAL	BUNGALOW	5S3
128		SANTA ISABEL	AVENUE		439-281-45	30	SFR	BUNGALOW	5S3
349	361	SUNFLOWER	AVENUE		410-441-12		AGRICULTURAL	SAKIOKA FARMS/BUNGALOW	5S3
1549		TUSTIN	AVENUE		425-311-28	15	SFR	CRAFTSMAN/LAPERLE HOUSE	5S1
1627		TUSTIN	AVENUE		425-192-11	24	SFR	SPANISH COLONIAL	5S3
1787		TUSTIN	AVENUE		425-022-15	37	SFR	BUNGALOW	5S3
385		VICTORIA	STREET		419-172-04	30	SFR	BUNGALOW	5S3
548		VICTORIA	STREET		422-203-06	26	SFR	BUNGALOW	5S3
257		WALNUT	STREET		426-282-03	36	SFR	BUNGALOW	5S3
272		WALNUT	STREET		426-283-18	24	SFR	BUNGALOW	5S3
281		WALNUT	STREET		426-282-08	27	SFR	BUNGALOW	5S3
291		WALNUT	STREET		426-282-10	28	SFR	BUNGALOW	5S3
361		WALNUT	STREET		426-302-03	c. 27	SFR	BUNGALOW	5S3
591		WILSON	STREET	WEST	422-191-02	26	SFR	BUNGALOW	5S3
595		WILSON	STREET	WEST	422-191-01	30	SFR	BUNGALOW	5S3

141

3S: Appears eligible for N.R. listing
5S1: Eligible for local listing only
5D1: Eligible as a contributor to an eligible local historic district only
5S3: N.R.and local listing ineligible; eligible for special planning consideration

All Pre-1954 Properties List

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
206		15TH	STREET	EAST	425-331-02	52	SFR	6Z1
210		15TH	STREET	EAST	425-331-03	52	SFR	6Z1
218		15TH	STREET	EAST	425-331-04	46	SFR	6Z1
222		15TH	STREET	EAST	425-331-05	47	SFR	6Z1
226		15TH	STREET	EAST	425-331-06	48	SFR	6Z1
230		15TH	STREET	EAST	425-331-07	46	SFR	6Z1
234		15TH	STREET	EAST	425-331-08	48	SFR	6Z1
240		15TH	STREET	EAST	425-331-09	47	SFR	6Z1
244		15TH	STREET	EAST	425-331-10	49	SFR	6Z1
250		15TH	STREET	EAST	425-161-22	54	SFR	6Z1
258		15TH	STREET	EAST	425-161-02	50	MFR	6Z1
260	262	15TH	STREET	EAST	425-161-03	39	SFR	6Z1
266		15TH	STREET	EAST	425-161-04	46	SFR	6Z1
274		15TH	STREET	EAST	425-161-06	51	SFR	6Z1
280		15TH	STREET	EAST	425-161-07	40	SFR	6Z1
288		15TH	STREET	EAST	425-161-09	30	SFR	6Z1
330	330 1/2	15TH	STREET	EAST		c. 20	SFR	6Z1
356	358	15TH	STREET	EAST		c. 20	SFR	6Z1
396		15TH	STREET	EAST	425-311-09	50	SFR	6Z1
225		16TH	PLACE		425-201-07	53	SFR	6Z1
230		16TH	PLACE		425-202-13	46	SFR	6Z1
235		16TH	PLACE		425-201-10	47	MFR	6Z1
308		16TH	PLACE		425-212-24	22	SFR	6Z1
309		16TH	PLACE		425-211-04	20	SFR	5S3
316		16TH	PLACE		425-212-23	15	SFR	5S3
327		16TH	PLACE		425-211-07	47	SFR	6Z1
331		16TH	PLACE		425-211-08	48	SFR	6Z1
334		16TH	PLACE		425-212-19	53	SFR	6Z1
337		16TH	PLACE		425-211-09	48	SFR	6Z1
340		16TH	PLACE		425-212-18	42	SFR	6Z1
341		16TH	PLACE		425-211-10	21	SFR	5S3
346		16TH	PLACE		425-212-17	39	SFR	6Z1
367		16TH	PLACE		425-191-05	53	SFR	6Z1
373		16TH	PLACE		425-191-06	44	SFR	6Z1
456		16TH	PLACE		425-152-01	50	SFR	6Z1
111		16TH	STREET	EAST	425-361-02	54	INDUSTRIAL	6Z1
116		16TH	STREET	EAST	425-431-04	46	INDUSTRIAL	6Z1
126		16TH	STREET	EAST	425-431-05	47	INDUSTRIAL	6Z1
207		16TH	STREET	EAST	425-334-05	45	SFR	6Z1
215		16TH	STREET	EAST	425-334-06	40	SFR	6Z1
216		16TH	STREET	EAST	425-201-18	51	MFR	6Z1
219	219 1/2	16TH	STREET	EAST	425-334-09	53	SFR	6Z1
220		16TH	STREET	EAST	425-201-15	42	SFR	6Z1
246		16TH	STREET	EAST	425-201-12	44	SFR	6Z1
260		16TH	STREET	EAST	425-221-16	47	SFR	6Z1
266		16TH	STREET	EAST	425-221-15	47	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
267		16TH	STREET	EAST	425-164-19	50	SFR	6Z1
314	316	16TH	STREET	EAST	425-211-20	36	SFR	5S3
318		16TH	STREET	EAST	425-211-19	27	SFR	5S3
319		16TH	STREET	EAST	425-321-27	48	SFR	6Z1
332		16TH	STREET	EAST	425-211-17	20	SFR	5S3
334		16TH	STREET	EAST	425-211-16	54	SFR	6Z1
340		16TH	STREET	EAST	425-211-15	54	SFR	6Z1
344		16TH	STREET	EAST	425-211-14	53	SFR	6Z1
372		16TH	STREET	EAST	425-191-18	29	SFR	5S3
376		16TH	STREET	EAST	425-191-17	53	MFR	6Z1
392		16TH	STREET	EAST	425-191-14	51	SFR	6Z1
395		16TH	STREET	EAST	425-311-53	48	SFR	6Z1
788		16TH	STREET	WEST	424-121-04	54	INDUSTRIAL	6Z1
789		16TH	STREET	WEST	424-131-02	52	COMMERCIAL	6Z1
814		16TH	STREET	WEST	424-112-10	47	COMMERCIAL	6Z1
820		16TH	STREET	WEST	424-112-08	52	COMMERCIAL	6Z1
170		17TH	STREET	EAST	425-413-04	c. 63	COMMERCIAL	5S3
201		17TH	STREET	EAST	425-203-18	51	COMMERCIAL	6Z1
211	297	17TH	STREET	EAST	425-203-19	51	COMMERCIAL	6Z1
250		17TH	STREET	EAST	425-461-02	53	COMMERCIAL	5S3
400		17TH	STREET	EAST	117-321-34	51	COMMERCIAL	6Z1
401		17TH	STREET	EAST	425-143-39	54	COMMERCIAL	6Z1
430		17TH	STREET	EAST	117-321-28	41	COMMERCIAL	6Z1
445		17TH	STREET	EAST	425-143-33	53	COMMERCIAL	5S3
447		17TH	STREET	EAST	425-143-33	C. 09	COMMERCIAL	5S3
480		17TH	STREET	EAST	117-373-27	51	COMMERCIAL	6Z1
647		17TH	STREET	WEST	424-301-01	51	INDUSTRIAL	6Z1
671		17TH	STREET	WEST	424-291-11	52	INDUSTRIAL	6Z1
881		17TH	STREET	WEST	424-101-04	39	MFR	6Z1
885		17TH	STREET	WEST	424-101-03	51	MFR	6Z1
983		17TH	STREET	WEST	424-381-04	46	SFR	6Z1
991		17TH	STREET	WEST	424-381-03	54	MFR	6Z1
995		17TH	STREET	WEST	424-381-02	54	MFR	6Z1
112		18TH	STREET	EAST	425-451-33	50	COMMERCIAL	6Z1
116		18TH	STREET	EAST	425-451-34	36	COMMERCIAL	6Z1
117	119	18TH	STREET	EAST	425-443-16	50	COMMERCIAL	6Z1
120		18TH	STREET	EAST	425-451-35	36	COMMERCIAL	6Z1
121		18TH	STREET	EAST	425-443-15	50	COMMERCIAL	6Z1
123		18TH	STREET	EAST	425-443-13	26	SFR	5S1
127		18TH	STREET	EAST	425-443-12	26	SFR	5S1
132		18TH	STREET	EAST	425-451-41	47	COMMERCIAL	6Z1
138		18TH	STREET	EAST	425-451-40	13	COMMERCIAL	6Z1
146		18TH	STREET	EAST	425-231-01	39	COMMERCIAL	6Z1
150		18TH	STREET	EAST	425-231-02	39	COMMERCIAL	6Z1
162		18TH	STREET	EAST	425-231-03	29	COMMERCIAL	5S3
179		18TH	STREET	EAST	425-415-18	23	SFR	5S1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
190		18TH	STREET	EAST	425-231-08	40	COMMERCIAL	6Z1
192		18TH	STREET	EAST	425-231-09	50	COMMERCIAL	6Z1
196		18TH	STREET	EAST	425-231-10	27	SFR	5S3
209		18TH	STREET	EAST	425-392-39	48	SFR	6Z1
216		18TH	STREET	EAST	425-401-04	44	SFR	6Z1
222		18TH	STREET	EAST	425-401-06	36	SFR	6Z1
224		18TH	STREET	EAST	425-401-07	42	SFR	6Z1
230		18TH	STREET	EAST	425-401-08	41	SFR	6Z1
234		18TH	STREET	EAST	425-401-09	38	SFR	6Z1
238		18TH	STREET	EAST	425-401-10	43	SFR	6Z1
240		18TH	STREET	EAST	425-401-11	48	SFR	6Z1
246		18TH	STREET	EAST	425-401-12	38	SFR	5S3
250		18TH	STREET	EAST	117-211-01	44	SFR	6Z1
256		18TH	STREET	EAST	117-211-02	42	SFR	6Z1
260		18TH	STREET	EAST	117-211-03	42	SFR	6Z1
268		18TH	STREET	EAST	117-211-23	35	SFR	6Z1
270		18TH	STREET	EAST	117-211-05	23	SFR	6Z1
276		18TH	STREET	EAST	117-211-06	44	SFR	6Z1
284		18TH	STREET	EAST	117-211-07	23	SFR	6Z1
290		18TH	STREET	EAST	117-211-08	48	MFR	6Z1
294		18TH	STREET	EAST	117-211-09	48	MFR	6Z1
308		18TH	STREET	EAST	117-251-35	39	SFR	6Z1
310		18TH	STREET	EAST	117-251-15	48	SFR	6Z1
319		18TH	STREET	EAST	425-014-17	25	SFR	6Z1
326		18TH	STREET	EAST	117-251-16	53	SFR	6Z1
327		18TH	STREET	EAST	425-014-15	22	SFR	6Z1
330		18TH	STREET	EAST	117-251-17	43	SFR	6Z1
342		18TH	STREET	EAST	117-251-13	51	SFR	6Z1
348		18TH	STREET	EAST	117-251-12	48	SFR	6Z1
352		18TH	STREET	EAST	117-291-16	46	SFR	6Z1
353		18TH	STREET	EAST	425-022-27	42	SFR	6Z1
377		18TH	STREET	EAST	425-022-23	c. 23	SFR	5S3
381		18TH	STREET	EAST	425-022-25	c. 23	SFR	5S3
382		18TH	STREET	EAST	117-291-21	48	SFR	6Z1
387		18TH	STREET	EAST	425-022-20	50	MFR	6Z1
390		18TH	STREET	EAST	117-291-09	46	SFR	6Z1
391		18TH	STREET	EAST	425-022-19	40	SFR	5S3
395		18TH	STREET	EAST	425-022-18	53	SFR	6Z1
396		18TH	STREET	EAST	117-291-38	45	SFR	6Z1
402		18TH	STREET	EAST	117-332-40	50	SFR	6Z1
408		18TH	STREET	EAST	117-332-39	47	SFR	6Z1
412		18TH	STREET	EAST	117-332-38	46	SFR	6Z1
418		18TH	STREET	EAST	117-332-37	46	SFR	6Z1
422		18TH	STREET	EAST	117-332-36	50	SFR	6Z1
428		18TH	STREET	EAST	117-332-35	47	SFR	6Z1
432		18TH	STREET	EAST	117-332-34	47	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
438		18TH	STREET	EAST	117-332-33	46	SFR	6Z1
442		18TH	STREET	EAST	117-332-32	47	SFR	6Z1
448		18TH	STREET	EAST	117-332-31	46	SFR	6Z1
452		18TH	STREET	EAST	117-332-30	46	SFR	6Z1
455		18TH	STREET	EAST	117-372-20	50	SFR	6Z1
458		18TH	STREET	EAST	117-332-29	47	SFR	6Z1
459		18TH	STREET	EAST	117-372-19	48	SFR	6Z1
462		18TH	STREET	EAST	117-332-28	47	SFR	6Z1
465		18TH	STREET	EAST	117-372-18	48	SFR	6Z1
466		18TH	STREET	EAST	117-332-27	46	SFR	6Z1
469		18TH	STREET	EAST	117-372-17	48	SFR	6Z1
470		18TH	STREET	EAST	117-332-26	46	SFR	6Z1
475		18TH	STREET	EAST	117-372-16	48	SFR	6Z1
476		18TH	STREET	EAST	117-332-25	47	SFR	6Z1
479		18TH	STREET	EAST	117-372-15	48	SFR	6Z1
480		18TH	STREET	EAST	117-332-24	47	SFR	6Z1
485		18TH	STREET	EAST	117-372-14	48	SFR	6Z1
486		18TH	STREET	EAST	117-332-23	46	SFR	6Z1
489		18TH	STREET	EAST	117-372-13	48	SFR	6Z1
492		18TH	STREET	EAST	117-332-22	46	SFR	6Z1
498		18TH	STREET	EAST	117-332-21	47	SFR	6Z1
499		18TH	STREET	EAST	117-372-11	48	SFR	6Z1
565	567	18TH	STREET	WEST	424-271-29	50	GOVERNMENT	5S1
610		18TH	STREET	WEST	424-241-11	50	COMMERCIAL	5S3
618		18TH	STREET	WEST	424-241-12	52	SFR	6Z1
632		18TH	STREET	WEST	424-241-20	50	SFR	6Z1
642	B	18TH	STREET	WEST	424-241-22	48	SFR	6Z1
648		18TH	STREET	WEST	424-241-23	48	SFR	6Z1
650		18TH	STREET	WEST	424-241-24	48	SFR	6Z1
654		18TH	STREET	WEST	424-241-25	48	SFR	6Z1
670		18TH	STREET	WEST	424-241-29	54	MFR	6Z1
676		18TH	STREET	WEST	424-241-31	54	SFR	6Z1
680		18TH	STREET	WEST	424-241-32	47	SFR	6Z1
684		18TH	STREET	WEST	424-241-33	42	SFR	6Z1
686		18TH	STREET	WEST	424-241-34	42	SFR	6Z1
690		18TH	STREET	WEST	424-241-35	50	SFR	6Z1
814		18TH	STREET	WEST	424-182-25	53	MFR	6Z1
830		18TH	STREET	WEST	424-182-27	25	SFR	5S3
834		18TH	STREET	WEST	424-182-28	37	SFR	5S3
862		18TH	STREET	WEST	424-182-32	47	MFR	6Z1
1010		18TH	STREET	WEST	424-331-07	22	SFR	6Z1
1018		18TH	STREET	WEST	424-331-08	50	MFR	6Z1
1026		18TH	STREET	WEST	424-331-09	50	MFR	6Z1
1027		18TH	STREET	WEST	424-421-04	52	SFR	6Z1
1033		18TH	STREET	WEST	424-421-03	50	MFR	6Z1
1036		18TH	STREET	WEST	424-331-11	49	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1042		18TH	STREET	WEST	424-331-12	37	MFR	6Z1
114		19TH	STREET	EAST	426-261-18	46	COMMERCIAL	6Z1
136		19TH	STREET	EAST	426-263-19	47	MFR	6Z1
140		19TH	STREET	EAST	426-263-18	35	COMMERCIAL	5S3
151		19TH	STREET	EAST	425-234-17	24	SFR	5S3
152		19TH	STREET	EAST	426-031-01	34	SFR	5S3
156		19TH	STREET	EAST	426-031-02	50	SFR	6Z1
160		19TH	STREET	EAST	426-031-03	41	SFR	6Z1
164		19TH	STREET	EAST	426-031-04	45	SFR	6Z1
165		19TH	STREET	EAST	425-234-16	44	SFR	6Z1
168		19TH	STREET	EAST	426-031-05	50	MFR	6Z1
169		19TH	STREET	EAST	425-234-15	45	MFR	6Z1
174		19TH	STREET	EAST	426-031-06	44	SFR	6Z1
177		19TH	STREET	EAST	425-234-14	52	SFR	6Z1
178		19TH	STREET	EAST	426-031-07	41	SFR	6Z1
180		19TH	STREET	EAST	426-031-08	41	SFR	6Z1
181		19TH	STREET	EAST	425-234-13	42	SFR	6Z1
184		19TH	STREET	EAST	426-031-09	54	DUPLEX	6Z1
185		19TH	STREET	EAST	425-234-12	41	SFR	6Z1
215		19TH	STREET	EAST	425-404-19	48	SFR	6Z1
216		19TH	STREET	EAST	426-271-20	53	SFR	6Z1
220		19TH	STREET	EAST	426-271-19	37	SFR	6Z1
221		19TH	STREET	EAST	425-404-18	41	SFR	6Z1
223		19TH	STREET	EAST	425-404-17	40	SFR	6Z1
231		19TH	STREET	EAST	425-404-15	30	SFR	5S3
232		19TH	STREET	EAST	426-271-17	26	SFR	6Z1
234		19TH	STREET	EAST	426-271-16	27	SFR	6Z1
235		19TH	STREET	EAST	425-404-14	54	SFR	6Z1
242		19TH	STREET	EAST	426-271-15	13	SFR	6Z1
245		19TH	STREET	EAST	425-404-11	40	SFR	6Z1
248		19TH	STREET	EAST	426-271-14	49	SFR	6Z1
251		19TH	STREET	EAST	117-214-22	40	SFR	6Z1
252		19TH	STREET	EAST	426-281-19	27	SFR	6Z1
253		19TH	STREET	EAST	117-214-21	50	SFR	6Z1
257		19TH	STREET	EAST	117-214-19	47	SFR	6Z1
268		19TH	STREET	EAST	426-281-16	47	SFR	6Z1
271		19TH	STREET	EAST	117-214-18	33	SFR	5S3
273		19TH	STREET	EAST	117-214-17	44	SFR	6Z1
276		19TH	STREET	EAST	426-281-14	45	SFR	6Z1
279		19TH	STREET	EAST	117-214-16	23	SFR	5S3
283		19TH	STREET	EAST	117-214-15	40	SFR	6Z1
285		19TH	STREET	EAST	117-214-14	22	SFR	5S3
286		19TH	STREET	EAST	426-281-13	53	SFR	6Z1
291		19TH	STREET	EAST	117-214-13	39	SFR	6Z1
295		19TH	STREET	EAST	117-214-12	48	SFR	6Z1
303		19TH	STREET	EAST	117-254-23	45	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
305		19TH	STREET	EAST	117-254-22	45	SFR	6Z1
307		19TH	STREET	EAST	117-254-21	45	SFR	6Z1
309		19TH	STREET	EAST	117-254-20	45	SFR	6Z1
310		19TH	STREET	EAST	426-291-17	48	SFR	6Z1
316		19TH	STREET	EAST	426-291-16	49	SFR	6Z1
320		19TH	STREET	EAST	426-291-15	49	SFR	6Z1
321		19TH	STREET	EAST	117-254-19	45	SFR	6Z1
324		19TH	STREET	EAST	426-291-14	49	SFR	6Z1
325		19TH	STREET	EAST	117-254-18	45	SFR	6Z1
328		19TH	STREET	EAST	426-291-13	49	SFR	6Z1
329		19TH	STREET	EAST	117-254-17	45	SFR	6Z1
333		19TH	STREET	EAST	117-254-16	45	SFR	6Z1
334		19TH	STREET	EAST	426-291-12	49	SFR	6Z1
338		19TH	STREET	EAST	426-291-11	49	SFR	6Z1
339		19TH	STREET	EAST	117-254-15	45	SFR	6Z1
341		19TH	STREET	EAST	117-254-14	45	SFR	6Z1
345		19TH	STREET	EAST	117-254-13	45	SFR	6Z1
346		19TH	STREET	EAST	426-291-10	49	SFR	6Z1
352		19TH	STREET	EAST	426-301-23	46	SFR	6Z1
355		19TH	STREET	EAST	117-294-19	46	SFR	6Z1
358		19TH	STREET	EAST	426-301-22	47	SFR	6Z1
359		19TH	STREET	EAST	117-294-18	46	SFR	6Z1
365		19TH	STREET	EAST	117-294-17	46	SFR	6Z1
366		19TH	STREET	EAST	426-301-20	46	SFR	6Z1
368		19TH	STREET	EAST	426-301-19	54	SFR	6Z1
369		19TH	STREET	EAST	117-294-16	46	SFR	6Z1
375		19TH	STREET	EAST	117-294-15	46	SFR	6Z1
378		19TH	STREET	EAST	426-301-16	54	SFR	6Z1
379		19TH	STREET	EAST	117-294-14	46	SFR	6Z1
385		19TH	STREET	EAST	117-294-13	53	SFR	6Z1
388		19TH	STREET	EAST	426-301-14	48	SFR	6Z1
389		19TH	STREET	EAST	117-294-12	46	SFR	6Z1
392		19TH	STREET	EAST	426-301-13	43	SFR	6Z1
395		19TH	STREET	EAST	117-294-11	54	SFR	6Z1
399		19TH	STREET	EAST	117-294-10	46	SFR	6Z1
402		19TH	STREET	EAST	426-311-20	50	SFR	6Z1
406		19TH	STREET	EAST	426-311-19	50	SFR	6Z1
412		19TH	STREET	EAST	426-311-18	50	SFR	6Z1
416		19TH	STREET	EAST	426-311-17	50	SFR	6Z1
422		19TH	STREET	EAST	426-311-16	50	SFR	6Z1
426		19TH	STREET	EAST	426-311-15	50	SFR	6Z1
430		19TH	STREET	EAST	426-311-14	50	SFR	6Z1
433		19TH	STREET	EAST	117-341-34	51	MFR	6Z1
436		19TH	STREET	EAST	426-311-13	51	SFR	6Z1
437		19TH	STREET	EAST	117-341-33	51	SFR	6Z1
440		19TH	STREET	EAST	426-311-12	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
441		19TH	STREET	EAST	117-341-32	50	SFR	6Z1
446		19TH	STREET	EAST	426-311-11	50	SFR	6Z1
447		19TH	STREET	EAST	117-341-31	50	SFR	6Z1
452		19TH	STREET	EAST	426-321-20	50	SFR	6Z1
453		19TH	STREET	EAST	117-341-30	47	SFR	6Z1
456		19TH	STREET	EAST	426-321-19	50	SFR	6Z1
459		19TH	STREET	EAST	117-341-29	48	SFR	6Z1
460		19TH	STREET	EAST	426-321-18	50	SFR	6Z1
463		19TH	STREET	EAST	117-341-28	47	SFR	6Z1
466		19TH	STREET	EAST	426-321-17	50	SFR	6Z1
467		19TH	STREET	EAST	117-341-27	53	SFR	6Z1
470		19TH	STREET	EAST	426-321-16	50	SFR	6Z1
471		19TH	STREET	EAST	117-341-26	47	SFR	6Z1
476		19TH	STREET	EAST	426-321-15	50	SFR	6Z1
477		19TH	STREET	EAST	117-341-25	48	SFR	6Z1
480		19TH	STREET	EAST	426-321-14	50	SFR	6Z1
481		19TH	STREET	EAST	117-341-24	47	SFR	6Z1
484		19TH	STREET	EAST	426-321-13	51	SFR	6Z1
487		19TH	STREET	EAST	117-341-23	50	SFR	6Z1
490		19TH	STREET	EAST	426-321-12	50	SFR	6Z1
493		19TH	STREET	EAST	117-341-22	49	SFR	6Z1
496		19TH	STREET	EAST	426-321-11	50	SFR	6Z1
499		19TH	STREET	EAST	117-341-21	53	SFR	6Z1
420		19TH	STREET	WEST	419-205-05	28	RELIGIOUS	3S1
724		19TH	STREET	WEST	422-262-21	38	COMMERCIAL	6Z1
752		19TH	STREET	WEST	422-271-20	53	COMMERCIAL	6Z1
756		19TH	STREET	WEST	422-271-21	49	COMMERCIAL	6Z1
758		19TH	STREET	WEST	422-271-22	48	COMMERCIAL	6Z1
766		19TH	STREET	WEST	422-271-23	50	COMMERCIAL	6Z1
770		19TH	STREET	WEST	422-271-24	47	COMMERCIAL	6Z1
774		19TH	STREET	WEST	422-272-16	54	COMMERCIAL	6Z1
803	845	19TH	STREET	WEST	424-191-10	54	COMMERCIAL	6Z1
814		19TH	STREET	WEST	422-301-15	49	COMMERCIAL	6Z1
830		19TH	STREET	WEST	422-301-17	51	COMMERCIAL	6Z1
874		19TH	STREET	WEST	422-512-23	53	SFR	6Z1
904		19TH	STREET	WEST	422-524-21	53	SFR	6Z1
924		19TH	STREET	WEST	422-524-17	54	SFR	6Z1
977		19TH	STREET	WEST	424-321-03	45	COMMERCIAL	6Z1
989		19TH	STREET	WEST	424-321-02	51	COMMERCIAL	6Z1
124		20TH	STREET	EAST	426-181-18	27	SFR	5S3
133		20TH	STREET	EAST	426-264-13	48	MFR	6Z1
140		20TH	STREET	EAST	426-181-22	48	SFR	6Z1
142		20TH	STREET	EAST	426-181-23	46	SFR	6Z1
144		20TH	STREET	EAST	426-181-26	48	SFR	6Z1
160		20TH	STREET	EAST	426-191-03	26	SFR	6Z1
166		20TH	STREET	EAST	426-191-05	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
178		20TH	STREET	EAST	426-191-06	54	SFR	6Z1
184		20TH	STREET	EAST	426-191-07	23	SFR	5S3
198		20TH	STREET	EAST	426-191-10	24	SFR	5S3
211		20TH	STREET	EAST	426-273-06	46	SFR	6Z1
215		20TH	STREET	EAST	426-273-07	46	SFR	6Z1
217		20TH	STREET	EAST	426-273-08	53	SFR	6Z1
222		20TH	STREET	EAST	426-201-09	33	SFR	6Z1
227		20TH	STREET	EAST	426-273-12	46	SFR	6Z1
228		20TH	STREET	EAST	426-201-10	48	SFR	6Z1
234		20TH	STREET	EAST	426-201-13	47	SFR	6Z1
237		20TH	STREET	EAST	426-273-11	47	SFR	6Z1
248		20TH	STREET	EAST	426-201-18	33	SFR	6Z1
252		20TH	STREET	EAST	426-211-01	41	SFR	6Z1
258		20TH	STREET	EAST	426-211-20	37	SFR	6Z1
264		20TH	STREET	EAST	426-211-19	51	SFR	6Z1
265		20TH	STREET	EAST	426-284-03	35	SFR	6Z1
273		20TH	STREET	EAST	426-284-05	19	SFR	6Z1
279		20TH	STREET	EAST	426-284-06	52	SFR	6Z1
281		20TH	STREET	EAST	426-284-07	28	SFR	6Z1
282		20TH	STREET	EAST	426-211-15	47	SFR	6Z1
289		20TH	STREET	EAST	426-284-08	48	SFR	6Z1
295		20TH	STREET	EAST	426-284-09	37	SFR	6Z1
312		20TH	STREET	EAST	426-221-41	54	MFR	6Z1
350		20TH	STREET	EAST	426-234-01	36	SFR	6Z1
353		20TH	STREET	EAST	426-304-02	50	SFR	6Z1
359		20TH	STREET	EAST	426-304-03	50	SFR	6Z1
363		20TH	STREET	EAST	426-304-04	50	SFR	6Z1
369		20TH	STREET	EAST	426-304-05	50	SFR	6Z1
375		20TH	STREET	EAST	426-304-06	50	SFR	6Z1
379		20TH	STREET	EAST	426-304-07	50	SFR	6Z1
380		20TH	STREET	EAST	426-231-15	52	SFR	6Z1
386		20TH	STREET	EAST	426-231-14	52	SFR	6Z1
388		20TH	STREET	EAST	426-231-13	52	SFR	6Z1
389		20TH	STREET	EAST	426-304-08	50	SFR	6Z1
394		20TH	STREET	EAST	426-231-12	52	SFR	6Z1
396		20TH	STREET	EAST	426-231-11	52	SFR	6Z1
410		20TH	STREET	EAST	426-241-31	49	SFR	6Z1
417		20TH	STREET	EAST	426-312-39	53	SFR	6Z1
437		20TH	STREET	EAST	426-312-43	52	SFR	6Z1
445		20TH	STREET	EAST	426-312-45	49	SFR	6Z1
459		20TH	STREET	EAST	426-324-03	52	SFR	6Z1
461		20TH	STREET	EAST	426-324-04	53	SFR	6Z1
469		20TH	STREET	EAST	426-324-05	53	SFR	6Z1
481		20TH	STREET	EAST	426-324-07	52	SFR	6Z1
483		20TH	STREET	EAST	426-324-08	51	SFR	6Z1
489		20TH	STREET	EAST	426-324-09	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
708		20TH	STREET	WEST	422-251-09	49	SFR	6Z1
709		20TH	STREET	WEST	422-261-02	49	SFR	6Z1
711		20TH	STREET	WEST	422-261-03	53	MFR	6Z1
721		20TH	STREET	WEST	422-261-04	52	SFR	6Z1
724		20TH	STREET	WEST	422-252-20	45	SFR	6Z1
725		20TH	STREET	WEST	422-262-01	52	SFR	6Z1
732		20TH	STREET	WEST	422-252-21	49	SFR	6Z1
734		20TH	STREET	WEST	422-252-22	49	SFR	6Z1
743		20TH	STREET	WEST	422-262-04	53	SFR	6Z1
752		20TH	STREET	WEST	422-281-18	49	SFR	6Z1
863		20TH	STREET	WEST	422-512-47	54	SFR	6Z1
883		20TH	STREET	WEST	422-513-29	54	SFR	6Z1
900		20TH	STREET	WEST	422-494-41	53	SFR	6Z1
904		20TH	STREET	WEST	422-494-42	54	SFR	6Z1
909		20TH	STREET	WEST	422-494-49	54	SFR	6Z1
910		20TH	STREET	WEST	422-494-43	54	SFR	6Z1
913		20TH	STREET	WEST	422-494-48	54	SFR	6Z1
914		20TH	STREET	WEST	422-494-44	54	SFR	6Z1
919		20TH	STREET	WEST	422-494-47	54	SFR	6Z1
920		20TH	STREET	WEST	422-494-45	54	SFR	6Z1
923		20TH	STREET	WEST	422-494-46	54	SFR	6Z1
128		21ST	STREET	EAST	426-121-03	49	MFR	6Z1
130		21ST	STREET	EAST	426-121-04	49	SFR	6Z1
132		21ST	STREET	EAST	426-121-05	46	SFR	6Z1
133		21ST	STREET	EAST	426-182-14	50	SFR	6Z1
136		21ST	STREET	EAST	426-121-06	28	SFR	6Z1
140		21ST	STREET	EAST	426-121-07	46	SFR	6Z1
147		21ST	STREET	EAST	426-182-17	50	SFR	6Z1
161		21ST	STREET	EAST	426-193-20	41	SFR	6Z1
163		21ST	STREET	EAST	426-193-19	41	SFR	6Z1
201		21ST	STREET	EAST	426-202-13	54	SFR	6Z1
202		21ST	STREET	EAST	426-141-01	51	SFR	6Z1
208		21ST	STREET	EAST	426-141-40	51	SFR	6Z1
214		21ST	STREET	EAST	426-141-39	51	SFR	6Z1
226		21ST	STREET	EAST	426-141-37	46	SFR	6Z1
232		21ST	STREET	EAST	426-141-36	54	SFR	6Z1
244		21ST	STREET	EAST	426-142-01	54	SFR	6Z1
262		21ST	STREET	EAST	426-151-03	48	SFR	6Z1
263		21ST	STREET	EAST	426-215-04	54	SFR	6Z1
267		21ST	STREET	EAST	426-215-05	54	SFR	6Z1
278		21ST	STREET	EAST	426-151-12	45	SFR	6Z1
313		21ST	STREET	EAST	426-221-27	45	SFR	6Z1
341		21ST	STREET	EAST	426-221-32	18	SFR	6Z1
353		21ST	STREET	EAST	426-233-04	53	SFR	6Z1
395		21ST	STREET	EAST	426-232-34	20	SFR	6Z1
112		22ND	STREET		426-051-09	50	COMMERCIAL	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
152		22ND	STREET		426-061-01	51	SFR	6Z1
156		22ND	STREET		426-061-19	53	MFR	6Z1
157		22ND	STREET		426-133-05	47	SFR	6Z1
160		22ND	STREET		426-061-18	26	SFR	6Z1
162		22ND	STREET		426-061-17	42	SFR	6Z1
163		22ND	STREET		426-133-06	50	SFR	6Z1
165		22ND	STREET		426-133-07	46	SFR	6Z1
171		22ND	STREET		426-133-08	46	SFR	6Z1
172		22ND	STREET		426-061-16	50	SFR	6Z1
180		22ND	STREET		426-061-14	38	SFR	6Z1
181		22ND	STREET		426-133-11	51	MFR	6Z1
187		22ND	STREET		426-133-12	52	SFR	6Z1
204		22ND	STREET		426-071-01	8/12/15	SFR	5S3
214		22ND	STREET		426-071-25	53	SFR	6Z1
215		22ND	STREET		426-144-05	49	SFR	6Z1
218		22ND	STREET		426-071-23	29	SFR	6Z1
221		22ND	STREET		426-144-06	54	SFR	6Z1
224		22ND	STREET		426-071-22	53	SFR	6Z1
227		22ND	STREET		426-144-07	48	SFR	6Z1
233		22ND	STREET		426-144-08	48	SFR	6Z1
239		22ND	STREET		426-144-10	47	SFR	6Z1
243		22ND	STREET		426-144-11	33	SFR	6Z1
244		22ND	STREET		426-071-18	30	SFR	6Z1
249		22ND	STREET		426-144-12	48	SFR	6Z1
275		22ND	STREET		426-153-16	53	SFR	6Z1
285		22ND	STREET		426-153-08	49	SFR	6Z1
288		22ND	STREET		426-081-12	48	SFR	6Z1
289		22ND	STREET		426-153-09	49	SFR	6Z1
315		22ND	STREET		426-161-19	48	SFR	6Z1
316		22ND	STREET		426-041-09	52	SFR	6Z1
320		22ND	STREET		426-041-08	51	SFR	6Z1
326		22ND	STREET		426-041-07	54	SFR	6Z1
333		22ND	STREET		426-161-23	49	SFR	6Z1
344		22ND	STREET		426-041-01	37	SFR	6Z1
350		22ND	STREET		426-041-02	37	SFR	6Z1
359		22ND	STREET		426-171-08	53	SFR	6Z1
381		22ND	STREET		426-171-13	52	SFR	6Z1
385		22ND	STREET		426-171-12	53	SFR	6Z1
109		23RD	STREET		426-054-03	46	COMMERCIAL	6Z1
117		23RD	STREET			C. 04	SFR	5S3
119		23RD	STREET		426-054-06	54	COMMERCIAL	6Z1
127		23RD	STREET		426-054-09	26	SFR	6Z1
147		23RD	STREET		426-054-10	38	SFR	6Z1
160		23RD	STREET		439-261-02	38	SFR	6Z1
165		23RD	STREET		426-064-04	24	SFR	6Z1
167		23RD	STREET		426-064-05	24	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
169	B	23RD	STREET		426-064-06	27	SFR	6Z1
170		23RD	STREET		439-261-05	46	SFR	6Z1
191		23RD	STREET		426-064-10	24	SFR	6Z1
215		23RD	STREET		426-074-04	53	SFR	6Z1
225		23RD	STREET		426-074-06	20	SFR	6Z1
235		23RD	STREET		426-074-08	51	SFR	6Z1
237		23RD	STREET		426-074-09	20	MFR	6Z1
263		23RD	STREET		426-084-04	50	SFR	6Z1
267		23RD	STREET		426-084-05	53	SFR	6Z1
277		23RD	STREET		426-084-07	49	SFR	6Z1
287	289	23RD	STREET		426-084-09	47	SFR	6Z1
289		23RD	STREET		426-084-10	20	SFR	6Z1
291		23RD	STREET		426-084-11	52	SFR	6Z1
297		23RD	STREET		426-084-12	53	SFR	6Z1
308		23RD	STREET		119-332-21	52	SFR	6Z1
226		24TH	PLACE		119-101-10	52	SFR	6Z1
227		24TH	PLACE		119-101-72	53	SFR	6Z1
230		24TH	PLACE		119-101-11	52	SFR	6Z1
234		24TH	PLACE		119-101-12	52	SFR	6Z1
235		24TH	PLACE		119-101-07	52	SFR	6Z1
239		24TH	PLACE		119-101-06	52	SFR	6Z1
240		24TH	PLACE		119-101-13	52	SFR	6Z1
244		24TH	PLACE		439-331-01	52	SFR	6Z1
248		24TH	PLACE		439-331-02	52	SFR	6Z1
249		24TH	PLACE		439-332-40	51	SFR	6Z1
251		24TH	PLACE		439-332-39	53	SFR	6Z1
456		ABBIE	WAY		117-372-01	48	SFR	6Z1
459		ABBIE	WAY		117-372-21	48	SFR	6Z1
460		ABBIE	WAY		117-372-02	48	SFR	6Z1
461		ABBIE	WAY		117-372-22	48	SFR	6Z1
464		ABBIE	WAY		117-372-03	50	SFR	6Z1
465		ABBIE	WAY		117-372-23	49	SFR	6Z1
468		ABBIE	WAY		117-372-04	48	SFR	6Z1
469		ABBIE	WAY		117-372-24	48	SFR	6Z1
472		ABBIE	WAY		117-372-05	49	SFR	6Z1
473		ABBIE	WAY		117-372-25	48	SFR	6Z1
478		ABBIE	WAY		117-372-06	50	SFR	6Z1
479		ABBIE	WAY		117-372-26	45	SFR	6Z1
482		ABBIE	WAY		117-372-07	48	SFR	6Z1
483		ABBIE	WAY		117-372-27	50	SFR	6Z1
487		ABBIE	WAY		117-372-28	49	SFR	6Z1
488		ABBIE	WAY		117-372-08	48	SFR	6Z1
492		ABBIE	WAY		117-372-09	48	SFR	6Z1
493		ABBIE	WAY		117-372-29	50	SFR	6Z1
497		ABBIE	WAY		117-372-30	50	SFR	6Z1
498		ABBIE	WAY		117-372-10	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1534		ADAMS	AVENUE		139-304-16	63	THEATRE	5S1
1900		ADAMS	AVENUE		139-351-28	c. 1823	ADOBE	3S1
124		ALBERT	PLACE		426-054-17	38	COMMERCIAL	6Z1
131		ALBERT	PLACE		426-053-04	50	MFR	6Z1
139		ALBERT	PLACE		426-053-06	32	SFR	6Z1
147		ALBERT	PLACE		426-	c. 23	SFR	5S1
151		ALBERT	PLACE		426-063-02	23	SFR	6Z1
154		ALBERT	PLACE		426-064-21	36	SFR	6Z1
159		ALBERT	PLACE		426-063-03	51	SFR	6Z1
163		ALBERT	PLACE		426-063-04	23	SFR	6Z1
164		ALBERT	PLACE		426-064-20	48	SFR	6Z1
165		ALBERT	PLACE		426-063-05	22	SFR	6Z1
167		ALBERT	PLACE		426-063-06	34	SFR	6Z1
171		ALBERT	PLACE		426-063-07	45	SFR	6Z1
175		ALBERT	PLACE		426-063-08	22	SFR	6Z1
177		ALBERT	PLACE		426-063-09	20	SFR	6Z1
178		ALBERT	PLACE		426-064-17	53	SFR	6Z1
181		ALBERT	PLACE		426-063-10	41	SFR	6Z1
187		ALBERT	PLACE		426-063-11	40	SFR	6Z1
190		ALBERT	PLACE		426-064-14	21	SFR	6Z1
195		ALBERT	PLACE		426-063-13	24	SFR	5S1
228	230	ALBERT	PLACE		426-074-15	47	MFR	6Z1
1951		ALISO	AVENUE		426-322-19	54	SFR	6Z1
1955		ALISO	AVENUE		426-322-20	54	SFR	6Z1
1961		ALISO	AVENUE		426-322-21	54	SFR	6Z1
1967		ALISO	AVENUE		426-322-22	54	SFR	6Z1
303		ALVA	LANE		426-294-01	53	SFR	6Z1
1758		ANAHEIM	AVENUE		424-271-18	34	SFR	6Z1
1762		ANAHEIM	AVENUE		424-271-20	23	SFR	6Z1
1776		ANAHEIM	AVENUE		424-272-07	17	SFR	6Z1
1780		ANAHEIM	AVENUE		424-272-08	22	MFR	6Z1
1865		ANAHEIM	AVENUE		424-212-23	54	SFR	6Z1
1875		ANAHEIM	AVENUE		424-212-22	54	SFR	6Z1
1885		ANAHEIM	AVENUE		424-211-12	15/49	RELIGIOUS	5S3
1917		ANAHEIM	AVENUE		422-142-19	27	COMMERCIAL	6Z1
1920		ANAHEIM	AVENUE		422-141-23	24	SFR	5S3
1922		ANAHEIM	AVENUE		422-141-24	53	SFR	6Z1
1929		ANAHEIM	AVENUE			c. 22	SFR	5S3
1932		ANAHEIM	AVENUE		422-141-26	49	SFR	6Z1
1968		ANAHEIM	AVENUE		422-141-34	54	SFR	6Z1
1972		ANAHEIM	AVENUE		422-141-35	54	MFR	6Z1
1976		ANAHEIM	AVENUE		422-141-36	52	SFR	6Z1
1995		ANAHEIM	AVENUE		422-142-03	47	SFR	6Z1
2002		ANAHEIM	AVENUE		422-134-08	54	SFR	6Z1
2008		ANAHEIM	AVENUE		422-134-07	52	SFR	6Z1
2029		ANAHEIM	AVENUE		422-135-17	20	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2038		ANAHEIM	AVENUE		422-133-08	54	SFR	6Z1
2042		ANAHEIM	AVENUE		422-133-07	54	SFR	6Z1
2045		ANAHEIM	AVENUE		422-135-01	54	SFR	6Z1
2046		ANAHEIM	AVENUE		422-133-06	54	SFR	6Z1
863		ARBOR	STREET		422-512-32	54	SFR	6Z1
869		ARBOR	STREET		422-512-31	54	SFR	6Z1
870		ARBOR	STREET		422-513-14	50	SFR	6Z1
873		ARBOR	STREET		422-512-30	54	SFR	6Z1
879		ARBOR	STREET		422-512-29	54	SFR	6Z1
880		ARBOR	STREET		422-513-15	54	SFR	6Z1
883		ARBOR	STREET		422-512-28	54	SFR	6Z1
889		ARBOR	STREET		422-512-27	54	SFR	6Z1
900		ARBOR	STREET		422-523-19	54	SFR	6Z1
904		ARBOR	STREET		422-523-18	54	SFR	6Z1
909		ARBOR	STREET		422-524-02	54	SFR	6Z1
910		ARBOR	STREET		422-523-17	54	SFR	6Z1
913		ARBOR	STREET		422-524-03	54	SFR	6Z1
914		ARBOR	STREET		422-523-16	54	SFR	6Z1
919		ARBOR	STREET		422-524-04	54	SFR	6Z1
920		ARBOR	STREET		422-523-15	54	SFR	6Z1
923		ARBOR	STREET		422-524-05	54	SFR	6Z1
924		ARBOR	STREET		422-523-14	54	SFR	6Z1
929		ARBOR	STREET		422-524-06	54	SFR	6Z1
930		ARBOR	STREET		422-523-13	54	SFR	6Z1
933		ARBOR	STREET		422-524-07	54	SFR	6Z1
934		ARBOR	STREET		422-523-12	54	PUD	6Z1
939		ARBOR	STREET		422-524-08	54	SFR	6Z1
940		ARBOR	STREET		422-523-11	50	SFR	6Z1
943		ARBOR	STREET		422-524-09	53	SFR	6Z1
949		ARBOR	STREET		422-524-10	54	SFR	6Z1
953		ARBOR	STREET		422-524-11	54	SFR	6Z1
959		ARBOR	STREET		422-531-08	54	SFR	6Z1
963		ARBOR	STREET		422-531-07	54	SFR	6Z1
969		ARBOR	STREET		422-531-06	54	SFR	6Z1
973		ARBOR	STREET		422-531-05	54	SFR	6Z1
979		ARBOR	STREET		422-531-04	54	SFR	6Z1
980		ARBOR	STREET		422-532-02	54	SFR	6Z1
989		ARBOR	STREET		422-531-02	54	SFR	6Z1
1000		ARBOR	STREET		422-532-14	54	SFR	6Z1
1004		ARBOR	STREET		422-532-15	52	SFR	6Z1
1010		ARBOR	STREET		422-532-16	54	SFR	6Z1
1013		ARBOR	STREET		422-532-19	54	SFR	6Z1
1019		ARBOR	STREET		422-532-18	54	SFR	6Z1
970		ARLINGTON	AVENUE		141-342-43	c. 30	GOVERNMENT	5S3
219		AVOCADO	STREET		419-111-08	47	COMMERCIAL	6Z1
221		AVOCADO	STREET		419-111-06	36	COMMERCIAL	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
234		AVOCADO	STREET		419-012-17	46	SFR	6Z1
238		AVOCADO	STREET		419-012-13	24	MFR	6Z1
251		AVOCADO	STREET		419-111-02	25	SFR	6Z1
327		AVOCADO	STREET		419-071-13	27	SFR	5S3
363		AVOCADO	STREET		419-071-36	16	SFR	6Z1
3046		BABB	STREET		418-081-03	21	SFR	6Z1
1151		BAKER	STREET		141-211-03	40	COMMERCIAL	6Z1
1247		BAKER	STREET		141-201-09	53	SFR	6Z1
1293		BAKER	STREET		141-201-28	28/30	SFR	5S1
1301		BAKER	STREET		141-201-01	46	SFR	6Z1
14022		BAKER	STREET		418-212-01	42	MFR	6Z1
331		BAY	STREET	WEST	419-221-04	44	COMMERCIAL	6Z1
333		BAY	STREET	WEST	419-221-03	38	MFR	6Z1
351		BAY	STREET	WEST	419-221-02	32	MFR	6Z1
423	-1/2	BAY	STREET	WEST	419-192-02	23	MFR	6Z1
431		BAY	STREET	WEST	419-192-01	50	SFR	6Z1
443		BAY	STREET	WEST	419-191-04	45	COMMERCIAL	6Z1
580		BAY	STREET	WEST	422-132-26	54	SFR	6Z1
583		BAY	STREET	WEST	422-133-03	54	SFR	6Z1
584		BAY	STREET	WEST	422-132-25	54	SFR	6Z1
585		BAY	STREET	WEST	422-133-04	54	SFR	6Z1
587		BAY	STREET	WEST	422-133-05	54	SFR	6Z1
588		BAY	STREET	WEST	422-132-23	54	SFR	6Z1
594		BAY	STREET	WEST	422-132-21	54	SFR	6Z1
607		BAY	STREET	WEST	422-135-02	54	SFR	6Z1
610		BAY	STREET	WEST	422-132-18	54	SFR	6Z1
611		BAY	STREET	WEST	422-135-03	54	SFR	6Z1
614		BAY	STREET	WEST	422-132-17	54	SFR	6Z1
615		BAY	STREET	WEST	422-135-04	54	SFR	6Z1
616		BAY	STREET	WEST	422-132-16	54	SFR	6Z1
619		BAY	STREET	WEST	422-135-05	54	SFR	6Z1
400		BERNARD	STREET		419-202-15	44	SFR	6Z1
404		BERNARD	STREET		419-202-14	42	SFR	6Z1
414		BERNARD	STREET		419-202-12	40	SFR	6Z1
420		BERNARD	STREET		419-202-11	54	SFR	6Z1
424		BERNARD	STREET		419-202-10	40	SFR	6Z1
515		BERNARD	STREET		422-103-38	45	SFR	6Z1
519		BERNARD	STREET		422-103-36	26	SFR	6Z1
522		BERNARD	STREET		422-101-12	45	SFR	6Z1
523		BERNARD	STREET		422-103-35	32	MFR	6Z1
526		BERNARD	STREET		422-101-13	45	SFR	6Z1
527		BERNARD	STREET		422-103-34	54	MFR	6Z1
531		BERNARD	STREET		422-103-33	53	MFR	6Z1
540		BERNARD	STREET		422-102-09	48	SFR	6Z1
549		BERNARD	STREET		422-103-29	46	SFR	6Z1
552		BERNARD	STREET		422-102-15	49	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
555		BERNARD	STREET		422-103-28	53	SFR	6Z1
1202		BRISTOL	STREET		439-321-07	43	COMMERCIAL	6Z1
2432	2449	BRITTANYWOODS	LANE			c. 20	MFR/EDUCATI	5S3
110		BROADWAY			425-452-02	30	COMMERCIAL	6Z1
124		BROADWAY			425-452-05	47	HOSPITAL	6Z1
125		BROADWAY			425-451-19	39	COMMERCIAL	6Z1
126		BROADWAY			425-452-06	45	MFR	6Z1
130		BROADWAY			425-452-07	39	MFR	6Z1
131		BROADWAY			425-451-21	41	COMMERCIAL	6Z1
135		BROADWAY			425-451-22	36	MFR	6Z1
161		BROADWAY			425-232-16	48	SFR	6Z1
162		BROADWAY			425-233-01	28	SFR	6Z1
163		BROADWAY			425-232-15	51	SFR	6Z1
167		BROADWAY			425-232-14	50	SFR	6Z1
170		BROADWAY			425-233-04	40	SFR	6Z1
174		BROADWAY			425-233-05	50	SFR	6Z1
179		BROADWAY			425-232-12	41	SFR	6Z1
180		BROADWAY			425-233-06	52	SFR	6Z1
181		BROADWAY			425-232-11	49	SFR	6Z1
185		BROADWAY			425-232-10	52	SFR	6Z1
188		BROADWAY			425-233-07	35	SFR	6Z1
195		BROADWAY			425-232-09	30	SFR	6Z1
200		BROADWAY			425-403-01	38	SFR	6Z1
201		BROADWAY			425-402-23	30	SFR	5S3
204		BROADWAY			425-403-02	45	SFR	6Z1
208		BROADWAY			425-403-03	25	SFR	5S3
209		BROADWAY			425-402-22	39	SFR	6Z1
211		BROADWAY			425-402-21	39	SFR	6Z1
212		BROADWAY			425-403-04	25	SFR	6Z1
215		BROADWAY			425-402-20	41	SFR	6Z1
216		BROADWAY			425-403-05	47	SFR	6Z1
219		BROADWAY			425-402-19	41	SFR	6Z1
221		BROADWAY			425-402-18	28	SFR	6Z1
222		BROADWAY			425-403-06	51	SFR	6Z1
226		BROADWAY			425-403-07	28	SFR	5S3
227		BROADWAY			425-402-17	41	SFR	6Z1
230		BROADWAY			425-403-08	24	SFR	5S3
231		BROADWAY			425-402-16	47	SFR	6Z1
234		BROADWAY			425-403-09	51	SFR	6Z1
235		BROADWAY			425-402-15	35	SFR	5S3
236		BROADWAY			425-403-10	53	SFR	6Z1
237		BROADWAY			425-402-14	41	SFR	6Z1
240		BROADWAY			425-403-11	28	SFR	5S3
241		BROADWAY			425-402-13	30	SFR	6Z1
244		BROADWAY			425-403-12	28	SFR	5S3
245		BROADWAY			425-402-12	40	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
250		BROADWAY			117-213-01	27	SFR	5S3
255		BROADWAY			117-212-23	52	SFR	6Z1
256		BROADWAY			117-213-03	25	SFR	5S3
259		BROADWAY			117-212-22	37	SFR	6Z1
260		BROADWAY			117-213-04	40	SFR	6Z1
263		BROADWAY			117-212-21	37	SFR	6Z1
265		BROADWAY			117-212-20	42	SFR	6Z1
270		BROADWAY			117-213-05	30	SFR	5S3
272		BROADWAY			117-213-06	39	SFR	6Z1
274		BROADWAY			117-213-08	34	SFR	5S3
275		BROADWAY			117-212-19	47	SFR	6Z1
276		BROADWAY			117-213-07	30	SFR	5S3
278		BROADWAY			117-213-09	48	SFR	6Z1
279		BROADWAY			117-212-18	38	SFR	6Z1
280		BROADWAY			117-213-10	40	SFR	6Z1
283		BROADWAY			117-212-17	50	SFR	6Z1
285		BROADWAY			117-212-16	42	SFR	6Z1
291		BROADWAY			117-212-15	38	SFR	6Z1
295		BROADWAY			117-212-14	49	SFR	6Z1
298		BROADWAY			117-213-12	54	SFR	6Z1
299		BROADWAY			117-212-13	41	SFR	6Z1
300		BROADWAY			117-253-01	45	MFR	6Z1
301		BROADWAY			117-252-22	48	SFR	6Z1
304		BROADWAY			117-253-02	45	MFR	6Z1
305		BROADWAY			117-252-21	50	SFR	6Z1
308		BROADWAY			117-253-03	45	MFR	6Z1
309		BROADWAY			117-252-23	49	SFR	6Z1
313		BROADWAY			117-252-24	49	MFR	6Z1
314		BROADWAY			117-253-04	46	SFR	6Z1
316	-318	BROADWAY			117-253-05	45	SFR	6Z1
317		BROADWAY			117-252-18	50	SFR	6Z1
320		BROADWAY			117-253-06	46	SFR	6Z1
321		BROADWAY			117-252-17	50	SFR	6Z1
324		BROADWAY			117-253-07	46	SFR	6Z1
325		BROADWAY			117-252-16	53	SFR	6Z1
328		BROADWAY			117-253-08	45	MFR	6Z1
329		BROADWAY			117-252-15	54	SFR	6Z1
332		BROADWAY			117-253-09	46	SFR	6Z1
333		BROADWAY			117-252-14	51	SFR	6Z1
338		BROADWAY			117-253-10	45	MFR	6Z1
340		BROADWAY			117-253-11	46	SFR	6Z1
344		BROADWAY			117-253-12	45	MFR	6Z1
345		BROADWAY			117-252-28	54	SFR	6Z1
353		BROADWAY			117-292-24	47	SFR	6Z1
354		BROADWAY			117-293-26	41	MFR	6Z1
359		BROADWAY			117-292-21	40	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
360		BROADWAY			117-293-21	52	MFR	6Z1
364		BROADWAY			117-293-02	40	SFR	6Z1
369		BROADWAY			117-292-19	40	SFR	6Z1
375		BROADWAY			117-292-18	50	SFR	6Z1
376		BROADWAY			117-293-04	50	SFR	6Z1
379		BROADWAY			117-292-17	40	SFR	6Z1
380		BROADWAY			117-293-05	48	SFR	6Z1
383		BROADWAY			117-292-16	50	SFR	6Z1
384		BROADWAY			117-293-06	46	SFR	6Z1
385		BROADWAY			117-292-15	40	SFR	6Z1
386		BROADWAY			117-293-07	48	SFR	6Z1
388		BROADWAY			117-293-08	41	SFR	6Z1
390		BROADWAY			117-293-09	48	SFR	6Z1
391		BROADWAY			117-292-14	45	SFR	6Z1
393		BROADWAY			117-292-13	51	MFR	6Z1
402		BROADWAY			117-342-40	48	SFR	6Z1
403		BROADWAY			117-331-01	51	SFR	6Z1
408		BROADWAY			117-342-39	48	SFR	6Z1
409		BROADWAY			117-331-02	47	SFR	6Z1
412		BROADWAY			117-342-38	48	SFR	6Z1
413		BROADWAY			117-331-03	47	SFR	6Z1
418		BROADWAY			117-342-37	52	SFR	6Z1
419		BROADWAY			117-331-04	47	SFR	6Z1
422		BROADWAY			117-342-36	48	SFR	6Z1
423		BROADWAY			117-331-05	48	SFR	6Z1
428		BROADWAY			117-342-35	48	SFR	6Z1
429		BROADWAY			117-331-06	48	SFR	6Z1
432		BROADWAY			117-342-34	48	SFR	6Z1
433		BROADWAY			117-331-07	47	SFR	6Z1
438		BROADWAY			117-342-33	48	SFR	6Z1
439		BROADWAY			117-331-08	47	SFR	6Z1
442		BROADWAY			117-342-32	52	SFR	6Z1
443		BROADWAY			117-331-09	47	SFR	6Z1
448		BROADWAY			117-342-31	48	SFR	6Z1
449		BROADWAY			117-331-10	48	SFR	6Z1
452		BROADWAY			117-342-30	53	SFR	6Z1
458		BROADWAY			117-342-29	48	SFR	6Z1
459		BROADWAY			117-331-12	47	SFR	6Z1
462		BROADWAY			117-342-28	48	SFR	6Z1
463		BROADWAY			117-331-13	48	SFR	6Z1
466		BROADWAY			117-342-27	48	SFR	6Z1
467		BROADWAY			117-331-14	44	SFR	6Z1
470		BROADWAY			117-342-26	48	SFR	6Z1
471		BROADWAY			117-331-15	47	SFR	6Z1
476		BROADWAY			117-342-25	48	SFR	6Z1
477		BROADWAY			117-331-16	47	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
480		BROADWAY			117-342-24	48	SFR	6Z1
481		BROADWAY			117-331-17	47	SFR	6Z1
486		BROADWAY			117-342-23	48	SFR	6Z1
487		BROADWAY			117-331-18	47	SFR	6Z1
492		BROADWAY			117-342-22	48	SFR	6Z1
493		BROADWAY			117-331-19	48	SFR	6Z1
498		BROADWAY			117-342-21	48	SFR	6Z1
499		BROADWAY			117-331-20	51	SFR	6Z1
114		CABRILLO	STREET		425-442-02	26	COMMERCIAL	6Z1
127		CABRILLO	STREET		425-441-10	45	COMMERCIAL	6Z1
156		CABRILLO	STREET		425-414-02	54	SFR	6Z1
162		CABRILLO	STREET		425-414-03	54	SFR	6Z1
166		CABRILLO	STREET		425-414-04	46	SFR	6Z1
167		CABRILLO	STREET		425-412-02	46	SFR	6Z1
170		CABRILLO	STREET		425-414-05	46	SFR	6Z1
175		CABRILLO	STREET		425-412-04	46	SFR	6Z1
191		CABRILLO	STREET		425-413-10	46	COMMERCIAL	6Z1
214		CABRILLO	STREET		425-392-09	46	SFR	6Z1
215		CABRILLO	STREET		425-391-14	49	SFR	6Z1
217		CABRILLO	STREET		425-391-13	36	SFR	6Z1
218		CABRILLO	STREET		425-392-08	48	SFR	6Z1
221	A	CABRILLO	STREET		425-391-12	45	SFR	6Z1
222		CABRILLO	STREET		425-392-07	48	SFR	6Z1
225		CABRILLO	STREET		425-391-11	46	SFR	6Z1
226		CABRILLO	STREET		425-392-06	48	SFR	6Z1
230		CABRILLO	STREET		425-392-05	49	SFR	6Z1
231	A	CABRILLO	STREET		425-391-10	49	SFR	6Z1
234		CABRILLO	STREET		425-392-04	49	SFR	6Z1
238		CABRILLO	STREET		425-392-03	50	SFR	6Z1
240		CABRILLO	STREET		425-392-02	50	SFR	6Z1
236		CAMELLIA	LANE		426-144-16	40	SFR	6Z1
2225		CANYON	DRIVE		422-071-17	54	SFR	6Z1
2235		CANYON	DRIVE		422-071-20	48	SFR	6Z1
2292		CANYON	DRIVE		422-052-01	52	SFR	6Z1
2381		CARLTON	PLACE		119-092-36	48	SFR	6Z1
2383		CARLTON	PLACE		119-092-35	48	SFR	6Z1
2408		CARLTON	PLACE		439-332-41	53	SFR	6Z1
111		CECIL	PLACE		426-052-03	25	COMMERCIAL	5S3
119		CECIL	PLACE		426-052-04	50	COMMERCIAL	6Z1
121		CECIL	PLACE		426-052-05	27	SFR	5S3
126		CECIL	PLACE		426-053-14	40	SFR	6Z1
132		CECIL	PLACE		426-053-13	43	SFR	6Z1
135		CECIL	PLACE		426-052-08	40	SFR	6Z1
139		CECIL	PLACE		426-052-09	23	SFR	5S3
145		CECIL	PLACE		426-052-10	39	SFR	6Z1
150		CECIL	PLACE		426-063-01	47	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
158		CECIL	PLACE		426-063-22	44	SFR	6Z1
161		CECIL	PLACE		426-062-06	12	SFR	5S3
162		CECIL	PLACE		426-063-21	47	SFR	6Z1
165		CECIL	PLACE		426-062-07	23	SFR	6Z1
166		CECIL	PLACE		426-063-20	22	SFR	6Z1
182		CECIL	PLACE		426-063-16	46	SFR	6Z1
185		CECIL	PLACE		426-062-10	46	MFR	6Z1
228		CECIL	PLACE		426-073-22	45	SFR	6Z1
246		CECIL	PLACE		426-073-16	34	SFR	6Z1
250		CECIL	PLACE		426-083-01	44	SFR	6Z1
900		CEDAR	PLACE		422-522-23	54	SFR	6Z1
904		CEDAR	PLACE		422-522-22	54	SFR	6Z1
909		CEDAR	PLACE		422-523-02	54	SFR	6Z1
910		CEDAR	PLACE		422-522-21	54	SFR	6Z1
913		CEDAR	PLACE		422-523-03	54	SFR	6Z1
919		CEDAR	PLACE		422-523-04	54	SFR	6Z1
920		CEDAR	PLACE		422-522-19	54	SFR	6Z1
923		CEDAR	PLACE		422-523-05	54	SFR	6Z1
924		CEDAR	PLACE		422-522-18	54	SFR	6Z1
929		CEDAR	PLACE		422-523-06	54	SFR	6Z1
930		CEDAR	PLACE		422-522-17	54	SFR	6Z1
934		CEDAR	PLACE		422-522-16	54	SFR	6Z1
943		CEDAR	PLACE		422-523-09	54	SFR	6Z1
944		CEDAR	PLACE		422-522-14	54	SFR	6Z1
616		CENTER	STREET		424-212-27	51	SFR	6Z1
620		CENTER	STREET		424-212-28	49	SFR	6Z1
622		CENTER	STREET		424-212-29	41	SFR	6Z1
685	-1/2	CENTER	STREET		424-241-05	50	SFR	6Z1
687		CENTER	STREET		424-241-04	47	SFR	6Z1
691		CENTER	STREET		424-241-03	49	SFR	6Z1
695		CENTER	STREET		424-241-02	51	SFR	6Z1
702		CENTER	STREET		424-202-04	54	SFR	6Z1
703		CENTER	STREET		424-204-10	54	SFR	6Z1
706		CENTER	STREET		424-202-05	54	SFR	6Z1
707		CENTER	STREET		424-204-09	54	SFR	6Z1
712		CENTER	STREET		424-202-06	54	SFR	6Z1
713		CENTER	STREET		424-204-08	54	SFR	6Z1
716		CENTER	STREET		424-202-07	54	SFR	6Z1
720		CENTER	STREET		424-202-08	54	SFR	6Z1
721		CENTER	STREET		424-204-06	54	SFR	6Z1
724		CENTER	STREET		424-202-09	54	SFR	6Z1
725		CENTER	STREET		424-204-05	54	SFR	6Z1
728		CENTER	STREET		424-202-10	54	SFR	6Z1
734		CENTER	STREET		424-202-11	54	SFR	6Z1
735		CENTER	STREET		424-204-03	54	SFR	6Z1
738		CENTER	STREET		424-202-12	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
744		CENTER	STREET		424-202-13	54	SFR	6Z1
788		CENTER	STREET		424-201-14	41	SFR	6Z1
792		CENTER	STREET		424-201-15	51	COMMERCIAL	6Z1
1982		CHARLE	STREET		422-101-05	47	COMMERCIAL	6Z1
2009		CHARLE	STREET		422-092-15	49	SFR	6Z1
2015		CHARLE	STREET		422-092-13	52	SFR	6Z1
1122		CHARLESTON	STREET		141-691-05	54	SFR	6Z1
1911		CHURCH	STREET		426-261-15	53	SFR	6Z1
1912		CHURCH	STREET		426-263-02	45	SFR	6Z1
1916		CHURCH	STREET		426-263-03	45	SFR	6Z1
1917		CHURCH	STREET		426-261-14	50	MFR	6Z1
1920		CHURCH	STREET		426-263-04	45	SFR	6Z1
1923		CHURCH	STREET		426-261-13	46	COMMERCIAL	6Z1
1924		CHURCH	STREET		426-263-05	53	SFR	6Z1
1925		CHURCH	STREET		426-261-12	48	COMMERCIAL	6Z1
1933		CHURCH	STREET		426-261-11	46	COMMERCIAL	6Z1
1934		CHURCH	STREET		426-263-07	47	SFR	6Z1
1935		CHURCH	STREET		426-261-10	45	COMMERCIAL	6Z1
1937		CHURCH	STREET		426-261-09	48	COMMERCIAL	6Z1
1938		CHURCH	STREET		426-263-08	52	SFR	6Z1
1944		CHURCH	STREET		426-263-09	52	SFR	6Z1
1950		CHURCH	STREET		426-264-01	28	RELIGIOUS	5S1
1962		CHURCH	STREET		426-264-03	51	SFR	6Z1
1963		CHURCH	STREET		426-262-17	29	MFR	6Z1
1964		CHURCH	STREET		426-264-04	53	SFR	6Z1
1967		CHURCH	STREET		426-262-12	45	COMMERCIAL	6Z1
1968		CHURCH	STREET		426-264-05	51	SFR	6Z1
1971		CHURCH	STREET		426-262-11	47	COMMERCIAL	6Z1
1980		CHURCH	STREET		426-264-08	48	SFR	6Z1
1984		CHURCH	STREET		426-264-09	25	SFR	6Z1
1986		CHURCH	STREET		426-264-11	44	SFR	6Z1
2650		CLUB MESA	PLACE		439-213-36	52	SFR	6Z1
2651		CLUB MESA	PLACE		439-213-35	52	SFR	6Z1
2655		CLUB MESA	PLACE		439-213-34	53	SFR	6Z1
2656		CLUB MESA	PLACE		439-213-37	52	SFR	6Z1
2661		CLUB MESA	PLACE		439-213-33	51	SFR	6Z1
2665		CLUB MESA	PLACE		439-213-32	52	SFR	6Z1
2671		CLUB MESA	PLACE		439-213-31	52	SFR	6Z1
2672		CLUB MESA	PLACE		439-213-40	51	SFR	6Z1
2677		CLUB MESA	PLACE		439-213-30	52	SFR	6Z1
2678		CLUB MESA	PLACE		439-213-41	51	SFR	6Z1
2682		CLUB MESA	PLACE		439-213-42	51	SFR	6Z1
2683		CLUB MESA	PLACE		439-213-29	52	SFR	6Z1
2692		CLUB MESA	PLACE		439-213-43	51	SFR	6Z1
302		COLLEEN	PLACE		426-041-36	52	SFR	6Z1
303		COLLEEN	PLACE		426-041-17	52	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
306		COLLEEN	PLACE		426-041-35	52	SFR	6Z1
311		COLLEEN	PLACE		426-041-19	54	SFR	6Z1
315		COLLEEN	PLACE		426-041-20	53	SFR	6Z1
316		COLLEEN	PLACE		426-041-33	52	SFR	6Z1
320		COLLEEN	PLACE		426-041-32	52	SFR	6Z1
321		COLLEEN	PLACE		426-041-21	52	SFR	6Z1
324		COLLEEN	PLACE		426-041-31	54	SFR	6Z1
325		COLLEEN	PLACE		426-041-22	52	SFR	6Z1
329		COLLEEN	PLACE		426-041-23	52	SFR	6Z1
330		COLLEEN	PLACE		426-041-30	52	SFR	6Z1
334		COLLEEN	PLACE		426-041-29	52	SFR	6Z1
335		COLLEEN	PLACE		426-041-24	52	SFR	6Z1
340		COLLEEN	PLACE		426-041-28	52	SFR	6Z1
341		COLLEEN	PLACE		426-041-25	52	SFR	6Z1
343		COLLEEN	PLACE		426-041-26	51	SFR	6Z1
344		COLLEEN	PLACE		426-041-27	52	SFR	6Z1
2563		COLUMBIA	DRIVE		141-391-13	53	SFR	6Z1
130		COMMERCIAL	WAY		425-361-11	49	INDUSTRIAL	6Z1
135		COMMERCIAL	WAY		425-361-16	48	INDUSTRIAL	6Z1
690		CONGRESS	STREET		422-172-11	54	SFR	6Z1
803		CONGRESS	STREET		422-432-19	54	SFR	6Z1
804		CONGRESS	STREET		422-431-19	54	SFR	6Z1
809		CONGRESS	STREET		422-432-18	54	SFR	6Z1
810		CONGRESS	STREET		422-431-18	54	SFR	6Z1
813		CONGRESS	STREET		422-432-17	54	SFR	6Z1
814		CONGRESS	STREET		422-431-17	54	SFR	6Z1
819		CONGRESS	STREET		422-432-16	54	SFR	6Z1
820		CONGRESS	STREET		422-431-16	54	SFR	6Z1
823		CONGRESS	STREET		422-432-15	54	SFR	6Z1
824		CONGRESS	STREET		422-431-15	54	SFR	6Z1
829		CONGRESS	STREET		422-432-14	54	SFR	6Z1
830		CONGRESS	STREET		422-431-14	54	SFR	6Z1
834		CONGRESS	STREET		422-431-13	54	SFR	6Z1
839		CONGRESS	STREET		422-432-12	54	SFR	6Z1
840		CONGRESS	STREET		422-431-12	54	SFR	6Z1
843		CONGRESS	STREET		422-432-11	54	SFR	6Z1
844		CONGRESS	STREET		422-431-11	54	SFR	6Z1
850		CONGRESS	STREET		422-431-10	54	SFR	6Z1
853		CONGRESS	STREET		422-432-09	54	SFR	6Z1
854		CONGRESS	STREET		422-431-09	54	SFR	6Z1
859		CONGRESS	STREET		422-432-08	54	SFR	6Z1
863		CONGRESS	STREET		422-432-07	54	SFR	6Z1
864		CONGRESS	STREET		422-431-07	54	SFR	6Z1
869		CONGRESS	STREET		422-432-06	54	SFR	6Z1
873		CONGRESS	STREET		422-432-05	54	SFR	6Z1
879		CONGRESS	STREET		422-432-04	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
880		CONGRESS	STREET		422-431-04	54	SFR	6Z1
883		CONGRESS	STREET		422-432-03	54	SFR	6Z1
884		CONGRESS	STREET		422-431-03	54	SFR	6Z1
889		CONGRESS	STREET		422-432-02	54	SFR	6Z1
890		CONGRESS	STREET		422-431-02	54	SFR	6Z1
923		CONGRESS	STREET		422-423-13	54	SFR	6Z1
924		CONGRESS	STREET		422-422-13	54	SFR	6Z1
929		CONGRESS	STREET		422-423-12	54	SFR	6Z1
930		CONGRESS	STREET		422-422-12	54	SFR	6Z1
933		CONGRESS	STREET		422-423-11	54	SFR	6Z1
934		CONGRESS	STREET		422-422-11	54	SFR	6Z1
939		CONGRESS	STREET		422-423-10	54	SFR	6Z1
940		CONGRESS	STREET		422-422-10	54	SFR	6Z1
949		CONGRESS	STREET		422-423-08	54	SFR	6Z1
950		CONGRESS	STREET		422-422-08	54	SFR	6Z1
953		CONGRESS	STREET		422-423-07	54	SFR	6Z1
954		CONGRESS	STREET		422-422-07	54	SFR	6Z1
959		CONGRESS	STREET		422-423-06	54	SFR	6Z1
960		CONGRESS	STREET		422-422-06	54	SFR	6Z1
963		CONGRESS	STREET		422-423-05	54	SFR	6Z1
964		CONGRESS	STREET		422-422-05	54	SFR	6Z1
970		CONGRESS	STREET		422-422-04	54	SFR	6Z1
973		CONGRESS	STREET		422-423-03	54	SFR	6Z1
974		CONGRESS	STREET		422-422-03	53	SFR	6Z1
980		CONGRESS	STREET		422-422-02	54	SFR	6Z1
1920		CONTINENTAL	AVENUE		422-512-33	54	SFR	6Z1
1924		CONTINENTAL	AVENUE		422-512-34	54	SFR	6Z1
1929		CONTINENTAL	AVENUE		422-513-13	54	SFR	6Z1
1930		CONTINENTAL	AVENUE		422-512-35	54	SFR	6Z1
1933		CONTINENTAL	AVENUE		422-513-12	54	SFR	6Z1
1934		CONTINENTAL	AVENUE		422-512-36	54	SFR	6Z1
1939		CONTINENTAL	AVENUE		422-513-11	54	SFR	6Z1
1940		CONTINENTAL	AVENUE		422-512-37	54	SFR	6Z1
1943		CONTINENTAL	AVENUE		422-513-10	54	SFR	6Z1
1944		CONTINENTAL	AVENUE		422-512-38	54	SFR	6Z1
1949		CONTINENTAL	AVENUE		422-513-09	54	SFR	6Z1
1950		CONTINENTAL	AVENUE		422-512-39	54	SFR	6Z1
1953		CONTINENTAL	AVENUE		422-513-08	54	SFR	6Z1
1954		CONTINENTAL	AVENUE		422-512-40	54	SFR	6Z1
1959		CONTINENTAL	AVENUE		422-513-07	54	SFR	6Z1
1960		CONTINENTAL	AVENUE		422-512-41	54	SFR	6Z1
1963		CONTINENTAL	AVENUE		422-513-06	54	SFR	6Z1
1964		CONTINENTAL	AVENUE		422-512-42	54	SFR	6Z1
1969		CONTINENTAL	AVENUE		422-513-05	54	SFR	6Z1
1970		CONTINENTAL	AVENUE		422-512-43	54	SFR	6Z1
1973		CONTINENTAL	AVENUE		422-513-04	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1974		CONTINENTAL	AVENUE		422-512-44	54	SFR	6Z1
1979		CONTINENTAL	AVENUE		422-513-03	54	SFR	6Z1
1984		CONTINENTAL	AVENUE		422-512-46	54	SFR	6Z1
1989		CONTINENTAL	AVENUE		422-513-01	54	SFR	6Z1
2000		CONTINENTAL	AVENUE		422-503-18	54	SFR	6Z1
2009		CONTINENTAL	AVENUE		422-505-16	54	SFR	6Z1
2010		CONTINENTAL	AVENUE		422-503-19	54	SFR	6Z1
2014		CONTINENTAL	AVENUE		422-503-20	54	SFR	6Z1
2019		CONTINENTAL	AVENUE		422-505-14	54	SFR	6Z1
2020		CONTINENTAL	AVENUE		422-503-21	54	SFR	6Z1
2024		CONTINENTAL	AVENUE		422-503-22	54	SFR	6Z1
2030		CONTINENTAL	AVENUE		422-503-23	54	SFR	6Z1
2033		CONTINENTAL	AVENUE		422-505-11	54	SFR	6Z1
2034		CONTINENTAL	AVENUE		422-503-24	54	SFR	6Z1
2039		CONTINENTAL	AVENUE		422-505-10	53	SFR	6Z1
2043		CONTINENTAL	AVENUE		422-505-09	54	SFR	6Z1
2044		CONTINENTAL	AVENUE		422-503-26	54	SFR	6Z1
2049		CONTINENTAL	AVENUE		422-505-08	54	SFR	6Z1
2050		CONTINENTAL	AVENUE		422-503-27	54	SFR	6Z1
2053		CONTINENTAL	AVENUE		422-505-07	54	SFR	6Z1
2054		CONTINENTAL	AVENUE		422-503-28	54	SFR	6Z1
2059		CONTINENTAL	AVENUE		422-505-06	54	SFR	6Z1
2063		CONTINENTAL	AVENUE		422-505-05	54	SFR	6Z1
2064		CONTINENTAL	AVENUE		422-503-30	54	SFR	6Z1
2069		CONTINENTAL	AVENUE		422-505-04	54	SFR	6Z1
2070		CONTINENTAL	AVENUE		422-503-31	54	SFR	6Z1
2073		CONTINENTAL	AVENUE		422-505-03	54	SFR	6Z1
2074		CONTINENTAL	AVENUE		422-503-32	54	SFR	6Z1
2080		CONTINENTAL	AVENUE		422-503-33	54	SFR	6Z1
2083		CONTINENTAL	AVENUE		422-505-01	54	SFR	6Z1
2093		CONTINENTAL	AVENUE		422-504-01	54	SFR	6Z1
2094		CONTINENTAL	AVENUE		422-502-03	54	SFR	6Z1
2099		CONTINENTAL	AVENUE		422-452-10	53	SFR	6Z1
2100		CONTINENTAL	AVENUE		422-453-09	54	SFR	6Z1
2103		CONTINENTAL	AVENUE		422-452-11	53	SFR	6Z1
2104		CONTINENTAL	AVENUE		422-453-08	51	SFR	6Z1
2109		CONTINENTAL	AVENUE		422-452-12	53	SFR	6Z1
2110		CONTINENTAL	AVENUE		422-453-07	53	SFR	6Z1
2113		CONTINENTAL	AVENUE		422-452-13	53	SFR	6Z1
2114		CONTINENTAL	AVENUE		422-453-06	53	SFR	6Z1
2120		CONTINENTAL	AVENUE		422-453-05	53	SFR	6Z1
2123		CONTINENTAL	AVENUE		422-452-15	53	SFR	6Z1
2124		CONTINENTAL	AVENUE		422-453-04	53	SFR	6Z1
2129		CONTINENTAL	AVENUE		422-452-16	53	SFR	6Z1
2130		CONTINENTAL	AVENUE		422-453-03	53	SFR	6Z1
2133		CONTINENTAL	AVENUE		422-452-17	53	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2134		CONTINENTAL	AVENUE		422-453-02	54	SFR	6Z1
940		CORONADO	DRIVE		141-323-22	52	SFR	6Z1
156		COSTA MESA	STREET		426-032-02	46	SFR	6Z1
162		COSTA MESA	STREET		426-032-03	53	MFR	6Z1
165		COSTA MESA	STREET		426-031-23	39	SFR	6Z1
169		COSTA MESA	STREET		426-031-21	41	SFR	6Z1
171		COSTA MESA	STREET		426-031-20	42	SFR	6Z1
174		COSTA MESA	STREET		426-032-04	48	SFR	6Z1
175		COSTA MESA	STREET		426-031-19	50	SFR	6Z1
176		COSTA MESA	STREET		426-032-05	52	SFR	6Z1
177		COSTA MESA	STREET		426-031-18	37	SFR	6Z1
178		COSTA MESA	STREET		426-032-06	52	SFR	6Z1
180		COSTA MESA	STREET		426-032-07	52	SFR	6Z1
181		COSTA MESA	STREET		426-031-17	53	SFR	6Z1
184		COSTA MESA	STREET		426-032-08	49	SFR	6Z1
185		COSTA MESA	STREET		426-031-16	49	SFR	6Z1
186		COSTA MESA	STREET		426-032-09	48	SFR	6Z1
189		COSTA MESA	STREET		426-031-15	30	SFR	5S3
190		COSTA MESA	STREET		426-032-10	48	SFR	6Z1
201		COSTA MESA	STREET		426-271-04	28	SFR	5S3
210		COSTA MESA	STREET		426-272-21	53	SFR	6Z1
222		COSTA MESA	STREET		426-272-19	50	MFR	6Z1
228		COSTA MESA	STREET		426-272-17	52	SFR	6Z1
229		COSTA MESA	STREET		426-271-10	54	MFR	6Z1
232		COSTA MESA	STREET		426-272-16	53	SFR	6Z1
233		COSTA MESA	STREET		426-271-11	54	MFR	6Z1
236		COSTA MESA	STREET		426-272-15	52	SFR	6Z1
237		COSTA MESA	STREET		426-271-12	54	MFR	6Z1
240		COSTA MESA	STREET		426-272-14	52	SFR	6Z1
241		COSTA MESA	STREET		426-271-13	54	MFR	6Z1
244		COSTA MESA	STREET		426-272-13	52	SFR	6Z1
268		COSTA MESA	STREET		426-282-20	37	SFR	6Z1
272		COSTA MESA	STREET		426-282-19	28	SFR	5S3
280		COSTA MESA	STREET		426-282-17	52	SFR	6Z1
310		COSTA MESA	STREET		426-292-18	48	SFR	6Z1
318		COSTA MESA	STREET		426-292-17	46	SFR	6Z1
320		COSTA MESA	STREET		426-292-16	39	SFR	5S3
321		COSTA MESA	STREET		426-291-04	49	SFR	6Z1
324		COSTA MESA	STREET		426-292-15	44	SFR	6Z1
325		COSTA MESA	STREET		426-291-05	49	SFR	6Z1
331		COSTA MESA	STREET		426-291-06	49	SFR	6Z1
336		COSTA MESA	STREET		426-292-14	47	SFR	6Z1
337		COSTA MESA	STREET		426-291-07	49	SFR	6Z1
338		COSTA MESA	STREET		426-292-13	47	SFR	6Z1
340		COSTA MESA	STREET		426-292-12	27	SFR	5S3
341		COSTA MESA	STREET		426-291-08	49	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
345		COSTA MESA	STREET		426-291-09	49	SFR	6Z1
346		COSTA MESA	STREET		426-292-11	52	SFR	6Z1
352		COSTA MESA	STREET		426-302-21	50	SFR	6Z1
353		COSTA MESA	STREET		426-301-01	46	SFR	6Z1
362		COSTA MESA	STREET		426-302-19	50	SFR	6Z1
365		COSTA MESA	STREET		426-301-03	43	SFR	6Z1
368		COSTA MESA	STREET		426-302-18	53	SFR	6Z1
369		COSTA MESA	STREET		426-301-04	48	SFR	6Z1
374		COSTA MESA	STREET		426-302-17	48	SFR	6Z1
375		COSTA MESA	STREET		426-301-05	45	SFR	6Z1
378		COSTA MESA	STREET		426-302-16	48	SFR	6Z1
379		COSTA MESA	STREET		426-301-06	45	SFR	6Z1
381		COSTA MESA	STREET		426-301-07	44	SFR	6Z1
382		COSTA MESA	STREET		426-302-15	54	SFR	6Z1
384		COSTA MESA	STREET		426-302-14	50	SFR	6Z1
387		COSTA MESA	STREET		426-301-08	39	SFR	6Z1
395		COSTA MESA	STREET		426-301-10	43	SFR	6Z1
402		COSTA MESA	STREET		426-312-11	50	SFR	6Z1
403		COSTA MESA	STREET		426-311-01	50	SFR	6Z1
406		COSTA MESA	STREET		426-312-10	50	SFR	6Z1
407		COSTA MESA	STREET		426-311-02	50	SFR	6Z1
412		COSTA MESA	STREET		426-312-09	50	SFR	6Z1
416		COSTA MESA	STREET		426-312-08	52	SFR	6Z1
417		COSTA MESA	STREET		426-311-04	50	SFR	6Z1
420		COSTA MESA	STREET		426-312-07	50	SFR	6Z1
423		COSTA MESA	STREET		426-311-05	50	SFR	6Z1
427		COSTA MESA	STREET		426-311-06	50	SFR	6Z1
430		COSTA MESA	STREET		426-312-05	50	SFR	6Z1
434		COSTA MESA	STREET		426-312-04	50	SFR	6Z1
437		COSTA MESA	STREET		426-311-08	50	SFR	6Z1
440		COSTA MESA	STREET		426-312-03	50	SFR	6Z1
441		COSTA MESA	STREET		426-311-09	50	SFR	6Z1
444		COSTA MESA	STREET		426-312-02	50	SFR	6Z1
447		COSTA MESA	STREET		426-311-10	50	SFR	6Z1
453		COSTA MESA	STREET		426-321-01	52	SFR	6Z1
454		COSTA MESA	STREET		426-322-01	50	SFR	6Z1
457		COSTA MESA	STREET		426-321-02	50	SFR	6Z1
458		COSTA MESA	STREET		426-322-02	50	SFR	6Z1
461		COSTA MESA	STREET		426-321-03	50	SFR	6Z1
462		COSTA MESA	STREET		426-322-03	50	SFR	6Z1
467		COSTA MESA	STREET		426-321-04	50	SFR	6Z1
468		COSTA MESA	STREET		426-322-04	50	SFR	6Z1
471		COSTA MESA	STREET		426-321-05	50	SFR	6Z1
472		COSTA MESA	STREET		426-322-05	54	SFR	6Z1
476		COSTA MESA	STREET		426-322-06	50	SFR	6Z1
477		COSTA MESA	STREET		426-321-06	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
481		COSTA MESA	STREET		426-321-07	50	SFR	6Z1
482		COSTA MESA	STREET		426-322-07	50	SFR	6Z1
485		COSTA MESA	STREET		426-321-08	50	SFR	6Z1
486		COSTA MESA	STREET		426-322-08	50	SFR	6Z1
490		COSTA MESA	STREET		426-322-09	50	SFR	6Z1
491		COSTA MESA	STREET		426-321-09	50	SFR	6Z1
494		COSTA MESA	STREET		426-322-10	50	SFR	6Z1
497		COSTA MESA	STREET		426-321-10	50	SFR	6Z1
224		COTTAGE	PLACE		426-141-27	54	SFR	6Z1
225		COTTAGE	PLACE		426-141-29	54	SFR	6Z1
226		COTTAGE	PLACE		426-141-26	54	SFR	6Z1
227		COTTAGE	PLACE		426-141-30	50	SFR	6Z1
230		COTTAGE	PLACE		426-141-25	54	SFR	6Z1
231		COTTAGE	PLACE		426-141-31	54	SFR	6Z1
645		COVE	STREET		422-231-03	54	SFR	6Z1
674		COVE	STREET		422-234-10	54	SFR	6Z1
2331		CYNTHIA	COURT		119-133-40	46	SFR	6Z1
20042		CYPRESS	STREET		439-342-13	42	COMMERCIAL	6Z1
20052		CYPRESS	STREET		439-342-12	47	SFR	6Z1
870		DARRELL	STREET		422-362-24	54	SFR	6Z1
135		DEL MAR	AVENUE		439-171-18	53	MFR	6Z1
173		DEL MAR	AVENUE		439-161-25	39	SFR	6Z1
176		DEL MAR	AVENUE		439-221-46	54	MFR	6Z1
180		DEL MAR	AVENUE		439-221-47	52	SFR	6Z1
186		DEL MAR	AVENUE		439-221-48	53	SFR	6Z1
198		DEL MAR	AVENUE		439-221-50	53	MFR	6Z1
200		DEL MAR	AVENUE		439-211-01	49	SFR	6Z1
205		DEL MAR	AVENUE		439-181-30	54	SFR	6Z1
209		DEL MAR	AVENUE		439-181-31	51	SFR	6Z1
218		DEL MAR	AVENUE		439-211-04	49	SFR	6Z1
222		DEL MAR	AVENUE		439-211-05	49	SFR	6Z1
228		DEL MAR	AVENUE		439-211-06	50	SFR	6Z1
229		DEL MAR	AVENUE		439-181-34	54	SFR	6Z1
231		DEL MAR	AVENUE		439-181-35	49	SFR	6Z1
234		DEL MAR	AVENUE		439-211-07	49	SFR	6Z1
256		DEL MAR	AVENUE		439-201-01	54	SFR	6Z1
257		DEL MAR	AVENUE		439-191-22	50	SFR	6Z1
264		DEL MAR	AVENUE		439-201-19	48	SFR	6Z1
269		DEL MAR	AVENUE		439-192-22	50	SFR	6Z1
283		DEL MAR	AVENUE		439-192-24	49	SFR	6Z1
289		DEL MAR	AVENUE		439-192-25	48	SFR	6Z1
315		DEL MAR	AVENUE		439-091-11	54	SFR	6Z1
324		DEL MAR	AVENUE		439-092-11	46	SFR	6Z1
384		DEL MAR	AVENUE		439-112-22	54	SFR	6Z1
388		DEL MAR	AVENUE		439-112-23	54	SFR	6Z1
900		DOGWOOD	STREET		422-521-19	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
904		DOGWOOD	STREET		422-521-20	54	SFR	6Z1
909		DOGWOOD	STREET		422-522-02	54	SFR	6Z1
910		DOGWOOD	STREET		422-521-21	54	SFR	6Z1
913		DOGWOOD	STREET		422-522-03	54	SFR	6Z1
914		DOGWOOD	STREET		422-521-22	54	SFR	6Z1
920		DOGWOOD	STREET		422-521-23	54	SFR	6Z1
923		DOGWOOD	STREET		422-522-05	54	SFR	6Z1
924		DOGWOOD	STREET		422-521-24	54	SFR	6Z1
929		DOGWOOD	STREET		422-522-06	54	SFR	6Z1
930		DOGWOOD	STREET		422-521-25	54	SFR	6Z1
933		DOGWOOD	STREET		422-522-07	54	SFR	6Z1
934		DOGWOOD	STREET		422-521-26	54	SFR	6Z1
939		DOGWOOD	STREET		422-522-08	54	SFR	6Z1
944		DOGWOOD	STREET		422-521-28	54	SFR	6Z1
950		DOGWOOD	STREET		422-521-29	54	SFR	6Z1
953		DOGWOOD	STREET		422-522-11	54	SFR	6Z1
954		DOGWOOD	STREET		422-521-30	54	SFR	6Z1
960		DOGWOOD	STREET		422-521-31	54	SFR	6Z1
2184		ELDEN	AVENUE		426-133-03	20	SFR	6Z1
2209		ELDEN	AVENUE		426-051-06	27	SFR	6Z1
2226		ELDEN	AVENUE		426-062-01	26	SFR	6Z1
2257		ELDEN	AVENUE		426-053-09	38	SFR	6Z1
2261		ELDEN	AVENUE		426-053-08	54	SFR	6Z1
2280		ELDEN	AVENUE		426-064-01	54	SFR	6Z1
2291		ELDEN	AVENUE		426-054-11	52	SFR	6Z1
2367		ELDEN	AVENUE		439-272-12	46	SFR	6Z1
2451		ELDEN	AVENUE		439-281-33	52	SFR	6Z1
2463		ELDEN	AVENUE		439-281-28	25	SFR	6Z1
2476		ELDEN	AVENUE		439-291-11	52	SFR	6Z1
2505		ELDEN	AVENUE		439-171-40	52	SFR	6Z1
2550		ELDEN	AVENUE		439-161-11	43	SFR	6Z1
2630		ELDEN	AVENUE		439-221-08	53	MFR	6Z1
2659		ELDEN	AVENUE		439-081-09	35	SFR	6Z1
2682		ELDEN	AVENUE		439-221-19	51	SFR	6Z1
2686		ELDEN	AVENUE		439-221-20	46	SFR	6Z1
2687		ELDEN	AVENUE		439-081-22	53	SFR	6Z1
411		EMERSON	STREET		426-243-11	48	SFR	6Z1
256		ESTHER	STREET		426-284-19	22	SFR	6Z1
257		ESTHER	STREET		426-283-02	49	SFR	6Z1
261		ESTHER	STREET		426-283-03	28	SFR	6Z1
265		ESTHER	STREET		426-283-04	28	SFR	6Z1
267		ESTHER	STREET		426-283-05	40	SFR	6Z1
268		ESTHER	STREET		426-284-17	39	SFR	6Z1
273		ESTHER	STREET		426-283-06	49	SFR	6Z1
277		ESTHER	STREET		426-283-07	46	SFR	6Z1
282		ESTHER	STREET		426-284-14	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
283		ESTHER	STREET		426-283-09	39	SFR	6Z1
283		ESTHER	STREET		426-283-08	46	SFR	6Z1
402		ESTHER	STREET		426-312-32	51	SFR	6Z1
406		ESTHER	STREET		426-312-31	54	SFR	6Z1
412		ESTHER	STREET		426-312-30	51	SFR	6Z1
418		ESTHER	STREET		426-312-29	50	SFR	6Z1
423		ESTHER	STREET		426-313-02	51	SFR	6Z1
424		ESTHER	STREET		426-312-28	51	SFR	6Z1
429		ESTHER	STREET		426-313-03	50	SFR	6Z1
430		ESTHER	STREET		426-312-27	51	SFR	6Z1
435		ESTHER	STREET		426-313-04	51	SFR	6Z1
438		ESTHER	STREET		426-312-25	51	SFR	6Z1
442		ESTHER	STREET		426-312-24	53	SFR	6Z1
446		ESTHER	STREET		426-312-23	51	SFR	6Z1
450		ESTHER	STREET		426-312-22	51	SFR	6Z1
462		ESTHER	STREET		426-324-18	53	SFR	6Z1
468		ESTHER	STREET		426-324-17	54	SFR	6Z1
472		ESTHER	STREET		426-324-16	53	SFR	6Z1
477		ESTHER	STREET		426-323-03	54	SFR	6Z1
482		ESTHER	STREET		426-324-14	54	SFR	6Z1
483		ESTHER	STREET		426-323-04	54	SFR	6Z1
487		ESTHER	STREET		426-323-05	54	SFR	6Z1
488		ESTHER	STREET		426-324-13	46	SFR	6Z1
904		EVERGREEN	PLACE		422-521-02	54	SFR	6Z1
909		EVERGREEN	PLACE		422-521-17	54	SFR	6Z1
910		EVERGREEN	PLACE		422-521-03	54	SFR	6Z1
913		EVERGREEN	PLACE		422-521-16	54	SFR	6Z1
914		EVERGREEN	PLACE		422-521-04	54	SFR	6Z1
919		EVERGREEN	PLACE		422-521-15	54	SFR	6Z1
920		EVERGREEN	PLACE		422-521-05	54	SFR	6Z1
923		EVERGREEN	PLACE		422-521-14	54	SFR	6Z1
924		EVERGREEN	PLACE		422-521-06	53	SFR	6Z1
929		EVERGREEN	PLACE		422-521-13	54	SFR	6Z1
930		EVERGREEN	PLACE		422-521-07	54	SFR	6Z1
933		EVERGREEN	PLACE		422-521-12	54	SFR	6Z1
934		EVERGREEN	PLACE		422-521-08	54	SFR	6Z1
939		EVERGREEN	PLACE		422-521-11	54	SFR	6Z1
943		EVERGREEN	PLACE		422-521-10	54	SFR	6Z1
55		FAIR	DRIVE			42	MILITARY	5S3
88		FAIR	DRIVE		141-342-41	42	MILITARY	5D1
515		FAIRFAX	DRIVE		422-103-07	20	SFR	6Z1
2701		FAIRVIEW	ROAD		141-361-20	c. 50-55	EDUCATIONAL	5D1
3315		FAIRVIEW	ROAD		140-041-55	15	SFR	3S1
3315		FAIRVIEW	ROAD		140-041-55	28	AGRICULTURA	3S1
2510		FAIRWAY	DRIVE		439-182-03	51	SFR	6Z1
2516		FAIRWAY	DRIVE		439-182-04	52	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2517		FAIRWAY	DRIVE		439-181-51	52	SFR	6Z1
2521		FAIRWAY	DRIVE		439-181-50	52	SFR	6Z1
2524		FAIRWAY	DRIVE		439-182-06	52	SFR	6Z1
2525		FAIRWAY	DRIVE		439-181-49	52	SFR	6Z1
2530		FAIRWAY	DRIVE		439-182-07	53	SFR	6Z1
2531		FAIRWAY	DRIVE		439-181-48	52	SFR	6Z1
2534		FAIRWAY	DRIVE		439-182-08	52	SFR	6Z1
2535		FAIRWAY	DRIVE		439-181-47	52	SFR	6Z1
2538		FAIRWAY	DRIVE		439-182-09	52	SFR	6Z1
2539		FAIRWAY	DRIVE		439-181-46	52	SFR	6Z1
2544		FAIRWAY	DRIVE		439-182-10	52	SFR	6Z1
2545		FAIRWAY	DRIVE		439-181-45	52	SFR	6Z1
2548		FAIRWAY	DRIVE		439-182-11	52	SFR	6Z1
2552		FAIRWAY	DRIVE		439-182-12	52	SFR	6Z1
2553		FAIRWAY	DRIVE		439-181-43	52	SFR	6Z1
2558		FAIRWAY	DRIVE		439-182-13	52	SFR	6Z1
2559		FAIRWAY	DRIVE		439-181-42	52	SFR	6Z1
2562		FAIRWAY	DRIVE		439-182-14	52	SFR	6Z1
2563		FAIRWAY	DRIVE		439-181-41	52	SFR	6Z1
2572		FAIRWAY	DRIVE		439-182-15	52	SFR	6Z1
2576		FAIRWAY	DRIVE		439-182-16	52	SFR	6Z1
2577		FAIRWAY	DRIVE		439-181-39	52	SFR	6Z1
2580		FAIRWAY	DRIVE		439-182-17	52	SFR	6Z1
2581		FAIRWAY	DRIVE		439-181-38	52	SFR	6Z1
2584		FAIRWAY	DRIVE		439-182-18	52	SFR	6Z1
2585		FAIRWAY	DRIVE		439-181-37	52	SFR	6Z1
2588		FAIRWAY	DRIVE		439-182-19	52	SFR	6Z1
2589		FAIRWAY	DRIVE		439-181-36	52	SFR	6Z1
2592		FAIRWAY	DRIVE		439-182-20	52	SFR	6Z1
2596		FAIRWAY	DRIVE		439-182-21	52	SFR	6Z1
2602		FAIRWAY	DRIVE		439-213-01	49	SFR	6Z1
2608		FAIRWAY	DRIVE		439-213-02	49	SFR	6Z1
2614		FAIRWAY	DRIVE		439-213-03	50	SFR	6Z1
2620		FAIRWAY	DRIVE		439-213-04	49	SFR	6Z1
2626		FAIRWAY	DRIVE		439-213-05	49	SFR	6Z1
2632		FAIRWAY	DRIVE		439-213-06	49	SFR	6Z1
2640		FAIRWAY	DRIVE		439-213-07	49	SFR	6Z1
200		FAIRWAY	PLACE		439-213-14	49	SFR	6Z1
201		FAIRWAY	PLACE		439-212-14	49	SFR	6Z1
206		FAIRWAY	PLACE		439-213-13	49	SFR	6Z1
207		FAIRWAY	PLACE		439-212-13	49	SFR	6Z1
213		FAIRWAY	PLACE		439-212-12	49	SFR	6Z1
214		FAIRWAY	PLACE		439-213-12	49	SFR	6Z1
219		FAIRWAY	PLACE		439-212-11	54	SFR	6Z1
222		FAIRWAY	PLACE		439-213-11	49	SFR	6Z1
223		FAIRWAY	PLACE		439-212-10	49	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
228		FAIRWAY	PLACE		439-213-10	49	SFR	6Z1
229		FAIRWAY	PLACE		439-212-09	49	SFR	6Z1
234		FAIRWAY	PLACE		439-213-09	51	SFR	6Z1
235		FAIRWAY	PLACE		439-212-08	49	SFR	6Z1
238		FAIRWAY	PLACE		439-213-08	49	SFR	6Z1
1900		FEDERAL	AVENUE		422-511-19	54	COMMERCIAL	6Z1
1903		FEDERAL	AVENUE		422-512-18	54	SFR	6Z1
1904		FEDERAL	AVENUE		422-511-18	54	COMMERCIAL	6Z1
1910		FEDERAL	AVENUE		422-511-17	54	SFR	6Z1
1913		FEDERAL	AVENUE		422-512-16	54	SFR	6Z1
1914		FEDERAL	AVENUE		422-511-16	54	SFR	6Z1
1919		FEDERAL	AVENUE		422-512-15	54	SFR	6Z1
1920		FEDERAL	AVENUE		422-511-15	54	SFR	6Z1
1924		FEDERAL	AVENUE		422-511-14	54	SFR	6Z1
1929		FEDERAL	AVENUE		422-512-13	54	SFR	6Z1
1930		FEDERAL	AVENUE		422-511-13	54	SFR	6Z1
1933		FEDERAL	AVENUE		422-512-12	54	SFR	6Z1
1934		FEDERAL	AVENUE		422-511-12	54	SFR	6Z1
1939		FEDERAL	AVENUE		422-512-11	54	SFR	6Z1
1940		FEDERAL	AVENUE		422-511-11	54	SFR	6Z1
1943		FEDERAL	AVENUE		422-512-10	54	SFR	6Z1
1944		FEDERAL	AVENUE		422-511-10	54	SFR	6Z1
1950		FEDERAL	AVENUE		422-511-09	54	SFR	6Z1
1959		FEDERAL	AVENUE		422-512-07	54	SFR	6Z1
1960		FEDERAL	AVENUE		422-511-07	54	SFR	6Z1
1964		FEDERAL	AVENUE		422-511-06	54	SFR	6Z1
1969		FEDERAL	AVENUE		422-512-05	54	SFR	6Z1
1970		FEDERAL	AVENUE		422-511-05	54	SFR	6Z1
1973		FEDERAL	AVENUE		422-512-04	54	SFR	6Z1
1974		FEDERAL	AVENUE		422-511-04	54	SFR	6Z1
1980		FEDERAL	AVENUE		422-511-03	54	SFR	6Z1
1983		FEDERAL	AVENUE		422-512-02	54	SFR	6Z1
1989		FEDERAL	AVENUE		422-512-01	54	SFR	6Z1
2000		FEDERAL	AVENUE		422-501-20	54	SFR	6Z1
2004		FEDERAL	AVENUE		422-501-19	54	SFR	6Z1
2009		FEDERAL	AVENUE		422-503-16	54	SFR	6Z1
2010		FEDERAL	AVENUE		422-501-18	54	SFR	6Z1
2013		FEDERAL	AVENUE		422-503-15	54	SFR	6Z1
2014		FEDERAL	AVENUE		422-501-17	54	SFR	6Z1
2019		FEDERAL	AVENUE		422-503-14	54	SFR	6Z1
2020		FEDERAL	AVENUE		422-501-16	54	SFR	6Z1
2023		FEDERAL	AVENUE		422-503-13	54	SFR	6Z1
2024		FEDERAL	AVENUE		422-501-15	54	SFR	6Z1
2029		FEDERAL	AVENUE		422-503-12	54	SFR	6Z1
2030		FEDERAL	AVENUE		422-501-14	54	SFR	6Z1
2033		FEDERAL	AVENUE		422-503-11	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2034		FEDERAL	AVENUE		422-501-13	54	SFR	6Z1
2039		FEDERAL	AVENUE		422-503-10	54	SFR	6Z1
2044		FEDERAL	AVENUE		422-501-11	54	SFR	6Z1
2049		FEDERAL	AVENUE		422-503-08	52	SFR	6Z1
2050		FEDERAL	AVENUE		422-501-10	54	SFR	6Z1
2053		FEDERAL	AVENUE		422-503-07	54	SFR	6Z1
2054		FEDERAL	AVENUE		422-501-09	54	SFR	6Z1
2059		FEDERAL	AVENUE		422-503-06	54	SFR	6Z1
2060		FEDERAL	AVENUE		422-501-08	54	SFR	6Z1
2063		FEDERAL	AVENUE		422-503-05	54	SFR	6Z1
2064		FEDERAL	AVENUE		422-501-07	54	SFR	6Z1
2069		FEDERAL	AVENUE		422-503-04	54	SFR	6Z1
2070		FEDERAL	AVENUE		422-501-06	54	SFR	6Z1
2073		FEDERAL	AVENUE		422-503-03	54	SFR	6Z1
2079		FEDERAL	AVENUE		422-503-02	54	SFR	6Z1
2080		FEDERAL	AVENUE		422-501-04	54	SFR	6Z1
2084		FEDERAL	AVENUE		422-501-03	54	SFR	6Z1
2090		FEDERAL	AVENUE		422-501-02	54	SFR	6Z1
2094		FEDERAL	AVENUE		422-501-01	54	SFR	6Z1
2099		FEDERAL	AVENUE		422-453-10	54	SFR	6Z1
2100		FEDERAL	AVENUE		422-454-01	53	SFR	6Z1
2103		FEDERAL	AVENUE		422-453-11	53	SFR	6Z1
2109		FEDERAL	AVENUE		422-453-12	53	SFR	6Z1
2110		FEDERAL	AVENUE		422-454-08	53	SFR	6Z1
2113		FEDERAL	AVENUE		422-453-13	53	SFR	6Z1
2119		FEDERAL	AVENUE		422-453-14	53	SFR	6Z1
2129		FEDERAL	AVENUE		422-453-16	53	SFR	6Z1
2130		FEDERAL	AVENUE		422-454-16	54	SFR	6Z1
2140		FEDERAL	AVENUE		422-454-17	53	SFR	6Z1
115		FLOWER	STREET		425-452-17	25	SFR	6Z1
117		FLOWER	STREET		425-452-16	41	SFR	6Z1
119		FLOWER	STREET		425-452-15	25	SFR	6Z1
127		FLOWER	STREET		425-452-13	25	SFR	6Z1
155		FLOWER	STREET		425-233-18	52	SFR	6Z1
163		FLOWER	STREET		425-233-17	50	SFR	6Z1
164		FLOWER	STREET		425-234-21	53	SFR	6Z1
166		FLOWER	STREET		425-234-01	48	SFR	6Z1
172		FLOWER	STREET		425-234-02	40	SFR	6Z1
173		FLOWER	STREET		425-233-15	50	SFR	6Z1
174		FLOWER	STREET		425-234-03	48	SFR	6Z1
178		FLOWER	STREET		425-234-04	40	SFR	6Z1
179	A	FLOWER	STREET		425-233-14	47	SFR	6Z1
185		FLOWER	STREET		425-233-13	41	SFR	6Z1
186		FLOWER	STREET		425-234-05	54	SFR	6Z1
188		FLOWER	STREET		425-234-06	39	SFR	6Z1
192		FLOWER	STREET		425-234-07	42	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
205		FLOWER	STREET		425-403-21	40	SFR	6Z1
208		FLOWER	STREET		425-404-02	41	SFR	6Z1
212		FLOWER	STREET		425-404-03	41	SFR	6Z1
215		FLOWER	STREET		425-403-19	33	SFR	6Z1
216		FLOWER	STREET		425-404-04	46	SFR	6Z1
217		FLOWER	STREET		425-403-18	30	SFR	6Z1
220		FLOWER	STREET		425-404-05	46	SFR	6Z1
221		FLOWER	STREET		425-403-17	40	SFR	6Z1
224		FLOWER	STREET		425-404-06	47	SFR	6Z1
231		FLOWER	STREET		425-403-16	27	SFR	5S3
233		FLOWER	STREET		425-403-15	39	SFR	6Z1
238		FLOWER	STREET		425-404-08	41	SFR	6Z1
243		FLOWER	STREET		425-403-14	44	SFR	6Z1
246		FLOWER	STREET		425-404-10	38	SFR	6Z1
249		FLOWER	STREET		425-403-13	33	SFR	5S3
250		FLOWER	STREET		117-214-01	43	SFR	6Z1
251		FLOWER	STREET		117-213-24	27	SFR	5S3
257		FLOWER	STREET		117-213-26	30	SFR	5S3
260		FLOWER	STREET		117-214-03	38	SFR	6Z1
265		FLOWER	STREET		117-213-20	41	SFR	6Z1
268		FLOWER	STREET		117-214-04	35	SFR	6Z1
275		FLOWER	STREET		117-213-19	43	SFR	6Z1
278		FLOWER	STREET		117-214-05	39	SFR	6Z1
279		FLOWER	STREET		117-213-18	36	SFR	6Z1
282		FLOWER	STREET		117-214-06	42	SFR	6Z1
283		FLOWER	STREET		117-213-17	20	SFR	6Z1
284		FLOWER	STREET		117-214-07	39	MFR	6Z1
290		FLOWER	STREET		117-214-08	39	SFR	6Z1
291		FLOWER	STREET		117-213-15	33	SFR	5S3
292		FLOWER	STREET		117-214-09	39	SFR	6Z1
295		FLOWER	STREET		117-213-14	17	SFR	6Z1
300		FLOWER	STREET		117-254-01	45	SFR	6Z1
301		FLOWER	STREET		117-253-24	49	SFR	6Z1
303		FLOWER	STREET		117-253-23	48	SFR	6Z1
304		FLOWER	STREET		117-254-02	45	SFR	6Z1
305		FLOWER	STREET		117-253-22	45	SFR	6Z1
312		FLOWER	STREET		117-254-04	45	SFR	6Z1
315		FLOWER	STREET		117-253-21	45	SFR	6Z1
316		FLOWER	STREET		117-254-05	50	SFR	6Z1
319		FLOWER	STREET		117-253-20	46	SFR	6Z1
320		FLOWER	STREET		117-254-06	45	SFR	6Z1
321		FLOWER	STREET		117-253-19	45	SFR	6Z1
324		FLOWER	STREET		117-254-07	45	SFR	6Z1
325		FLOWER	STREET		117-253-18	51	SFR	6Z1
328		FLOWER	STREET		117-254-08	45	SFR	6Z1
329		FLOWER	STREET		117-253-17	45	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
332		FLOWER	STREET		117-254-09	45	SFR	6Z1
335		FLOWER	STREET		117-253-16	45	SFR	6Z1
336		FLOWER	STREET		117-254-10	45	SFR	6Z1
341		FLOWER	STREET		117-253-14	45	SFR	6Z1
345		FLOWER	STREET		117-253-13	45	SFR	6Z1
346		FLOWER	STREET		117-254-12	45	SFR	6Z1
353		FLOWER	STREET		117-293-25	47	SFR	6Z1
354		FLOWER	STREET		117-294-01	46	SFR	6Z1
358		FLOWER	STREET		117-294-02	46	SFR	6Z1
359		FLOWER	STREET		117-293-19	46	SFR	6Z1
363		FLOWER	STREET		117-293-18	46	SFR	6Z1
365		FLOWER	STREET		117-293-17	50	SFR	6Z1
369		FLOWER	STREET		117-293-16	50	SFR	6Z1
370		FLOWER	STREET		117-294-04	46	SFR	6Z1
371		FLOWER	STREET		117-293-03	46	SFR	6Z1
374		FLOWER	STREET		117-294-05	46	SFR	6Z1
376		FLOWER	STREET		117-294-06	46	SFR	6Z1
377		FLOWER	STREET		117-293-14	53	SFR	6Z1
381		FLOWER	STREET		117-293-13	50	SFR	6Z1
384		FLOWER	STREET		117-294-07	46	SFR	6Z1
385		FLOWER	STREET		117-293-12	50	SFR	6Z1
388		FLOWER	STREET		117-294-08	47	SFR	6Z1
389		FLOWER	STREET		117-293-11	51	SFR	6Z1
392		FLOWER	STREET		117-294-20	53	SFR	6Z1
395		FLOWER	STREET		117-293-24	43	SFR	6Z1
398		FLOWER	STREET		117-294-21	48	SFR	6Z1
403		FLOWER	STREET		117-342-01	53	SFR	6Z1
409		FLOWER	STREET		117-342-02	47	SFR	6Z1
413		FLOWER	STREET		117-342-03	47	SFR	6Z1
419		FLOWER	STREET		117-342-04	47	SFR	6Z1
420		FLOWER	STREET		117-341-37	54	SFR	6Z1
423		FLOWER	STREET		117-342-05	47	SFR	6Z1
426		FLOWER	STREET		117-341-46	54	SFR	6Z1
429		FLOWER	STREET		117-342-06	47	SFR	6Z1
430		FLOWER	STREET		117-341-07	50	SFR	6Z1
433		FLOWER	STREET		117-342-07	48	SFR	6Z1
436		FLOWER	STREET		117-341-08	51	SFR	6Z1
439		FLOWER	STREET		117-342-08	47	SFR	6Z1
440		FLOWER	STREET		117-341-09	50	SFR	6Z1
443		FLOWER	STREET		117-342-09	47	SFR	6Z1
446		FLOWER	STREET		117-341-10	49	SFR	6Z1
449		FLOWER	STREET		117-342-10	47	SFR	6Z1
452		FLOWER	STREET		117-341-11	47	SFR	6Z1
453		FLOWER	STREET		117-342-11	47	SFR	6Z1
458		FLOWER	STREET		117-341-12	47	SFR	6Z1
459		FLOWER	STREET		117-342-12	51	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
462		FLOWER	STREET		117-341-13	47	SFR	6Z1
463		FLOWER	STREET		117-342-13	47	SFR	6Z1
466		FLOWER	STREET		117-341-14	51	SFR	6Z1
467		FLOWER	STREET		117-342-14	47	SFR	6Z1
470		FLOWER	STREET		117-341-15	48	SFR	6Z1
471		FLOWER	STREET		117-342-15	47	SFR	6Z1
476		FLOWER	STREET		117-341-16	48	SFR	6Z1
477		FLOWER	STREET		117-342-16	47	SFR	6Z1
480		FLOWER	STREET		117-341-17	47	SFR	6Z1
486		FLOWER	STREET		117-341-18	47	SFR	6Z1
487		FLOWER	STREET		117-342-18	47	SFR	6Z1
493		FLOWER	STREET		117-342-19	46	SFR	6Z1
498		FLOWER	STREET		117-341-20	47	SFR	6Z1
499		FLOWER	STREET		117-342-20	47	SFR	6Z1
2438		FORDHAM	DRIVE		141-432-03	52	SFR	6Z1
1813		FULLERTON	AVENUE		425-451-39	28	SFR	6Z1
1816		FULLERTON	AVENUE		425-231-19	30	SFR	5S3
1817		FULLERTON	AVENUE		425-451-38	c. 09	SFR	5S1
1826		FULLERTON	AVENUE		425-232-19	24	SFR	6Z1
1830		FULLERTON	AVENUE		425-232-17	29	SFR	5S3
1846		FULLERTON	AVENUE		425-233-21	25	SFR	6Z1
1850		FULLERTON	AVENUE		425-233-20	39	SFR	6Z1
1854		FULLERTON	AVENUE		425-233-19	48	SFR	6Z1
1876		FULLERTON	AVENUE		425-234-19	48	MFR	6Z1
1880		FULLERTON	AVENUE		425-234-18	23	SFR	6Z1
1905		FULLERTON	AVENUE		426-263-17	39	SFR	6Z1
1910		FULLERTON	AVENUE		426-031-22	54	MFR	6Z1
1923		FULLERTON	AVENUE		426-263-15	54	SFR	6Z1
1925		FULLERTON	AVENUE		426-263-14	49	SFR	6Z1
1934		FULLERTON	AVENUE		426-032-01	47	SFR	6Z1
1935		FULLERTON	AVENUE		426-263-13	39	SFR	6Z1
1939		FULLERTON	AVENUE		426-263-12	49	SFR	6Z1
1941		FULLERTON	AVENUE		426-263-11	48	SFR	6Z1
1947		FULLERTON	AVENUE		426-263-10	47	MFR	6Z1
1948		FULLERTON	AVENUE		426-032-19	34	SFR	6Z1
1954		FULLERTON	AVENUE		426-032-20	54	SFR	6Z1
1955		FULLERTON	AVENUE		426-264-27	47	SFR	6Z1
1958		FULLERTON	AVENUE		426-032-21	54	SFR	6Z1
1962		FULLERTON	AVENUE		426-032-22	54	SFR	6Z1
1963		FULLERTON	AVENUE		426-264-25	51	SFR	6Z1
1965		FULLERTON	AVENUE		426-264-24	51	SFR	6Z1
1967		FULLERTON	AVENUE		426-264-23	51	SFR	6Z1
1969		FULLERTON	AVENUE		426-264-22	25	SFR	6Z1
1971		FULLERTON	AVENUE		426-264-21	40	SFR	6Z1
1972		FULLERTON	AVENUE		426-032-24	54	SFR	6Z1
1973		FULLERTON	AVENUE		426-264-18	26	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1975		FULLERTON	AVENUE		426-264-17	44	SFR	6Z1
1976		FULLERTON	AVENUE		426-032-25	54	SFR	6Z1
1977		FULLERTON	AVENUE		426-264-15	25	SFR	6Z1
1982		FULLERTON	AVENUE		426-032-26	54	SFR	6Z1
1986		FULLERTON	AVENUE		426-032-27	53	SFR	6Z1
1990		FULLERTON	AVENUE		426-032-28	54	SFR	6Z1
1996		FULLERTON	AVENUE		426-032-29	54	SFR	6Z1
1997		FULLERTON	AVENUE		426-264-14	50	SFR	6Z1
159		GEORGEANNE	PLACE		439-262-08	41	SFR	6Z1
809		GOVERNOR	STREET		422-433-18	54	SFR	6Z1
813		GOVERNOR	STREET		422-433-17	54	SFR	6Z1
814		GOVERNOR	STREET		422-432-24	54	SFR	6Z1
820		GOVERNOR	STREET		422-432-25	54	SFR	6Z1
829		GOVERNOR	STREET		422-433-14	54	SFR	6Z1
830		GOVERNOR	STREET		422-432-27	54	SFR	6Z1
833		GOVERNOR	STREET		422-433-13	54	SFR	6Z1
834		GOVERNOR	STREET		422-432-28	54	SFR	6Z1
839		GOVERNOR	STREET		422-433-12	54	SFR	6Z1
840		GOVERNOR	STREET		422-432-29	54	SFR	6Z1
843		GOVERNOR	STREET		422-433-11	54	SFR	6Z1
850		GOVERNOR	STREET		422-432-31	54	SFR	6Z1
854		GOVERNOR	STREET		422-432-32	54	SFR	6Z1
857		GOVERNOR	STREET		422-433-08	43	SFR	6Z1
860		GOVERNOR	STREET		422-432-33	54	SFR	6Z1
864		GOVERNOR	STREET		422-432-34	54	SFR	6Z1
869		GOVERNOR	STREET		422-433-07	54	SFR	6Z1
870		GOVERNOR	STREET		422-432-35	53	SFR	6Z1
873		GOVERNOR	STREET		422-433-06	54	SFR	6Z1
874		GOVERNOR	STREET		422-432-36	54	SFR	6Z1
879		GOVERNOR	STREET		422-433-05	54	SFR	6Z1
880		GOVERNOR	STREET		422-432-37	54	SFR	6Z1
883		GOVERNOR	STREET		422-433-04	54	SFR	6Z1
884		GOVERNOR	STREET		422-432-38	54	SFR	6Z1
889		GOVERNOR	STREET		422-433-03	54	SFR	6Z1
890		GOVERNOR	STREET		422-432-39	54	SFR	6Z1
893		GOVERNOR	STREET		422-433-02	54	SFR	6Z1
923		GOVERNOR	STREET		422-424-12	54	SFR	6Z1
924		GOVERNOR	STREET		422-423-16	54	SFR	6Z1
929		GOVERNOR	STREET		422-424-11	54	SFR	6Z1
930		GOVERNOR	STREET		422-423-17	54	SFR	6Z1
934		GOVERNOR	STREET		422-423-18	54	SFR	6Z1
940		GOVERNOR	STREET		422-423-19	54	SFR	6Z1
943		GOVERNOR	STREET		422-424-09	54	SFR	6Z1
944		GOVERNOR	STREET		422-423-20	54	SFR	6Z1
949		GOVERNOR	STREET		422-424-08	54	SFR	6Z1
950		GOVERNOR	STREET		422-423-21	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
953		GOVERNOR	STREET		422-424-07	54	SFR	6Z1
954		GOVERNOR	STREET		422-423-22	54	SFR	6Z1
959		GOVERNOR	STREET		422-424-06	54	SFR	6Z1
960		GOVERNOR	STREET		422-423-23	54	SFR	6Z1
963		GOVERNOR	STREET		422-424-05	54	SFR	6Z1
964		GOVERNOR	STREET		422-423-24	54	SFR	6Z1
969		GOVERNOR	STREET		422-424-04	54	SFR	6Z1
973		GOVERNOR	STREET		422-424-03	54	SFR	6Z1
974		GOVERNOR	STREET		422-423-26	54	SFR	6Z1
979		GOVERNOR	STREET		422-424-02	54	SFR	6Z1
980		GOVERNOR	STREET		422-423-27	54	SFR	6Z1
388		GRANADA	WAY		439-111-27	54	SFR	6Z1
959		GROVE	PLACE		422-481-29	54	SFR	6Z1
960		GROVE	PLACE		422-484-13	54	SFR	6Z1
963		GROVE	PLACE		422-481-30	54	SFR	6Z1
964		GROVE	PLACE		422-484-12	54	SFR	6Z1
969		GROVE	PLACE		422-481-31	53	SFR	6Z1
970		GROVE	PLACE		422-484-11	54	SFR	6Z1
973		GROVE	PLACE		422-481-32	51	SFR	6Z1
974		GROVE	PLACE		422-484-10	53	SFR	6Z1
980		GROVE	PLACE		422-484-09	54	SFR	6Z1
984		GROVE	PLACE		422-484-08	54	SFR	6Z1
990		GROVE	PLACE		422-472-08	54	SFR	6Z1
993		GROVE	PLACE		422-473-36	54	SFR	6Z1
994		GROVE	PLACE		422-472-07	54	SFR	6Z1
1003		GROVE	PLACE		422-473-34	54	SFR	6Z1
1009		GROVE	PLACE		422-473-33	54	SFR	6Z1
1010		GROVE	PLACE		422-473-26	53	SFR	6Z1
1013		GROVE	PLACE		422-473-32	54	SFR	6Z1
1014		GROVE	PLACE		422-473-27	54	SFR	6Z1
1015		GROVE	PLACE		422-473-31	54	SFR	6Z1
1017		GROVE	PLACE		422-473-30	54	SFR	6Z1
1019		GROVE	PLACE		422-473-29	53	SFR	6Z1
1020		GROVE	PLACE		422-473-28	54	SFR	6Z1
332		HAMILTON	STREET		419-021-16	23	SFR	6Z1
358		HAMILTON	STREET		419-172-34	41	SFR	6Z1
362		HAMILTON	STREET		419-172-36	53	SFR	6Z1
364		HAMILTON	STREET		419-172-37	47	SFR	6Z1
367		HAMILTON	STREET		419-181-22	45	MFR	6Z1
374		HAMILTON	STREET		419-172-39	47	SFR	6Z1
376		HAMILTON	STREET		419-172-40	51	SFR	6Z1
379		HAMILTON	STREET		419-181-20	c. 24	MFR	5S3
382		HAMILTON	STREET		419-172-41	49	SFR	6Z1
394		HAMILTON	STREET		419-172-42	38	SFR	6Z1
396		HAMILTON	STREET		419-172-43	45	MFR	6Z1
398		HAMILTON	STREET		419-172-44	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
408		HAMILTON	STREET		419-171-08	42	SFR	6Z1
411		HAMILTON	STREET		419-181-15	45	SFR	6Z1
412	1/2	HAMILTON	STREET		419-171-09	48	SFR	6Z1
428		HAMILTON	STREET		419-171-29	24	SFR	6Z1
436		HAMILTON	STREET		419-171-31	39	SFR	6Z1
444		HAMILTON	STREET		419-171-49	20	MFR	6Z1
449		HAMILTON	STREET		419-181-05	23	COMMERCIAL	6Z1
511		HAMILTON	STREET		422-091-02	35	COMMERCIAL	6Z1
524		HAMILTON	STREET		422-021-18	43	SFR	6Z1
530		HAMILTON	STREET		422-021-19	45	SFR	6Z1
535		HAMILTON	STREET		422-092-01	48	SFR	6Z1
542		HAMILTON	STREET		422-021-22	52	SFR	6Z1
545		HAMILTON	STREET		422-092-38	45	SFR	6Z1
554		HAMILTON	STREET		422-021-25	52	SFR	6Z1
555		HAMILTON	STREET		422-092-39	45	SFR	6Z1
557		HAMILTON	STREET		422-092-40	29	SFR	5S3
559		HAMILTON	STREET		422-092-42	22	SFR	6Z1
601		HAMILTON	STREET		422-221-16	52	COMMERCIAL	6Z1
650		HAMILTON	STREET		422-211-28	c. 52	RELIGIOUS	6Z1
686		HAMILTON	STREET		422-211-30	32	SFR	6Z1
690		HAMILTON	STREET		422-211-31	46	MFR	6Z1
699		HAMILTON	STREET		422-221-01	47	SFR	6Z1
741		HAMILTON	STREET		422-252-02	48	SFR	6Z1
748		HAMILTON	STREET		422-462-11	52	SFR	6Z1
267		HANOVER	DRIVE		141-391-03	50	SFR	6Z1
1902		HARBOR	BOULEVARD		419-205-15	53	COMMERCIAL	6Z1
1912		HARBOR	BOULEVARD		419-205-13	46	HOSPITAL	5S3
1921		HARBOR	BOULEVARD		422-103-10	48	COMMERCIAL	6Z1
1963		HARBOR	BOULEVARD		422-101-08	34	SFR	6Z1
2029		HARBOR	BOULEVARD		422-091-21	49	COMMERCIAL	6Z1
2035		HARBOR	BOULEVARD		422-091-20	49	COMMERCIAL	6Z1
2037		HARBOR	BOULEVARD		422-091-19	46	COMMERCIAL	6Z1
2059		HARBOR	BOULEVARD		422-091-14	c. 52	COMMERCIAL	5S3
2065		HARBOR	BOULEVARD		422-091-12	52	SFR	6Z1
2089		HARBOR	BOULEVARD		422-091-08	50	COMMERCIAL	6Z1
2110		HARBOR	BOULEVARD		419-171-46	50	COMMERCIAL	6Z1
2120		HARBOR	BOULEVARD		419-171-44	47	COMMERCIAL	6Z1
2121		HARBOR	BOULEVARD		422-021-11	53	COMMERCIAL	6Z1
2127		HARBOR	BOULEVARD		422-021-10	52	COMMERCIAL	6Z1
2129		HARBOR	BOULEVARD		422-021-09	35	SFR	6Z1
2191		HARBOR	BOULEVARD		422-203-30	54	MFR	6Z1
2501		HARBOR	BOULEVARD		420-041-05	c. 59	HOSPITAL	5S3
2673		HARBOR	BOULEVARD				COMMERCIAL	6Z1
2699		HARBOR	BOULEVARD		139-361-35	61	COMMERCIAL	5S3
3597		HARBOR	BOULEVARD		415-041-06	48	COMMERCIAL	6Z1
226		HILL	PLACE		119-101-18	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
227		HILL	PLACE		119-101-17	54	SFR	6Z1
230		HILL	PLACE		119-101-23	54	SFR	6Z1
231		HILL	PLACE		119-101-16	54	SFR	6Z1
234		HILL	PLACE		119-101-22	54	SFR	6Z1
235		HILL	PLACE		119-101-15	54	SFR	6Z1
240		HILL	PLACE		119-101-21	53	SFR	6Z1
244		HILL	PLACE		439-332-32	54	SFR	6Z1
254		HILL	PLACE		439-332-36	53	SFR	6Z1
116		INDUSTRIAL	WAY		425-351-07	54	INDUSTRIAL	6Z1
125		INDUSTRIAL	WAY		425-352-03	52	INDUSTRIAL	6Z1
132		INDUSTRIAL	WAY		425-351-09	48	INDUSTRIAL	6Z1
133		INDUSTRIAL	WAY		425-352-05	52	INDUSTRIAL	6Z1
134		INDUSTRIAL	WAY		425-351-10	51	INDUSTRIAL	6Z1
137		INDUSTRIAL	WAY		425-352-06	52	INDUSTRIAL	6Z1
140		INDUSTRIAL	WAY		425-351-11	47	INDUSTRIAL	6Z1
145		INDUSTRIAL	WAY		425-352-07	52	INDUSTRIAL	6Z1
155		INDUSTRIAL	WAY		425-352-08	48	SFR	6Z1
1637		IRVINE	AVENUE		425-152-11	53	MFR	6Z1
1747		IRVINE	AVENUE		117-372-50	53	SFR	6Z1
1761		IRVINE	AVENUE				SFR	6Z1
1939		IRVINE	AVENUE		426-322-11	43	SFR	6Z1
1961		IRVINE	AVENUE		426-323-08	54	SFR	6Z1
1973		IRVINE	AVENUE		426-323-06	54	SFR	6Z1
1981		IRVINE	AVENUE		426-324-12	53	SFR	6Z1
1987		IRVINE	AVENUE		426-324-11	49	SFR	6Z1
1995		IRVINE	AVENUE		426-324-10	50	SFR	6Z1
2485		IRVINE	AVENUE		439-151-24	50	MFR	6Z1
2561		IRVINE	AVENUE		439-111-32	54	SFR	6Z1
2575		IRVINE	AVENUE		439-111-25	54	SFR	6Z1
806		JOANN	STREET		422-361-18	54	SFR	6Z1
826		JOANN	STREET		422-361-14	54	SFR	6Z1
574		KNOWELL	PLACE		422-131-30	54	SFR	6Z1
578		KNOWELL	PLACE		422-131-29	54	SFR	6Z1
582		KNOWELL	PLACE		422-131-28	54	SFR	6Z1
583		KNOWELL	PLACE		422-132-03	54	SFR	6Z1
587		KNOWELL	PLACE		422-132-04	54	SFR	6Z1
590		KNOWELL	PLACE		422-131-26	54	SFR	6Z1
591		KNOWELL	PLACE		422-132-05	54	SFR	6Z1
594		KNOWELL	PLACE		422-131-25	54	SFR	6Z1
599		KNOWELL	PLACE		422-132-07	54	SFR	6Z1
600		KNOWELL	PLACE		422-131-24	54	SFR	6Z1
603		KNOWELL	PLACE		422-132-08	54	SFR	6Z1
604		KNOWELL	PLACE		422-131-23	54	SFR	6Z1
607		KNOWELL	PLACE		422-132-09	53	SFR	6Z1
612		KNOWELL	PLACE		422-131-21	54	SFR	6Z1
615		KNOWELL	PLACE		422-132-11	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
616		KNOWELL	PLACE		422-131-20	54	SFR	6Z1
619		KNOWELL	PLACE		422-132-12	54	SFR	6Z1
620		KNOWELL	PLACE		422-131-19	54	SFR	6Z1
624		KNOWELL	PLACE		422-131-18	54	SFR	6Z1
627		KNOWELL	PLACE		422-132-14	54	SFR	6Z1
214		KNOX	PLACE		425-334-07	46	SFR	6Z1
215		KNOX	PLACE		425-333-21	26	SFR	6Z1
295		KNOX	PLACE			c. 17	SFR	5S3
207		KNOX	STREET		425-332-23	50	MFR	6Z1
210		KNOX	STREET		425-333-04	36	SFR	6Z1
213		KNOX	STREET		425-332-21	25	SFR	5S3
221		KNOX	STREET		425-332-19	38	SFR	5S3
224		KNOX	STREET		425-333-08	39	SFR	5S3
225		KNOX	STREET		425-332-18	54	MFR	6Z1
284		KNOX	STREET		425-163-08	50	MFR	6Z1
363		LA PERLE	LANE		425-311-17	50	SFR	6Z1
370		LA PERLE	LANE		425-312-02	48	SFR	6Z1
371		LA PERLE	LANE		425-311-16	50	SFR	6Z1
378		LA PERLE	LANE		425-312-03	48	SFR	6Z1
384		LA PERLE	LANE		425-312-04	48	SFR	6Z1
390		LA PERLE	LANE		425-312-05	48	SFR	6Z1
391		LA PERLE	LANE		425-311-13	50	SFR	6Z1
396		LA PERLE	LANE		425-312-06	48	SFR	6Z1
397		LA PERLE	LANE		425-311-12	50	SFR	6Z1
353		LA PERLE	PLACE		425-311-20	50	SFR	6Z1
354		LA PERLE	PLACE		425-311-21	50	SFR	6Z1
358		LA PERLE	PLACE		425-311-22	50	SFR	6Z1
360		LA PERLE	PLACE		425-311-23	50	SFR	6Z1
364		LA PERLE	PLACE		425-311-24	50	SFR	6Z1
370		LA PERLE	PLACE		425-311-25	50	SFR	6Z1
377		LA PERLE	PLACE		425-312-10	48	SFR	6Z1
378		LA PERLE	PLACE		425-311-26	50	SFR	6Z1
385		LA PERLE	PLACE		425-312-09	48	SFR	6Z1
391		LA PERLE	PLACE		425-312-08	48	SFR	6Z1
397		LA PERLE	PLACE		425-312-07	48	SFR	6Z1
200		LILLIAN	PLACE		439-212-01	49	SFR	6Z1
201		LILLIAN	PLACE		439-211-14	52	SFR	6Z1
206		LILLIAN	PLACE		439-212-02	49	SFR	6Z1
207		LILLIAN	PLACE		439-211-13	49	SFR	6Z1
213		LILLIAN	PLACE		439-211-12	54	SFR	6Z1
218		LILLIAN	PLACE		439-212-04	49	SFR	6Z1
219		LILLIAN	PLACE		439-211-11	50	SFR	6Z1
222		LILLIAN	PLACE		439-212-05	49	SFR	6Z1
223		LILLIAN	PLACE		439-211-10	49	SFR	6Z1
228		LILLIAN	PLACE		439-212-06	49	SFR	6Z1
229		LILLIAN	PLACE		439-211-09	49	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
234		LILLIAN	PLACE		439-212-07	49	SFR	6Z1
235		LILLIAN	PLACE		439-211-08	49	SFR	6Z1
3131		LINCOLN	WAY		141-652-41	53	SFR	6Z1
954		LINDEN	PLACE		422-483-14	54	SFR	6Z1
959		LINDEN	PLACE		422-484-02	54	SFR	6Z1
960		LINDEN	PLACE		422-483-13	53	SFR	6Z1
963		LINDEN	PLACE		422-484-03	54	SFR	6Z1
964		LINDEN	PLACE		422-483-12	54	SFR	6Z1
969		LINDEN	PLACE		422-484-04	54	SFR	6Z1
970		LINDEN	PLACE		422-483-11	54	SFR	6Z1
973		LINDEN	PLACE		422-484-05	54	SFR	6Z1
974		LINDEN	PLACE		422-483-10	54	SFR	6Z1
979		LINDEN	PLACE		422-484-06	53	SFR	6Z1
983		LINDEN	PLACE		422-484-07	54	SFR	6Z1
984		LINDEN	PLACE		422-483-08	54	SFR	6Z1
989		LINDEN	PLACE		422-472-01	54	SFR	6Z1
990		LINDEN	PLACE		422-471-08	54	SFR	6Z1
993		LINDEN	PLACE		422-472-02	54	SFR	6Z1
994		LINDEN	PLACE		422-471-07	54	SFR	6Z1
999		LINDEN	PLACE		422-472-03	54	SFR	6Z1
1010		LINDEN	PLACE		422-473-11	54	SFR	6Z1
1013		LINDEN	PLACE		422-473-24	54	SFR	6Z1
1014		LINDEN	PLACE		422-473-12	54	SFR	6Z1
1019		LINDEN	PLACE		422-473-23	54	SFR	6Z1
1020		LINDEN	PLACE		422-473-13	53	SFR	6Z1
1023		LINDEN	PLACE		422-473-22	54	SFR	6Z1
1029		LINDEN	PLACE		422-473-21	54	SFR	6Z1
1030		LINDEN	PLACE		422-473-15	54	SFR	6Z1
1033		LINDEN	PLACE		422-473-20	54	SFR	6Z1
1034		LINDEN	PLACE		422-473-16	54	SFR	6Z1
1040		LINDEN	PLACE		422-473-17	54	SFR	6Z1
1043		LINDEN	PLACE		422-473-18	54	SFR	6Z1
1260		LONDONBERRY	STREET		141-631-08	53	SFR	6Z1
118		MAGNOLIA	STREET		425-451-30	45	SFR	6Z1
130		MAGNOLIA	STREET		425-451-27	51	SFR	6Z1
136		MAGNOLIA	STREET		425-451-26	37	SFR	6Z1
137		MAGNOLIA	STREET		425-451-37	c. 20	SFR	5S1
145		MAGNOLIA	STREET		425-451-38	39	SFR	6Z1
163		MAGNOLIA	STREET		425-231-18	45	SFR	6Z1
164		MAGNOLIA	STREET		425-232-01	32	SFR	6Z1
165		MAGNOLIA	STREET		425-231-17	25	SFR	6Z1
166		MAGNOLIA	STREET		425-232-02	40	SFR	6Z1
167		MAGNOLIA	STREET		425-231-16	37	SFR	6Z1
169		MAGNOLIA	STREET		425-231-15	45	SFR	6Z1
176		MAGNOLIA	STREET		425-232-04	39	SFR	6Z1
180		MAGNOLIA	STREET		425-232-05	38	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
187		MAGNOLIA	STREET		425-231-13	48	SFR	6Z1
195		MAGNOLIA	STREET		425-231-12	39	SFR	6Z1
197		MAGNOLIA	STREET		425-231-11	54	MFR	6Z1
200		MAGNOLIA	STREET		425-402-01	36	SFR	5S1
205		MAGNOLIA	STREET		425-401-23	49	SFR	6Z1
208		MAGNOLIA	STREET		425-402-02	27/40	SFR	5S1
211		MAGNOLIA	STREET		425-401-22	38	SFR	5S3
213		MAGNOLIA	STREET		425-401-21	36	SFR	5S3
215		MAGNOLIA	STREET		425-401-20	36	SFR	5S3
216		MAGNOLIA	STREET		425-402-04	27	SFR	5S3
220		MAGNOLIA	STREET		425-402-05	40	SFR	6Z1
224		MAGNOLIA	STREET		425-402-06	29	SFR	5S3
227		MAGNOLIA	STREET		425-401-18	42	SFR	6Z1
228		MAGNOLIA	STREET		425-402-07	27	SFR	5S3
231		MAGNOLIA	STREET		425-401-17	53	SFR	6Z1
232		MAGNOLIA	STREET		425-402-08	51	SFR	6Z1
235		MAGNOLIA	STREET		425-401-16	44	SFR	6Z1
236		MAGNOLIA	STREET		425-402-09	47	SFR	6Z1
239		MAGNOLIA	STREET		425-401-15	50	SFR	6Z1
243		MAGNOLIA	STREET		425-401-14	46	SFR	6Z1
244		MAGNOLIA	STREET		425-402-11	54	SFR	6Z1
245		MAGNOLIA	STREET		425-401-13	45	SFR	6Z1
249		MAGNOLIA	STREET		117-211-21	24	SFR	6Z1
250		MAGNOLIA	STREET		117-212-01	40	SFR	6Z1
254		MAGNOLIA	STREET		117-212-02	49	SFR	6Z1
257		MAGNOLIA	STREET		117-211-19	43	SFR	6Z1
258		MAGNOLIA	STREET		117-212-03	45	SFR	6Z1
260		MAGNOLIA	STREET		117-212-04	35	SFR	6Z1
262		MAGNOLIA	STREET		117-212-05	46	SFR	6Z1
267		MAGNOLIA	STREET		117-211-18	49	SFR	6Z1
269		MAGNOLIA	STREET		117-211-17	53	SFR	6Z1
271		MAGNOLIA	STREET		117-211-16	53	SFR	6Z1
272		MAGNOLIA	STREET		117-212-06	40	SFR	6Z1
273		MAGNOLIA	STREET		117-211-15	23	SFR	5S3
276		MAGNOLIA	STREET		117-212-08	25	SFR	6Z1
280		MAGNOLIA	STREET		117-212-09	34	SFR	5S3
281		MAGNOLIA	STREET		117-211-13	28	SFR	5S3
283		MAGNOLIA	STREET		117-211-14	53	SFR	6Z1
290	294	MAGNOLIA	STREET		117-212-10	25	SFR	5S3
291		MAGNOLIA	STREET		117-211-11	24	SFR	5S3
301		MAGNOLIA	STREET		117-251-37	c. 23/39	RELIGIOUS	5S1
306		MAGNOLIA	STREET		117-252-26	c. 23/49	RELIGIOUS	5S3
312		MAGNOLIA	STREET		117-252-25	50	SFR	6Z1
316		MAGNOLIA	STREET		117-252-03	50	SFR	6Z1
320		MAGNOLIA	STREET		117-252-04	50	SFR	6Z1
324		MAGNOLIA	STREET		117-252-05	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
328		MAGNOLIA	STREET		117-252-06	50	SFR	6Z1
332		MAGNOLIA	STREET		117-252-07	50	SFR	6Z1
336		MAGNOLIA	STREET		117-252-08	50	SFR	6Z1
340		MAGNOLIA	STREET		117-252-09	50	SFR	6Z1
343		MAGNOLIA	STREET		117-251-10	53	SFR	6Z1
344		MAGNOLIA	STREET		117-252-10	50	SFR	6Z1
349		MAGNOLIA	STREET		117-251-23	48	SFR	6Z1
352		MAGNOLIA	STREET		117-292-01	50	SFR	6Z1
362		MAGNOLIA	STREET		117-292-03	46	SFR	6Z1
364		MAGNOLIA	STREET		117-292-04	50	SFR	6Z1
368		MAGNOLIA	STREET		117-292-05	50	SFR	6Z1
372		MAGNOLIA	STREET		117-292-06	50	SFR	6Z1
375		MAGNOLIA	STREET		117-291-35	45	SFR	6Z1
376		MAGNOLIA	STREET		117-292-07	50	SFR	6Z1
380		MAGNOLIA	STREET		117-292-08	50	SFR	6Z1
383		MAGNOLIA	STREET		117-291-22	51	SFR	6Z1
384		MAGNOLIA	STREET		117-292-09	50	SFR	6Z1
388		MAGNOLIA	STREET		117-292-10	50	SFR	6Z1
403		MAGNOLIA	STREET		117-332-01	47	SFR	6Z1
408		MAGNOLIA	STREET		117-331-39	47	SFR	6Z1
409		MAGNOLIA	STREET		117-332-02	46	SFR	6Z1
412		MAGNOLIA	STREET		117-331-38	47	SFR	6Z1
413		MAGNOLIA	STREET		117-332-03	51	SFR	6Z1
418		MAGNOLIA	STREET		117-331-37	52	SFR	6Z1
419		MAGNOLIA	STREET		117-332-04	47	SFR	6Z1
422		MAGNOLIA	STREET		117-331-36	47	SFR	6Z1
423		MAGNOLIA	STREET		117-332-05	46	SFR	6Z1
428		MAGNOLIA	STREET		117-331-35	47	SFR	6Z1
429		MAGNOLIA	STREET		117-332-06	46	SFR	6Z1
432		MAGNOLIA	STREET		117-331-34	47	SFR	6Z1
433		MAGNOLIA	STREET		117-332-07	46	SFR	6Z1
438		MAGNOLIA	STREET		117-331-33	53	SFR	6Z1
439		MAGNOLIA	STREET		117-332-08	47	SFR	6Z1
442		MAGNOLIA	STREET		117-331-32	47	SFR	6Z1
443		MAGNOLIA	STREET		117-332-09	50	SFR	6Z1
448		MAGNOLIA	STREET		117-331-31	47	SFR	6Z1
449		MAGNOLIA	STREET		117-332-10	46	SFR	6Z1
452		MAGNOLIA	STREET		117-331-30	47	SFR	6Z1
453		MAGNOLIA	STREET		117-332-11	47	SFR	6Z1
458		MAGNOLIA	STREET		117-331-29	47	SFR	6Z1
459		MAGNOLIA	STREET		117-332-12	46	SFR	6Z1
462		MAGNOLIA	STREET		117-331-28	54	SFR	6Z1
466		MAGNOLIA	STREET		117-331-27	50	SFR	6Z1
467		MAGNOLIA	STREET		117-332-14	47	SFR	6Z1
470		MAGNOLIA	STREET		117-331-26	47	SFR	6Z1
471		MAGNOLIA	STREET		117-332-15	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
476		MAGNOLIA	STREET		117-331-25	52	SFR	6Z1
477		MAGNOLIA	STREET		117-332-16	47	SFR	6Z1
480		MAGNOLIA	STREET		117-331-24	48	SFR	6Z1
481		MAGNOLIA	STREET		117-332-17	46	SFR	6Z1
486		MAGNOLIA	STREET		117-331-23	47	SFR	6Z1
487		MAGNOLIA	STREET		117-332-18	50	SFR	6Z1
492		MAGNOLIA	STREET		117-331-22	47	SFR	6Z1
493		MAGNOLIA	STREET		117-332-19	49	SFR	6Z1
498		MAGNOLIA	STREET		117-331-21	47	SFR	6Z1
499		MAGNOLIA	STREET		117-332-20	52	SFR	6Z1
1928		MAPLE	AVENUE		422-103-24	46	SFR	6Z1
1937		MAPLE	AVENUE		422-141-15	53	SFR	6Z1
1943		MAPLE	AVENUE		422-141-14	53	SFR	6Z1
1953		MAPLE	AVENUE		422-141-12	54	SFR	6Z1
1959	1961	MAPLE	AVENUE			c. 54	MFR	5S3
1962		MAPLE	AVENUE		422-102-14	49	SFR	6Z1
1966		MAPLE	AVENUE		422-102-13	49	SFR	6Z1
1986		MAPLE	AVENUE		422-102-03	33	SFR	6Z1
1991		MAPLE	AVENUE		422-141-04	52	SFR	6Z1
2003		MAPLE	AVENUE		422-141-01	51	SFR	6Z1
2033		MAPLE	AVENUE		422-133-15	54	SFR	6Z1
2037		MAPLE	AVENUE		422-133-16	54	SFR	6Z1
2038		MAPLE	AVENUE		422-092-27	27	SFR	6Z1
2045		MAPLE	AVENUE		422-133-01	54	SFR	6Z1
2053		MAPLE	AVENUE		422-132-27	54	SFR	6Z1
2056		MAPLE	AVENUE		422-092-30	47	SFR	6Z1
2060		MAPLE	AVENUE		422-092-31	42	SFR	6Z1
2063		MAPLE	AVENUE		422-132-01	54	SFR	6Z1
2073		MAPLE	AVENUE		422-131-31	54	SFR	6Z1
2080		MAPLE	AVENUE		422-092-36	46	SFR	6Z1
2083		MAPLE	AVENUE		422-131-03	37	SFR	6Z1
2086		MAPLE	AVENUE		422-092-37	47	SFR	6Z1
2088		MAPLE	AVENUE		422-092-41	45	SFR	6Z1
2093		MAPLE	AVENUE		422-131-02	47	SFR	6Z1
2097		MAPLE	AVENUE		422-131-01	50	SFR	6Z1
2162		MAPLE	AVENUE		422-202-07	53	SFR	6Z1
310		MEADOWLARK	LANE		439-231-07	48	MFR	6Z1
318		MEADOWLARK	LANE		439-231-06	49	MFR	6Z1
155		MERRILL	PLACE		426-131-06	48	SFR	6Z1
161		MERRILL	PLACE		426-131-07	48	SFR	6Z1
165		MERRILL	PLACE		426-131-08	40	SFR	6Z1
168		MERRILL	PLACE		426-132-19	48	SFR	6Z1
172		MERRILL	PLACE		426-132-18	48	SFR	6Z1
176		MERRILL	PLACE		426-132-17	51	SFR	6Z1
180		MERRILL	PLACE		426-132-16	48	SFR	6Z1
181		MERRILL	PLACE		426-131-12	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
185		MERRILL	PLACE		426-131-13	53	SFR	6Z1
188		MERRILL	PLACE		426-132-14	49	SFR	6Z1
189		MERRILL	PLACE		426-131-14	49	SFR	6Z1
125		MESA	DRIVE		439-081-23	35	HOSPITAL	5S3
141		MESA	DRIVE		439-081-24	48	MFR	6Z1
145		MESA	DRIVE		439-081-25	50	MFR	6Z1
151		MESA	DRIVE		439-221-21	46	SFR	6Z1
173		MESA	DRIVE		439-221-25	51	SFR	6Z1
191		MESA	DRIVE		439-221-28	47	MFR	6Z1
199		MESA	DRIVE		439-221-29	46	SFR	6Z1
215		MESA	DRIVE		439-213-24	48	SFR	6Z1
223		MESA	DRIVE		439-213-25	48	MFR	6Z1
231		MESA	DRIVE		439-213-27	54	SFR	6Z1
241		MESA	DRIVE		439-213-44	52	SFR	6Z1
245		MESA	DRIVE		439-213-45	30	SFR	6Z1
265		MESA	DRIVE		439-202-22	46	SFR	6Z1
267		MESA	DRIVE		439-202-21	48	SFR	6Z1
281		MESA	DRIVE		439-202-19	39	MFR	6Z1
295		MESA	DRIVE		439-202-17	52	SFR	6Z1
301		MESA	DRIVE		439-101-10	c. 27	SFR	6Z1
333		MESA	DRIVE		439-101-14	50	SFR	6Z1
1918		MEYER	PLACE		422-142-24	39	COMMERCIAL	6Z1
1938		MEYER	PLACE		422-142-27	54	DUPLEX	6Z1
1942		MEYER	PLACE		422-142-28	54	DUPLEX	6Z1
1948		MEYER	PLACE		422-142-30	50	SFR	6Z1
1952		MEYER	PLACE		422-142-31	50	SFR	6Z1
1964		MEYER	PLACE		422-142-34	50	SFR	6Z1
1974		MEYER	PLACE		422-142-36	48	SFR	6Z1
1984		MEYER	PLACE		422-142-39	50	MFR	6Z1
1992		MEYER	PLACE		422-142-40	47	SFR	6Z1
2002		MEYER	PLACE		422-135-14	48	SFR	6Z1
2046		MEYER	PLACE		422-135-06	54	SFR	6Z1
2054		MEYER	PLACE		422-132-15	54	SFR	6Z1
2090		MEYER	PLACE		422-131-16	36	SFR	6Z1
2211		MEYER	PLACE		422-182-10	54	SFR	6Z1
3277		MICHIGAN	AVENUE		139-074-02	37	SFR	6Z1
2157		MINER	STREET		422-202-12	37	SFR	6Z1
2173		MINER	STREET		422-202-16	45	SFR	6Z1
2177		MINER	STREET		422-202-17	48	SFR	6Z1
2179		MINER	STREET		422-202-18	48	SFR	6Z1
2183		MINER	STREET		422-202-19	48	SFR	6Z1
2191		MINER	STREET		422-202-21	48	SFR	6Z1
2192		MINER	STREET		422-203-02	46	SFR	6Z1
1640		MONROVIA	AVENUE		424-101-13	54	INDUSTRIAL	6Z1
1718		MONROVIA	AVENUE		424-071-05	54	INDUSTRIAL	6Z1
1751		MONROVIA	AVENUE		424-361-39	49	INDUSTRIAL	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1755		MONROVIA	AVENUE		424-361-38	48	MFR	6Z1
1765		MONROVIA	AVENUE		424-361-37	51	INDUSTRIAL	6Z1
1767		MONROVIA	AVENUE		424-361-23	48	SFR	6Z1
1771		MONROVIA	AVENUE		424-361-22	48	SFR	6Z1
1775	1777	MONROVIA	AVENUE		424-361-21	49	MFR	6Z1
1781		MONROVIA	AVENUE		424-361-20	48	MFR	6Z1
1913		MONROVIA	AVENUE		422-524-01	54	SFR	6Z1
1924		MONROVIA	AVENUE		422-513-16	54	SFR	6Z1
1929		MONROVIA	AVENUE		422-523-01	54	SFR	6Z1
1930		MONROVIA	AVENUE		422-513-17	53	SFR	6Z1
1940		MONROVIA	AVENUE		422-513-19	54	SFR	6Z1
1950		MONROVIA	AVENUE		422-513-21	53	SFR	6Z1
1953		MONROVIA	AVENUE		422-522-01	54	SFR	6Z1
1954		MONROVIA	AVENUE		422-513-22	54	SFR	6Z1
1960		MONROVIA	AVENUE		422-513-23	54	SFR	6Z1
1964		MONROVIA	AVENUE		422-513-24	54	SFR	6Z1
1970		MONROVIA	AVENUE		422-513-25	54	SFR	6Z1
1974		MONROVIA	AVENUE		422-513-26	54	SFR	6Z1
1980		MONROVIA	AVENUE		422-513-27	54	SFR	6Z1
1983		MONROVIA	AVENUE		422-521-01	54	SFR	6Z1
1984		MONROVIA	AVENUE		422-513-28	54	SFR	6Z1
1989		MONROVIA	AVENUE		422-494-50	54	SFR	6Z1
2000		MONROVIA	AVENUE		422-505-18	54	SFR	6Z1
2010		MONROVIA	AVENUE		422-505-19	54	SFR	6Z1
2013		MONROVIA	AVENUE		422-494-39	54	SFR	6Z1
2014		MONROVIA	AVENUE		422-505-20	54	SFR	6Z1
2023		MONROVIA	AVENUE		422-494-37	54	SFR	6Z1
2024		MONROVIA	AVENUE		422-505-22	54	SFR	6Z1
2034		MONROVIA	AVENUE		422-505-24	54	SFR	6Z1
2040		MONROVIA	AVENUE		422-505-25	54	SFR	6Z1
2043		MONROVIA	AVENUE		422-492-09	54	SFR	6Z1
2050		MONROVIA	AVENUE		422-505-27	54	SFR	6Z1
2053		MONROVIA	AVENUE		422-492-07	54	SFR	6Z1
2059		MONROVIA	AVENUE		422-492-06	54	SFR	6Z1
2063		MONROVIA	AVENUE		422-492-05	54	SFR	6Z1
2064		MONROVIA	AVENUE		422-505-30	54	SFR	6Z1
2069		MONROVIA	AVENUE		422-492-04	54	SFR	6Z1
2070		MONROVIA	AVENUE		422-505-31	54	SFR	6Z1
2073		MONROVIA	AVENUE		422-492-03	53	SFR	6Z1
2074		MONROVIA	AVENUE		422-505-32	54	SFR	6Z1
2079		MONROVIA	AVENUE		422-492-02	54	SFR	6Z1
2080		MONROVIA	AVENUE		422-505-33	54	SFR	6Z1
2094		MONROVIA	AVENUE		422-504-03	54	SFR	6Z1
2099		MONROVIA	AVENUE		422-451-10	53	SFR	6Z1
2103		MONROVIA	AVENUE		422-451-11	53	SFR	6Z1
2104		MONROVIA	AVENUE		422-452-08	53	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2109		MONROVIA	AVENUE		422-451-12	54	SFR	6Z1
2113		MONROVIA	AVENUE		422-451-13	53	SFR	6Z1
2114		MONROVIA	AVENUE		422-452-06	53	SFR	6Z1
2119		MONROVIA	AVENUE		422-451-14	53	SFR	6Z1
2123		MONROVIA	AVENUE		422-451-15	51	SFR	6Z1
2124		MONROVIA	AVENUE		422-452-04	53	SFR	6Z1
2129		MONROVIA	AVENUE		422-451-16	54	SFR	6Z1
2130		MONROVIA	AVENUE		422-452-03	53	SFR	6Z1
2134		MONROVIA	AVENUE		422-452-02	53	SFR	6Z1
2139		MONROVIA	AVENUE		422-451-18	53	SFR	6Z1
113		MONTE VISTA	AVENUE		439-281-19	36	SFR	6Z1
129		MONTE VISTA	AVENUE		439-281-22	49	SFR	6Z1
130		MONTE VISTA	AVENUE		439-171-37	50	SFR	6Z1
135		MONTE VISTA	AVENUE		439-281-23	50	SFR	6Z1
136		MONTE VISTA	AVENUE		439-171-39	53	SFR	6Z1
141		MONTE VISTA	AVENUE		439-281-24	51	MFR	6Z1
151		MONTE VISTA	AVENUE		439-291-13	52	SFR	6Z1
157		MONTE VISTA	AVENUE		439-291-15	54	MFR	6Z1
199		MONTE VISTA	AVENUE		439-291-21	35	SFR	6Z1
211		MONTE VISTA	AVENUE		119-102-28	54	MFR	6Z1
215		MONTE VISTA	AVENUE		119-102-29	54	SFR	6Z1
216		MONTE VISTA	AVENUE		439-181-05	47	SFR	6Z1
221		MONTE VISTA	AVENUE		119-102-30	54	SFR	6Z1
223		MONTE VISTA	AVENUE		119-102-31	50	SFR	6Z1
227		MONTE VISTA	AVENUE		119-102-32	24	SFR	5S3
228		MONTE VISTA	AVENUE		439-181-53	27	SFR	5S3
244		MONTE VISTA	AVENUE		439-182-01	52	SFR	6Z1
248		MONTE VISTA	AVENUE		439-182-02	52	SFR	6Z1
261		MONTE VISTA	AVENUE		439-333-01	23	EDUCATION	5S3
298		MONTE VISTA	AVENUE		439-192-49	52	MFR	6Z1
301		MONTE VISTA	AVENUE		439-131-23	47	SFR	6Z1
302		MONTE VISTA	AVENUE		439-121-08	54	MFR	6Z1
350		MONTE VISTA	AVENUE		439-121-20	48	MFR	6Z1
2156		MYRAN	DRIVE		422-203-10	47	SFR	6Z1
2160		MYRAN	DRIVE		422-203-09	47	SFR	6Z1
2166		MYRAN	DRIVE		422-203-08	49	SFR	6Z1
2172		MYRAN	DRIVE		422-203-07	47	SFR	6Z1
2030		NATIONAL	AVENUE		422-492-10	54	SFR	6Z1
2031		NATIONAL	AVENUE		422-494-35	54	SFR	6Z1
2033		NATIONAL	AVENUE		422-494-34	54	SFR	6Z1
2035		NATIONAL	AVENUE		422-494-33	54	SFR	6Z1
2037		NATIONAL	AVENUE		422-494-32	54	SFR	6Z1
2039		NATIONAL	AVENUE		422-494-31	54	SFR	6Z1
2044		NATIONAL	AVENUE		422-492-12	54	SFR	6Z1
2049		NATIONAL	AVENUE		422-494-29	53	SFR	6Z1
2050		NATIONAL	AVENUE		422-492-13	52	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2053		NATIONAL	AVENUE		422-494-28	54	SFR	6Z1
2054		NATIONAL	AVENUE		422-492-14	53	SFR	6Z1
2059		NATIONAL	AVENUE		422-494-27	54	SFR	6Z1
2060		NATIONAL	AVENUE		422-492-15	54	SFR	6Z1
2063		NATIONAL	AVENUE		422-494-26	54	SFR	6Z1
2064		NATIONAL	AVENUE		422-492-16	54	SFR	6Z1
2069		NATIONAL	AVENUE		422-494-25	54	SFR	6Z1
2070		NATIONAL	AVENUE		422-492-17	54	SFR	6Z1
2073		NATIONAL	AVENUE		422-494-24	54	SFR	6Z1
2074		NATIONAL	AVENUE		422-492-18	54	SFR	6Z1
2079		NATIONAL	AVENUE		422-494-23	54	SFR	6Z1
2080		NATIONAL	AVENUE		422-492-19	54	SFR	6Z1
2099		NATIONAL	AVENUE		422-442-51	54	SFR	6Z1
2100		NATIONAL	AVENUE		422-451-09	53	SFR	6Z1
2103		NATIONAL	AVENUE		422-442-50	54	SFR	6Z1
2104		NATIONAL	AVENUE		422-451-08	54	SFR	6Z1
2109		NATIONAL	AVENUE		422-442-49	54	SFR	6Z1
2113		NATIONAL	AVENUE		422-442-48	32	SFR	6Z1
2114		NATIONAL	AVENUE		422-451-06	54	SFR	6Z1
2119		NATIONAL	AVENUE		422-442-47	54	SFR	6Z1
2120		NATIONAL	AVENUE		422-451-05	54	SFR	6Z1
2123		NATIONAL	AVENUE		422-442-46	54	SFR	6Z1
2124		NATIONAL	AVENUE		422-451-04	54	SFR	6Z1
2129		NATIONAL	AVENUE		422-442-45	54	SFR	6Z1
2130		NATIONAL	AVENUE		422-451-03	54	SFR	6Z1
2133		NATIONAL	AVENUE		422-442-44	54	SFR	6Z1
2134		NATIONAL	AVENUE		422-451-02	54	SFR	6Z1
2162		NATIONAL	AVENUE		422-433-01	54	SFR	6Z1
2163		NATIONAL	AVENUE		422-424-13	54	SFR	6Z1
2182		NATIONAL	AVENUE		422-432-40	54	SFR	6Z1
2190		NATIONAL	AVENUE		422-432-01	54	SFR	6Z1
2196		NATIONAL	AVENUE		422-431-01	54	SFR	6Z1
2199		NATIONAL	AVENUE		422-422-14	54	SFR	6Z1
1500		NEWPORT	BOULEVARD		425-341-03	52	COMMERCIAL	6Z1
1526		NEWPORT	BOULEVARD		425-341-07	54	COMMERCIAL	6Z1
1527		NEWPORT	BOULEVARD		425-351-04	45	MFR	6Z1
1566		NEWPORT	BOULEVARD		425-341-14	52	COMMERCIAL	6Z1
1574		NEWPORT	BOULEVARD		425-341-15	46	COMMERCIAL	6Z1
1580		NEWPORT	BOULEVARD		425-341-16	46	COMMERCIAL	6Z1
1596		NEWPORT	BOULEVARD		425-341-18	52	COMMERCIAL	6Z1
1604	1632	NEWPORT	BOULEVARD		425-432-03	39	COMMERCIAL	6Z1
1652		NEWPORT	BOULEVARD		425-423-17	50	COMMERCIAL	6Z1
1662		NEWPORT	BOULEVARD		425-423-16	14	COMMERCIAL	6Z1
1664		NEWPORT	BOULEVARD		425-423-14	30	COMMERCIAL	6Z1
1706		NEWPORT	BOULEVARD		425-441-03	49	COMMERCIAL	6Z1
1710		NEWPORT	BOULEVARD		425-441-04	51	COMMERCIAL	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1714		NEWPORT	BOULEVARD		425-441-05	49	COMMERCIAL	6Z1
1724		NEWPORT	BOULEVARD				COMMERCIAL	6Z1
1741		NEWPORT	BOULEVARD		424-271-11	49	COMMERCIAL	6Z1
1750		NEWPORT	BOULEVARD		425-442-13	41	COMMERCIAL	6Z1
1762		NEWPORT	BOULEVARD		425-443-01	28	COMMERCIAL	6Z1
1764	1768	NEWPORT	BOULEVARD		425-443-02	23/49	COMMERCIAL	6Z1
1780		NEWPORT	BOULEVARD		425-443-19	52	COMMERCIAL	6Z1
1784		NEWPORT	BOULEVARD		425-443-20	41	COMMERCIAL	6Z1
1785		NEWPORT	BOULEVARD		424-271-02	23/25	COMMERCIAL	6Z1
1786		NEWPORT	BOULEVARD		425-443-21	46	COMMERCIAL	6Z1
1790	1796	NEWPORT	BOULEVARD		425-443-23	22	COMMERCIAL	6Z1
1799		NEWPORT	BOULEVARD		424-271-01	23/55	COMMERICAL	6Z1
1802		NEWPORT	BOULEVARD		425-451-01	41	COMMERCIAL	6Z1
1804		NEWPORT	BOULEVARD		425-451-02	52	COMMERCIAL	6Z1
1808	1810	NEWPORT	BOULEVARD		425-451-03	24	COMMERCIAL	6Z1
1810		NEWPORT	BOULEVARD		425-451-04	26	COMMERCIAL	6Z1
1812		NEWPORT	BOULEVARD		425-451-05	26	COMMERCIAL	6Z1
1820		NEWPORT	BOULEVARD		425-451-08	17	COMMERCIAL	6Z1
1822		NEWPORT	BOULEVARD		425-451-09	19	COMMERCIAL	6Z1
1824		NEWPORT	BOULEVARD		425-451-12	20	COMMERCIAL	6Z1
1830		NEWPORT	BOULEVARD		425-451-11	30	COMMERCIAL	6Z1
1832		NEWPORT	BOULEVARD		425-451-12	47	COMMERCIAL	6Z1
1836		NEWPORT	BOULEVARD		425-451-14	19	COMMERCIAL	6Z1
1840		NEWPORT	BOULEVARD		425-451-15	22	COMMERCIAL	6Z1
1844		NEWPORT	BOULEVARD		425-451-16	29	COMMERCIAL	6Z1
1845		NEWPORT	BOULEVARD		425-453-02	48	COMMERCIAL	6Z1
1858		NEWPORT	BOULEVARD		425-452-21	28	COMMERCIAL	6Z1
1872		NEWPORT	BOULEVARD		425-452-18	48	COMMERCIAL	6Z1
1914		NEWPORT	BOULEVARD		426-261-02	45	COMMERCIAL	6Z1
1930		NEWPORT	BOULEVARD		426-261-04	49	COMMERCIAL	6Z1
1970		NEWPORT	BOULEVARD		426-262-13	50	COMMERCIAL	6Z1
1974		NEWPORT	BOULEVARD		426-262-03	50	COMMERCIAL	6Z1
1982		NEWPORT	BOULEVARD		426-262-04	53	COMMERCIAL	6Z1
1996		NEWPORT	BOULEVARD		426-262-06	40	COMMERCIAL	6Z1
2000		NEWPORT	BOULEVARD		426-181-27	52	COMMERCIAL	6Z1
2024		NEWPORT	BOULEVARD		426-181-04	39	COMMERCIAL	6Z1
2033		NEWPORT	BOULEVARD		419-222-06	53	COMMERCIAL	6Z1
2040		NEWPORT	BOULEVARD		426-181-06	36	COMMERCIAL	6Z1
2072		NEWPORT	BOULEVARD		426-182-10	23	MFR	6Z1
2134		NEWPORT	BOULEVARD		426-121-14	45	COMMERCIAL	6Z1
2138		NEWPORT	BOULEVARD		426-121-16	48	COMMERCIAL	6Z1
2150		NEWPORT	BOULEVARD		426-121-13	1880	COMMERCIAL	3S1
2154		NEWPORT	BOULEVARD		426-121-41	51	COMMERCIAL	6Z1
2156		NEWPORT	BOULEVARD		426-121-21	46	COMMERCIAL	6Z1
2180		NEWPORT	BOULEVARD		426-121-22	c. 62	COMMERCIAL	5S1
2258		NEWPORT	BOULEVARD		426-053-02	47	COMMERCIAL	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2278		NEWPORT	BOULEVARD		426-054-01	50	COMMERCIAL	6Z1
2302		NEWPORT	BOULEVARD		439-271-01	54	COMMERCIAL	6Z1
2324		NEWPORT	BOULEVARD		439-271-05	54	COMMERCIAL	6Z1
2336		NEWPORT	BOULEVARD		439-271-08	38	COMMERCIAL	6Z1
2380		NEWPORT	BOULEVARD		439-272-04	50	COMMERCIAL	6Z1
2400		NEWPORT	BOULEVARD		439-281-01	53	COMMERCIAL	6Z1
2426		NEWPORT	BOULEVARD		439-281-03	36	COMMERCIAL	6Z1
2454		NEWPORT	BOULEVARD		439-281-11	22	COMMERCIAL	6Z1
2458		NEWPORT	BOULEVARD		439-281-12	22	COMMERCIAL	6Z1
2460		NEWPORT	BOULEVARD		439-281-13	46	COMMERCIAL	6Z1
2470		NEWPORT	BOULEVARD		439-281-14	50	COMMERCIAL	6Z1
2490		NEWPORT	BOULEVARD		439-281-18	29	COMMERCIAL	6Z1
2560		NEWPORT	BOULEVARD			c. 22	COMMERCIAL	6Z1
2620		NEWPORT	BOULEVARD		439-071-06	32	COMMERCIAL	6Z1
2648		NEWPORT	BOULEVARD		439-081-07	46	COMMERCIAL	6Z1
2656		NEWPORT	BOULEVARD		439-081-06	27	COMMERCIAL	6Z1
2668		NEWPORT	BOULEVARD		439-081-04	46	COMMERCIAL	6Z1
2698		NEWPORT	BOULEVARD		439-081-01	48	COMMERCIAL	6Z1
2378		NORSE	AVENUE		119-092-41	25	SFR	6Z1
2380		NORSE	AVENUE		119-092-31	54	SFR	6Z1
2401		NORSE	AVENUE		119-102-05	54	SFR	6Z1
2417		NORSE	AVENUE		119-102-07	36	SFR	6Z1
2423		NORSE	AVENUE		119-102-08	54	SFR	6Z1
2435		NORSE	AVENUE		119-102-10	20	SFR	6Z1
2437		NORSE	AVENUE		119-102-11	42	SFR	6Z1
2443		NORSE	AVENUE		119-102-12	40	SFR	6Z1
2447		NORSE	AVENUE		119-102-13	46	SFR	6Z1
2455		NORSE	AVENUE		119-102-57	53	SFR	6Z1
850		OAK	STREET		422-502-01	54	SFR	6Z1
854		OAK	STREET		422-502-02	54	SFR	6Z1
859		OAK	STREET		422-503-34	54	SFR	6Z1
874		OAK	STREET		422-504-02	54	SFR	6Z1
879		OAK	STREET		422-505-34	54	SFR	6Z1
890		OAK	STREET		422-491-01	54	SFR	6Z1
894		OAK	STREET		422-491-02	54	SFR	6Z1
899		OAK	STREET		422-492-20	53	SFR	6Z1
910		OAK	STREET		422-493-01	54	SFR	6Z1
914		OAK	STREET		422-493-02	54	SFR	6Z1
919		OAK	STREET		422-494-21	54	SFR	6Z1
920		OAK	STREET		422-493-03	54	SFR	6Z1
924		OAK	STREET		422-493-04	53	SFR	6Z1
930		OAK	STREET		422-493-05	54	SFR	6Z1
939		OAK	STREET		422-481-01	54	SFR	6Z1
940		OAK	STREET		422-482-01	54	SFR	6Z1
944		OAK	STREET		422-482-02	54	SFR	6Z1
950		OAK	STREET		422-482-03	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
954		OAK	STREET		422-482-04	54	SFR	6Z1
960		OAK	STREET		422-482-05	54	SFR	6Z1
963		OAK	STREET		422-483-03	54	SFR	6Z1
964		OAK	STREET		422-482-06	54	SFR	6Z1
969		OAK	STREET		422-483-04	54	SFR	6Z1
970		OAK	STREET		422-482-07	53	SFR	6Z1
973		OAK	STREET		422-483-05	54	SFR	6Z1
979		OAK	STREET		422-483-06	54	SFR	6Z1
984		OAK	STREET		422-473-01	54	SFR	6Z1
989		OAK	STREET		422-471-01	54	SFR	6Z1
990		OAK	STREET		422-473-02	54	SFR	6Z1
993		OAK	STREET		422-471-02	54	SFR	6Z1
994		OAK	STREET		422-473-03	54	SFR	6Z1
999		OAK	STREET		422-471-03	54	SFR	6Z1
1000		OAK	STREET		422-473-04	54	SFR	6Z1
1003		OAK	STREET		422-471-04	54	SFR	6Z1
1004		OAK	STREET		422-473-05	54	SFR	6Z1
1010		OAK	STREET		422-473-06	54	SFR	6Z1
1014		OAK	STREET		422-473-07	54	SFR	6Z1
209		OGLE	STREET		425-202-04	45	SFR	6Z1
212		OGLE	STREET		425-203-09	52	MFR	6Z1
217		OGLE	STREET		425-202-05	50	SFR	6Z1
218		OGLE	STREET		425-203-08	45	SFR	6Z1
220		OGLE	STREET		425-203-07	54	SFR	6Z1
221		OGLE	STREET		425-202-06	48	SFR	6Z1
224		OGLE	STREET		425-203-06	42	SFR	6Z1
225		OGLE	STREET		425-202-07	45	SFR	6Z1
228		OGLE	STREET		425-203-05	45	SFR	6Z1
229		OGLE	STREET		425-202-08	44	SFR	6Z1
232		OGLE	STREET		425-203-04	44	SFR	6Z1
241		OGLE	STREET		425-202-10	47	SFR	6Z1
242		OGLE	STREET		425-203-02	49	SFR	6Z1
244		OGLE	STREET		425-203-01	46	SFR	6Z1
315		OGLE	STREET		425-212-08	27	SFR	5S3
322		OGLE	STREET		425-213-13	52	SFR	6Z1
330		OGLE	STREET		425-213-11	48	SFR	6Z1
331	A	OGLE	STREET		425-214-05	30	SFR	6Z1
335		OGLE	STREET		425-212-12	53	MFR	6Z1
342		OGLE	STREET		425-213-08	49	SFR	6Z1
464		OGLE	STREET		425-153-03	52	SFR	6Z1
1501		ORANGE	AVENUE		425-341-01	46	EDUCATION	6Z1
1509		ORANGE	AVENUE		425-341-41	28	SFR	5S3
1523		ORANGE	AVENUE		425-341-38	28	SFR	5S3
1527		ORANGE	AVENUE		425-341-37	28	SFR	5S3
1531		ORANGE	AVENUE		425-341-36	28	SFR	5S3
1531		ORANGE	AVENUE		425-341-35	37	SFR	5S3

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1536		ORANGE	AVENUE		425-332-02	37	SFR	6Z1
1541		ORANGE	AVENUE		425-341-33	29	SFR	5S3
1543		ORANGE	AVENUE		425-341-32	22	SFR	5S3
1547		ORANGE	AVENUE		425-341-31	40	SFR	6Z1
1549		ORANGE	AVENUE		425-341-30	24	SFR	5S3
1560		ORANGE	AVENUE		425-333-03	28	SFR	5S3
1561		ORANGE	AVENUE		425-341-28	47	SFR	6Z1
1580		ORANGE	AVENUE			c. 22	SFR	5S3
1585		ORANGE	AVENUE		425-341-23	46	SFR	6Z1
1586		ORANGE	AVENUE		425-334-03	41	SFR	6Z1
1589		ORANGE	AVENUE		425-341-22	46	COMMERCIAL	6Z1
1599		ORANGE	AVENUE		425-341-21	42	COMMERCIAL	6Z1
1607		ORANGE	AVENUE		425-432-05	39	COMMERCIAL	6Z1
1620		ORANGE	AVENUE		425-201-03	47	SFR	6Z1
1660		ORANGE	AVENUE		425-203-12	30	COMMERCIAL	5S3
1687		ORANGE	AVENUE		425-423-11	52	COMMERCIAL	6Z1
1716	1720	ORANGE	AVENUE		425-391-01	14	COMMERCIAL	5S3
1734		ORANGE	AVENUE		425-391-15	c .39/50	RELIGIOUS	5S1
1744		ORANGE	AVENUE		425-392-11	53	MFR	6Z1
1763		ORANGE	AVENUE		425-415-09	47	COMMERCIAL	6Z1
1787		ORANGE	AVENUE		425-415-12	52	MFR	6Z1
1808		ORANGE	AVENUE		425-401-01	39	SFR	5S3
1810		ORANGE	AVENUE		425-401-24	40	SFR	6Z1
1835		ORANGE	AVENUE		425-232-07	30	SFR	5S1
1859		ORANGE	AVENUE		425-233-09	20	SFR	6Z1
1860		ORANGE	AVENUE		425-403-22	45	SFR	6Z1
1895		ORANGE	AVENUE		425-234-10	c. 21	SFR	5S3
1897		ORANGE	AVENUE		425-234-11	40	SFR	6Z1
1911	1915	ORANGE	AVENUE		426-031-13	28	SFR	5S3
1919		ORANGE	AVENUE		426-031-14	46	SFR	6Z1
1929		ORANGE	AVENUE		426-032-11	52	SFR	6Z1
1936		ORANGE	AVENUE		426-272-02	45	SFR	6Z1
1940		ORANGE	AVENUE		426-272-03	51	SFR	6Z1
1942		ORANGE	AVENUE		426-272-04	35	SFR	5S3
1953		ORANGE	AVENUE		426-032-61	54	SFR	6Z1
1959		ORANGE	AVENUE		426-032-60	54	SFR	6Z1
1964		ORANGE	AVENUE		426-273-18	49	EDUCATION	6Z1
1965		ORANGE	AVENUE		426-032-59	54	SFR	6Z1
1969		ORANGE	AVENUE		426-032-58	54	SFR	6Z1
1975		ORANGE	AVENUE		426-032-57	54	SFR	6Z1
1979		ORANGE	AVENUE		426-032-56	54	SFR	6Z1
1983		ORANGE	AVENUE		426-032-55	54	SFR	6Z1
1986		ORANGE	AVENUE		426-273-03	53	SFR	6Z1
1989		ORANGE	AVENUE		426-032-54	54	SFR	6Z1
1992		ORANGE	AVENUE		426-273-04	54	SFR	6Z1
1993		ORANGE	AVENUE		426-032-53	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1997		ORANGE	AVENUE		426-032-52	54	SFR	6Z1
1998		ORANGE	AVENUE		426-273-05	54	SFR	6Z1
2011		ORANGE	AVENUE		426-191-11	32	SFR	5S3
2012		ORANGE	AVENUE		426-201-02	44	SFR	6Z1
2015		ORANGE	AVENUE		426-191-12	27	SFR	5S3
2017		ORANGE	AVENUE		426-191-13	23	SFR	5S3
2019		ORANGE	AVENUE		426-191-14	45	SFR	6Z1
2020		ORANGE	AVENUE		426-201-04	39	SFR	5S3
2048		ORANGE	AVENUE		426-202-05	23	SFR	5S1
2076		ORANGE	AVENUE		426-202-62	25	SFR	6Z1
2077		ORANGE	AVENUE		426-193-09	54	SFR	6Z1
2081		ORANGE	AVENUE		426-193-10	54	SFR	6Z1
2085		ORANGE	AVENUE		426-193-11	54	SFR	6Z1
2089		ORANGE	AVENUE		426-193-12	54	SFR	6Z1
2093		ORANGE	AVENUE		426-193-13	54	SFR	6Z1
2094		ORANGE	AVENUE		426-202-12	29	SFR	6Z1
2097		ORANGE	AVENUE		426-193-14	50	SFR	6Z1
2101		ORANGE	AVENUE		426-131-21	50	SFR	6Z1
2110		ORANGE	AVENUE		426-141-02	44	SFR	6Z1
2111		ORANGE	AVENUE		426-131-19	46	SFR	6Z1
2120		ORANGE	AVENUE		426-141-12	46	SFR	6Z1
2125		ORANGE	AVENUE		426-131-16	23	SFR	6Z1
2133		ORANGE	AVENUE		426-131-15	51	SFR	6Z1
2141		ORANGE	AVENUE		426-132-13	48	SFR	6Z1
2172		ORANGE	AVENUE		426-144-01	23	SFR	5S1
2179		ORANGE	AVENUE		426-133-15	45	SFR	6Z1
2190		ORANGE	AVENUE		426-144-02	49	SFR	6Z1
2192		ORANGE	AVENUE		426-144-03	46	SFR	6Z1
2196		ORANGE	AVENUE		426-144-04	46	SFR	6Z1
2210		ORANGE	AVENUE		426-071-02	18	SFR	6Z1
2220		ORANGE	AVENUE		426-071-04	40	SFR	6Z1
2245		ORANGE	AVENUE		426-062-11	24	SFR	6Z1
2258		ORANGE	AVENUE		426-073-02	18	MFR	5S3
2278		ORANGE	AVENUE		426-074-01	40	SFR	6Z1
2279		ORANGE	AVENUE		426-064-12	45	SFR	6Z1
2296		ORANGE	AVENUE		426-074-02	39	SFR	6Z1
2298		ORANGE	AVENUE		426-074-03	25	SFR	5S3
2337		ORANGE	AVENUE		439-261-09	16	MFR	6Z1
2345		ORANGE	AVENUE		439-261-10	46	SFR	6Z1
2350	2364	ORANGE	AVENUE		119-091-01	48	SFR	6Z1
2365	2367	ORANGE	AVENUE		439-262-24	53	SFR	6Z1
2395		ORANGE	AVENUE		439-262-18	43	SFR	6Z1
2396		ORANGE	AVENUE		119-092-34	49	SFR	6Z1
2401		ORANGE	AVENUE		439-291-36	52	SFR	6Z1
2404		ORANGE	AVENUE		119-102-01	47	SFR	6Z1
2408		ORANGE	AVENUE		119-102-02	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2409		ORANGE	AVENUE		439-291-35	52	SFR	6Z1
2416		ORANGE	AVENUE		119-102-14	47	SFR	6Z1
2417		ORANGE	AVENUE		439-291-34	54	SFR	6Z1
2420		ORANGE	AVENUE		119-102-15	51	SFR	6Z1
2426		ORANGE	AVENUE		119-102-16	54	MFR	6Z1
2431		ORANGE	AVENUE		439-291-31	40	SFR	6Z1
2436		ORANGE	AVENUE		119-102-17	52	SFR	6Z1
2438		ORANGE	AVENUE		119-102-18	48	SFR	6Z1
2446		ORANGE	AVENUE		119-102-20	46	SFR	6Z1
2460		ORANGE	AVENUE		119-102-53	54	SFR	6Z1
2474		ORANGE	AVENUE		119-102-68	50	SFR	6Z1
2514		ORANGE	AVENUE		439-181-07	46	SFR	6Z1
2532	A	ORANGE	AVENUE		439-181-12	52	SFR	6Z1
2543		ORANGE	AVENUE		439-161-37	46	SFR	6Z1
2549		ORANGE	AVENUE		439-161-35	40	SFR	6Z1
2568		ORANGE	AVENUE		439-181-19	49	SFR	6Z1
2571		ORANGE	AVENUE		439-161-31	45	SFR	6Z1
2590		ORANGE	AVENUE		439-181-28	52	SFR	6Z1
2615		ORANGE	AVENUE		439-221-45	51	MFR	6Z1
2619		ORANGE	AVENUE		439-221-54	49	HOSPITAL	6Z1
2676		ORANGE	AVENUE		439-213-19	50	PUD	6Z1
2690		ORANGE	AVENUE		439-213-21	53	MFR	6Z1
2172		PACIFIC	AVENUE		422-041-19	53	SFR	6Z1
2188		PACIFIC	AVENUE		422-041-12	48	SFR	6Z1
2190		PACIFIC	AVENUE		422-041-11	26	SFR	5S3
2202		PACIFIC	AVENUE		422-041-08	53	SFR	6Z1
2271		PACIFIC	AVENUE		422-061-15	47	SFR	6Z1
2283		PACIFIC	AVENUE		422-061-17	45	SFR	6Z1
2287	2289	PACIFIC	AVENUE		422-061-18	53	MFR	6Z1
1691		PALAU	PLACE		139-271-10	51	SFR	6Z1
203	A	PALMER	STREET		425-331-20	52	SFR	6Z1
207		PALMER	STREET		425-331-19	47	SFR	6Z1
211		PALMER	STREET		425-331-18	50	SFR	6Z1
217		PALMER	STREET		425-331-17	52	SFR	6Z1
221		PALMER	STREET		425-331-16	48	SFR	6Z1
226		PALMER	STREET		425-332-07	53	SFR	6Z1
227		PALMER	STREET		425-331-15	53	SFR	6Z1
230		PALMER	STREET		425-332-08	48	SFR	6Z1
233		PALMER	STREET		425-331-14	52	SFR	6Z1
234		PALMER	STREET		425-332-09	53	SFR	6Z1
237		PALMER	STREET		425-331-13	53	SFR	6Z1
255		PALMER	STREET			c. 23	SFR	5S3
256		PALMER	STREET		425-162-02	54	SFR	6Z1
265		PALMER	STREET		425-161-19	54	SFR	6Z1
267		PALMER	STREET		425-161-18	47	SFR	6Z1
273		PALMER	STREET		425-161-17	47	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
275		PALMER	STREET		425-161-16	47	SFR	6Z1
281		PALMER	STREET		425-161-15	48	SFR	6Z1
285		PALMER	STREET		425-161-14	48	SFR	6Z1
564		PARK	PLACE		424-272-01	54	SFR	6Z1
566		PARK	PLACE		424-272-02	49	SFR	6Z1
571		PARK	PLACE		424-271-28	50	MFR	6Z1
574		PARK	PLACE		424-272-03	49	SFR	6Z1
582		PARK	PLACE		424-272-04	50	SFR	6Z1
583		PARK	PLACE		424-271-25	48	MFR	6Z1
589		PARK	PLACE		424-271-24	54	SFR	6Z1
591		PARK	PLACE		424-271-23	50	SFR	6Z1
596		PARK	PLACE		424-272-06	50	SFR	6Z1
597		PARK	PLACE		424-271-22	47	SFR	6Z1
1950		PARSONS	STREET		419-202-08	48	MFR	6Z1
795		PAULARINO	AVENUE		418-121-25	54	COMMERCIAL	6Z1
959		PAULARINO	AVENUE		418-081-11	48	SFR	6Z1
827		PINE	PLACE		422-454-04	53	SFR	6Z1
830		PINE	PLACE		422-454-05	53	SFR	6Z1
831		PINE	PLACE		422-454-03	53	SFR	6Z1
837		PINE	PLACE		422-454-02	53	SFR	6Z1
838		PINE	PLACE		422-454-07	53	SFR	6Z1
1672		PLACENTIA	AVENUE		424-091-08	50	INDUSTRIAL	6Z1
1679		PLACENTIA	AVENUE		424-102-06	54	INDUSTRIAL	6Z1
1700		PLACENTIA	AVENUE		424-081-11	54	COMMERCIAL	6Z1
1718	1720	PLACENTIA	AVENUE		424-081-10	54	MFR	6Z1
1811		PLACENTIA	AVENUE		424-182-23	53	MFR	6Z1
1815		PLACENTIA	AVENUE		424-182-22	53	MFR	6Z1
1825		PLACENTIA	AVENUE		424-182-20	49	MFR	6Z1
1856		PLACENTIA	AVENUE		424-203-02	52	COMMERCIAL	6Z1
1878		PLACENTIA	AVENUE		424-201-18	49	COMMERCIAL	6Z1
1884		PLACENTIA	AVENUE		424-201-19	49	COMMERCIAL	6Z1
1945		PLACENTIA	AVENUE		422-301-04	53	INDUSTRIAL	6Z1
1980		PLACENTIA	AVENUE		422-272-04	52	INDUSTRIAL	6Z1
1985		PLACENTIA	AVENUE		422-301-02	53	INDUSTRIAL	6Z1
2011		PLACENTIA	AVENUE		422-291-12	53	INDUSTRIAL	6Z1
2014		PLACENTIA	AVENUE		422-282-16	54	SFR	6Z1
2025		PLACENTIA	AVENUE		422-291-10	50	INDUSTRIAL	6Z1
2032		PLACENTIA	AVENUE		422-282-13	54	INDUSTRIAL	6Z1
2038		PLACENTIA	AVENUE		422-282-12	51	COMMERCIAL	6Z1
2072		PLACENTIA	AVENUE		422-282-07	49	COMMERCIAL	6Z1
2075		PLACENTIA	AVENUE		422-291-03	53	INDUSTRIAL	6Z1
2121		PLACENTIA	AVENUE		422-454-26	53	INDUSTRIAL	6Z1
2163		PLACENTIA	AVENUE		422-433-20	54	SFR	6Z1
2175		PLACENTIA	AVENUE		422-432-21	54	SFR	6Z1
2187		PLACENTIA	AVENUE		422-432-20	54	SFR	6Z1
2190		PLACENTIA	AVENUE		422-412-30	53	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2191		PLACENTIA	AVENUE		422-431-20	54	SFR	6Z1
827		PLUM	PLACE		422-454-12	53	SFR	6Z1
830		PLUM	PLACE		422-454-13	53	SFR	6Z1
831		PLUM	PLACE		422-454-11	53	SFR	6Z1
834		PLUM	PLACE		422-454-14	54	SFR	6Z1
837		PLUM	PLACE		422-454-10	54	SFR	6Z1
838		PLUM	PLACE		422-454-15	53	SFR	6Z1
843		PLUM	PLACE		422-454-09	53	SFR	6Z1
636		PLUMER	STREET		424-211-15	54	SFR	6Z1
640		PLUMER	STREET		424-211-16	54	SFR	6Z1
645		PLUMER	STREET		424-212-14	54	SFR	6Z1
647		PLUMER	STREET		424-212-13	54	SFR	6Z1
650		PLUMER	STREET		424-211-17	52	SFR	6Z1
1634		POMONA	AVENUE		424-291-10	50	INDUSTRIAL	6Z1
1719		POMONA	AVENUE		424-081-22	36	INDUSTRIAL	6Z1
1808		POMONA	AVENUE		424-241-37	47	SFR	6Z1
1822		POMONA	AVENUE		424-241-40	48	SFR	6Z1
1833		POMONA	AVENUE		424-174-08	41	SFR	6Z1
1834		POMONA	AVENUE		424-241-43	46	SFR	6Z1
1838		POMONA	AVENUE		424-241-01	50	SFR	6Z1
1904		POMONA	AVENUE		422-242-21	52	COMMERCIAL	6Z1
1936		POMONA	AVENUE		422-242-27	54	SFR	6Z1
1952		POMONA	AVENUE		422-242-30	36	SFR	6Z1
1982		POMONA	AVENUE		422-234-27	54	SFR	6Z1
1986		POMONA	AVENUE		422-234-28	54	SFR	6Z1
1995		POMONA	AVENUE		422-261-01	49	SFR	6Z1
1998		POMONA	AVENUE		422-234-31	53	SFR	6Z1
2004		POMONA	AVENUE		422-234-32	51	SFR	6Z1
2010		POMONA	AVENUE		422-234-33	51	SFR	6Z1
2012		POMONA	AVENUE		422-234-34	51	SFR	6Z1
2018		POMONA	AVENUE		422-234-35	46	SFR	6Z1
2022		POMONA	AVENUE		422-234-36	42	SFR	6Z1
2026		POMONA	AVENUE		422-234-37	49	SFR	6Z1
2030		POMONA	AVENUE		422-234-38	49	SFR	6Z1
2034		POMONA	AVENUE		422-221-15	49	SFR	6Z1
2044		POMONA	AVENUE		422-221-13	50	SFR	6Z1
2048		POMONA	AVENUE		422-221-12	50	SFR	6Z1
2052		POMONA	AVENUE		422-221-11	49	SFR	6Z1
2056		POMONA	AVENUE		422-221-10	54	SFR	6Z1
2062		POMONA	AVENUE		422-221-07	48	SFR	6Z1
2074		POMONA	AVENUE		422-221-06	48	SFR	6Z1
2078		POMONA	AVENUE		422-221-05	44	SFR	6Z1
2082		POMONA	AVENUE		422-221-04	47	SFR	6Z1
2086		POMONA	AVENUE		422-221-03	47	SFR	6Z1
2094		POMONA	AVENUE		422-221-02	47	COMMERCIAL	6Z1
2231		POMONA	AVENUE		422-175-05	22	SFR	5S3

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2244		POMONA	AVENUE		422-171-10	53	SFR	6Z1
2034		PRESIDENT	PLACE		422-494-11	54	SFR	6Z1
2039		PRESIDENT	PLACE		422-494-10	54	SFR	6Z1
2044		PRESIDENT	PLACE		422-494-13	54	SFR	6Z1
2049		PRESIDENT	PLACE		422-494-08	53	SFR	6Z1
2050		PRESIDENT	PLACE		422-494-14	54	SFR	6Z1
2053		PRESIDENT	PLACE		422-494-07	54	SFR	6Z1
2054		PRESIDENT	PLACE		422-494-15	54	SFR	6Z1
2059		PRESIDENT	PLACE		422-494-06	54	SFR	6Z1
2060		PRESIDENT	PLACE		422-494-16	54	SFR	6Z1
2064		PRESIDENT	PLACE		422-494-17	54	SFR	6Z1
2069		PRESIDENT	PLACE		422-494-04	54	SFR	6Z1
2073		PRESIDENT	PLACE		422-494-03	54	SFR	6Z1
2074		PRESIDENT	PLACE		422-494-19	54	SFR	6Z1
2079		PRESIDENT	PLACE		422-494-02	54	SFR	6Z1
2080		PRESIDENT	PLACE		422-494-20	54	SFR	6Z1
2108		PRESIDENT	PLACE		422-442-32	54	SFR	6Z1
2110		PRESIDENT	PLACE		422-442-33	54	SFR	6Z1
2112		PRESIDENT	PLACE		422-442-34	54	SFR	6Z1
2116		PRESIDENT	PLACE		422-442-35	53	SFR	6Z1
2120		PRESIDENT	PLACE		422-442-36	54	SFR	6Z1
2121		PRESIDENT	PLACE		422-442-18	49	SFR	6Z1
2123		PRESIDENT	PLACE		422-442-31	54	SFR	6Z1
2124		PRESIDENT	PLACE		422-442-37	54	SFR	6Z1
2127		PRESIDENT	PLACE		422-442-30	54	SFR	6Z1
2128		PRESIDENT	PLACE		422-442-38	53	SFR	6Z1
2131		PRESIDENT	PLACE		422-442-29	54	SFR	6Z1
2132		PRESIDENT	PLACE		422-442-39	54	SFR	6Z1
2135		PRESIDENT	PLACE		422-442-28	54	SFR	6Z1
2136		PRESIDENT	PLACE		422-442-40	54	SFR	6Z1
2139		PRESIDENT	PLACE		422-442-27	54	SFR	6Z1
358		RALCAM	PLACE		419-172-15	50	SFR	6Z1
361		RALCAM	PLACE		419-172-30	50	SFR	6Z1
362		RALCAM	PLACE		419-172-16	51	SFR	6Z1
365		RALCAM	PLACE		419-172-29	50	SFR	6Z1
366		RALCAM	PLACE		419-172-17	50	SFR	6Z1
369		RALCAM	PLACE		419-172-28	50	SFR	6Z1
372		RALCAM	PLACE		419-172-18	50	SFR	6Z1
373		RALCAM	PLACE		419-172-27	50	SFR	6Z1
377		RALCAM	PLACE		419-172-26	50	SFR	6Z1
380		RALCAM	PLACE		419-172-19	50	SFR	6Z1
385		RALCAM	PLACE		419-172-25	50	SFR	6Z1
386		RALCAM	PLACE		419-172-20	50	SFR	6Z1
396		RALCAM	PLACE		419-172-22	50	SFR	6Z1
302		RAMONA	PLACE		425-321-21	54	SFR	6Z1
303		RAMONA	PLACE		425-321-02	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
306		RAMONA	PLACE		425-321-20	54	SFR	6Z1
307		RAMONA	PLACE		425-321-03	54	SFR	6Z1
310		RAMONA	PLACE		425-321-19	54	SFR	6Z1
311		RAMONA	PLACE		425-321-04	54	SFR	6Z1
316		RAMONA	PLACE		425-321-18	54	SFR	6Z1
317		RAMONA	PLACE		425-321-05	54	SFR	6Z1
320		RAMONA	PLACE		425-321-17	54	SFR	6Z1
321		RAMONA	PLACE		425-321-06	54	SFR	6Z1
326		RAMONA	PLACE		425-321-16	54	SFR	6Z1
327		RAMONA	PLACE		425-321-07	54	SFR	6Z1
330		RAMONA	PLACE		425-321-15	54	SFR	6Z1
336		RAMONA	PLACE		425-321-14	54	SFR	6Z1
337		RAMONA	PLACE		425-321-09	54	SFR	6Z1
340		RAMONA	PLACE		425-321-13	54	SFR	6Z1
341		RAMONA	PLACE		425-321-10	54	SFR	6Z1
342		RAMONA	PLACE		425-321-12	54	SFR	6Z1
343		RAMONA	PLACE		425-321-11	54	SFR	6Z1
353		RAMONA	WAY		425-311-38	53	SFR	6Z1
356		RAMONA	WAY		425-311-39	51	SFR	6Z1
358		RAMONA	WAY		425-311-40	51	SFR	6Z1
365		RAMONA	WAY		425-311-36	49	SFR	6Z1
366		RAMONA	WAY		425-311-42	50	SFR	6Z1
369		RAMONA	WAY		425-311-35	52	SFR	6Z1
372		RAMONA	WAY		425-311-43	50	SFR	6Z1
373		RAMONA	WAY		425-311-34	49	SFR	6Z1
376		RAMONA	WAY		425-311-44	50	SFR	6Z1
377		RAMONA	WAY		425-311-33	50	SFR	6Z1
382		RAMONA	WAY		425-311-45	50	SFR	6Z1
383		RAMONA	WAY		425-311-32	49	SFR	6Z1
386		RAMONA	WAY		425-311-46	43	SFR	6Z1
387		RAMONA	WAY		425-311-31	50	SFR	6Z1
392		RAMONA	WAY		425-311-47	53	SFR	6Z1
396		RAMONA	WAY		425-311-30	49	SFR	6Z1
397		RAMONA	WAY		425-311-29	52	SFR	6Z1
1936		RAYMOND	AVENUE		426-302-01	54	MFR	6Z1
1964		RAYMOND	AVENUE		426-303-01	54	SFR	6Z1
1980		RAYMOND	AVENUE		426-304-20	46	SFR	6Z1
1984		RAYMOND	AVENUE		426-304-01	38	SFR	6Z1
2627		REDLANDS	DRIVE		439-101-25	50	SFR	6Z1
2633		REDLANDS	DRIVE		439-101-24	50	SFR	6Z1
2639		REDLANDS	DRIVE		439-101-23	50	SFR	6Z1
2645		REDLANDS	DRIVE		439-101-22	50	SFR	6Z1
2650		REDLANDS	DRIVE		439-102-09	50	SFR	6Z1
2651		REDLANDS	DRIVE		439-101-21	50	SFR	6Z1
2656		REDLANDS	DRIVE		439-102-08	50	SFR	6Z1
2659		REDLANDS	DRIVE		439-101-20	50	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2662		REDLANDS	DRIVE		439-102-07	50	SFR	6Z1
2663		REDLANDS	DRIVE		439-101-19	50	SFR	6Z1
2668		REDLANDS	DRIVE		439-102-06	50	SFR	6Z1
2669		REDLANDS	DRIVE		439-101-18	50	SFR	6Z1
2675		REDLANDS	DRIVE		439-101-17	51	SFR	6Z1
2680		REDLANDS	DRIVE		439-102-04	50	SFR	6Z1
2681		REDLANDS	DRIVE		439-101-16	50	SFR	6Z1
2686		REDLANDS	DRIVE		439-102-03	50	SFR	6Z1
2687		REDLANDS	DRIVE		439-101-15	50	SFR	6Z1
2692		REDLANDS	DRIVE		439-102-02	54	SFR	6Z1
2698		REDLANDS	DRIVE		439-102-01	50	SFR	6Z1
1579		REDLANDS	PLACE		425-321-41	48	SFR	6Z1
1580		REDLANDS	PLACE		425-311-68	48	SFR	6Z1
1585		REDLANDS	PLACE		425-321-40	48	SFR	6Z1
1589		REDLANDS	PLACE		425-321-39	48	SFR	6Z1
1592		REDLANDS	PLACE		425-311-65	48	SFR	6Z1
1593		REDLANDS	PLACE		425-321-38	48	SFR	6Z1
1597		REDLANDS	PLACE		425-321-37	48	SFR	6Z1
337		REIMS	LANE		439-141-48	46	SFR	6Z1
1919		REPUBLIC	AVENUE		422-521-39	54	SFR	6Z1
1923		REPUBLIC	AVENUE		422-521-38	54	SFR	6Z1
1924		REPUBLIC	AVENUE		422-523-10	54	SFR	6Z1
1929		REPUBLIC	AVENUE		422-521-37	54	SFR	6Z1
1933		REPUBLIC	AVENUE		422-521-36	54	SFR	6Z1
1939		REPUBLIC	AVENUE		422-521-35	54	SFR	6Z1
1940		REPUBLIC	AVENUE		422-522-13	54	SFR	6Z1
1943		REPUBLIC	AVENUE		422-521-34	52	SFR	6Z1
1949		REPUBLIC	AVENUE		422-521-33	54	SFR	6Z1
1953		REPUBLIC	AVENUE		422-521-32	54	SFR	6Z1
2000		REPUBLIC	AVENUE		422-481-18	54	SFR	6Z1
2001		REPUBLIC	AVENUE		422-481-19	54	SFR	6Z1
2003		REPUBLIC	AVENUE		422-481-20	54	SFR	6Z1
2009		REPUBLIC	AVENUE		422-481-21	54	SFR	6Z1
2010		REPUBLIC	AVENUE		422-481-16	54	SFR	6Z1
2013		REPUBLIC	AVENUE		422-481-22	54	SFR	6Z1
2014		REPUBLIC	AVENUE		422-481-15	54	SFR	6Z1
2019		REPUBLIC	AVENUE		422-481-23	54	SFR	6Z1
2020		REPUBLIC	AVENUE		422-481-14	54	SFR	6Z1
2023		REPUBLIC	AVENUE		422-481-24	54	SFR	6Z1
2024		REPUBLIC	AVENUE		422-481-13	54	SFR	6Z1
2029		REPUBLIC	AVENUE		422-481-25	54	SFR	6Z1
2030		REPUBLIC	AVENUE		422-481-12	54	SFR	6Z1
2033		REPUBLIC	AVENUE		422-481-26	54	SFR	6Z1
2039		REPUBLIC	AVENUE		422-481-27	54	SFR	6Z1
2040		REPUBLIC	AVENUE		422-481-10	54	SFR	6Z1
2043		REPUBLIC	AVENUE		422-481-28	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2044		REPUBLIC	AVENUE		422-481-09	54	SFR	6Z1
2050		REPUBLIC	AVENUE		422-481-08	54	SFR	6Z1
2054		REPUBLIC	AVENUE		422-481-07	54	SFR	6Z1
2059		REPUBLIC	AVENUE		422-484-14	54	SFR	6Z1
2060		REPUBLIC	AVENUE		422-481-06	53	SFR	6Z1
2063		REPUBLIC	AVENUE		422-484-01	54	SFR	6Z1
2064		REPUBLIC	AVENUE		422-481-05	54	SFR	6Z1
2070		REPUBLIC	AVENUE		422-481-04	54	SFR	6Z1
2074		REPUBLIC	AVENUE		422-481-03	54	SFR	6Z1
2080		REPUBLIC	AVENUE		422-481-02	54	SFR	6Z1
2081		REPUBLIC	AVENUE		422-483-01	54	SFR	6Z1
2120		REPUBLIC	AVENUE		422-442-20	54	SFR	6Z1
2127		REPUBLIC	AVENUE		422-441-09	54	SFR	6Z1
2128		REPUBLIC	AVENUE		422-442-22	54	SFR	6Z1
2131		REPUBLIC	AVENUE		422-441-10	54	SFR	6Z1
2132		REPUBLIC	AVENUE		422-442-23	54	SFR	6Z1
2135		REPUBLIC	AVENUE		422-441-11	54	SFR	6Z1
2136		REPUBLIC	AVENUE		422-442-24	54	SFR	6Z1
2139		REPUBLIC	AVENUE		422-441-12	54	SFR	6Z1
2141		REPUBLIC	AVENUE		422-441-13	54	SFR	6Z1
2620		RIVERSIDE	DRIVE		439-101-26	50	SFR	6Z1
2626		RIVERSIDE	DRIVE		439-101-27	54	SFR	6Z1
2632		RIVERSIDE	DRIVE		439-101-28	50	SFR	6Z1
2638		RIVERSIDE	DRIVE		439-101-29	50	SFR	6Z1
2644		RIVERSIDE	DRIVE		439-101-30	50	SFR	6Z1
2650		RIVERSIDE	DRIVE		439-101-31	50	SFR	6Z1
2651		RIVERSIDE	DRIVE		439-102-10	50	SFR	6Z1
2656		RIVERSIDE	DRIVE		439-101-32	50	SFR	6Z1
2657		RIVERSIDE	DRIVE		439-102-11	50	SFR	6Z1
2662		RIVERSIDE	DRIVE		439-101-33	50	SFR	6Z1
2663		RIVERSIDE	DRIVE		439-102-12	50	SFR	6Z1
2668		RIVERSIDE	DRIVE		439-101-34	53	SFR	6Z1
2669		RIVERSIDE	DRIVE		439-102-13	50	SFR	6Z1
2674		RIVERSIDE	DRIVE		439-101-35	50	SFR	6Z1
2680		RIVERSIDE	DRIVE		439-101-36	50	SFR	6Z1
2686		RIVERSIDE	DRIVE		439-101-37	50	SFR	6Z1
2687		RIVERSIDE	DRIVE		439-102-16	50	SFR	6Z1
2692		RIVERSIDE	DRIVE		439-101-38	50	SFR	6Z1
2693		RIVERSIDE	DRIVE		439-102-17	50	SFR	6Z1
2698		RIVERSIDE	DRIVE		439-101-39	50	SFR	6Z1
2699		RIVERSIDE	DRIVE		439-102-18	50	SFR	6Z1
1578		RIVERSIDE	PLACE		425-311-58	51	SFR	6Z1
1579		RIVERSIDE	PLACE		425-311-59	48	SFR	6Z1
1585		RIVERSIDE	PLACE		425-311-60	48	SFR	6Z1
1588		RIVERSIDE	PLACE		425-311-56	48	SFR	6Z1
1589		RIVERSIDE	PLACE		425-311-61	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1592		RIVERSIDE	PLACE		425-311-55	48	SFR	6Z1
1593		RIVERSIDE	PLACE		425-311-62	48	SFR	6Z1
317		ROBIN HOOD	LANE		426-221-14	49	SFR	6Z1
128		ROCHESTER	STREET		425-443-07	49	COMMERCIAL	6Z1
135		ROCHESTER	STREET		425-442-08	44	COMMERCIAL	6Z1
135		ROCHESTER	STREET		425-442-09	49	COMMERCIAL	6Z1
136		ROCHESTER	STREET		425-443-08	54	COMMERCIAL	6Z1
143	A	ROCHESTER	STREET		425-442-06	51	SFR	6Z1
144		ROCHESTER	STREET		425-443-09	31	SFR	6Z1
146		ROCHESTER	STREET		425-443-10	31	SFR	6Z1
150		ROCHESTER	STREET		425-415-01	31	SFR	6Z1
156		ROCHESTER	STREET		425-415-02	47	SFR	6Z1
159		ROCHESTER	STREET		425-414-19	20	SFR	6Z1
160		ROCHESTER	STREET		425-415-03	29	SFR	6Z1
162		ROCHESTER	STREET		425-415-04	36	SFR	6Z1
166		ROCHESTER	STREET		425-415-05	37	SFR	6Z1
179		ROCHESTER	STREET		425-414-14	53	MFR	6Z1
183		ROCHESTER	STREET		425-414-13	53	SFR	6Z1
185		ROCHESTER	STREET		425-414-12	24	SFR	6Z1
186	-1/2	ROCHESTER	STREET		425-415-08	28	SFR	6Z1
208		ROCHESTER	STREET		425-392-35	46	SFR	6Z1
212		ROCHESTER	STREET		425-392-34	46	SFR	6Z1
216		ROCHESTER	STREET		425-392-33	51	SFR	6Z1
222		ROCHESTER	STREET		425-392-32	49	SFR	6Z1
223		ROCHESTER	STREET		425-392-14	47	SFR	6Z1
226		ROCHESTER	STREET		425-392-31	54	SFR	6Z1
227		ROCHESTER	STREET		425-392-15	47	SFR	6Z1
230		ROCHESTER	STREET		425-392-30	48	SFR	6Z1
231		ROCHESTER	STREET		425-392-16	48	SFR	6Z1
237		ROCHESTER	STREET		425-392-17	54	SFR	6Z1
239		ROCHESTER	STREET		425-392-18	48	MFR	6Z1
246		ROCHESTER	STREET		425-392-20	53	SFR	6Z1
271		ROCHESTER	STREET		425-462-14	53	SFR	6Z1
277		ROCHESTER	STREET		425-462-15	53	SFR	6Z1
313		ROCHESTER	STREET		425-013-20	49	SFR	6Z1
317		ROCHESTER	STREET		425-013-19	48	SFR	6Z1
321		ROCHESTER	STREET		425-013-18	48	SFR	6Z1
322		ROCHESTER	STREET		425-014-06	29	SFR	5S3
343		ROCHESTER	STREET		425-013-14	46	SFR	6Z1
355		ROCHESTER	STREET		425-021-08	53	SFR	6Z1
356		ROCHESTER	STREET		425-022-01	47	SFR	6Z1
360		ROCHESTER	STREET		425-022-02	54	SFR	6Z1
369		ROCHESTER	STREET		425-021-12	47	SFR	6Z1
372		ROCHESTER	STREET		425-022-06	45	SFR	6Z1
375		ROCHESTER	STREET		425-021-13	54	MFR	6Z1
379		ROCHESTER	STREET		425-021-14	45	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
383		ROCHESTER	STREET		425-021-15	35	SFR	5S3
387		ROCHESTER	STREET		425-021-16	45	SFR	6Z1
389		ROCHESTER	STREET		425-021-18	46	SFR	6Z1
390		ROCHESTER	STREET		425-022-10	53	SFR	6Z1
394	B	ROCHESTER	STREET		425-022-11	53	SFR	6Z1
296		ROSE	LANE		426-152-10	54	PUD	6Z1
1951		ROSEMARY	PLACE		426-032-40	54	SFR	6Z1
1952		ROSEMARY	PLACE		426-032-41	54	SFR	6Z1
1955		ROSEMARY	PLACE		426-032-39	54	SFR	6Z1
1956		ROSEMARY	PLACE		426-032-42	54	SFR	6Z1
1959		ROSEMARY	PLACE		426-032-38	54	SFR	6Z1
1960		ROSEMARY	PLACE		426-032-43	54	SFR	6Z1
1963		ROSEMARY	PLACE		426-032-37	53	SFR	6Z1
1964		ROSEMARY	PLACE		426-032-44	54	SFR	6Z1
1968		ROSEMARY	PLACE		426-032-45	54	SFR	6Z1
1972		ROSEMARY	PLACE		426-032-46	54	SFR	6Z1
1977		ROSEMARY	PLACE		426-032-34	54	SFR	6Z1
1978		ROSEMARY	PLACE		426-032-47	54	SFR	6Z1
1982		ROSEMARY	PLACE		426-032-48	54	SFR	6Z1
1983		ROSEMARY	PLACE		426-032-33	54	SFR	6Z1
1988		ROSEMARY	PLACE		426-032-49	54	SFR	6Z1
1989		ROSEMARY	PLACE		426-032-32	54	SFR	6Z1
1992		ROSEMARY	PLACE		426-032-50	54	SFR	6Z1
1993		ROSEMARY	PLACE		426-032-31	54	SFR	6Z1
1998		ROSEMARY	PLACE		426-032-51	51	SFR	6Z1
1999		ROSEMARY	PLACE		426-032-30	54	SFR	6Z1
2489		RUE DE CANNES			439-131-27	47	SFR	6Z1
2150	B	RURAL	LANE		426-121-31	51	SFR	6Z1
2153		RURAL	LANE		426-121-30	51	SFR	6Z1
2157		RURAL	LANE		426-121-29	51	SFR	6Z1
2162		RURAL	LANE		426-122-01	54	SFR	6Z1
2163		RURAL	LANE		426-121-28	51	SFR	6Z1
2168		RURAL	LANE		426-122-02	51	SFR	6Z1
2169		RURAL	LANE		426-121-27	51	SFR	6Z1
2176		RURAL	LANE		426-122-03	51	SFR	6Z1
2177		RURAL	LANE		426-121-26	51	SFR	6Z1
2182		RURAL	LANE		426-122-04	51	SFR	6Z1
2183		RURAL	LANE		426-121-25	54	SFR	6Z1
2190		RURAL	LANE		426-122-05	51	SFR	6Z1
2191		RURAL	LANE		426-121-24	50	SFR	6Z1
2196		RURAL	LANE		426-122-06	51	SFR	6Z1
2197		RURAL	LANE		426-121-23	51	SFR	6Z1
2148		RURAL	PLACE		426-121-32	51	SFR	6Z1
2156		RURAL	PLACE		426-121-33	51	SFR	6Z1
2164		RURAL	PLACE		426-121-34	51	SFR	6Z1
2165		RURAL	PLACE		426-122-12	51	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2170		RURAL	PLACE		426-121-35	51	SFR	6Z1
2171		RURAL	PLACE		426-122-11	51	SFR	6Z1
2178		RURAL	PLACE		426-121-36	51	SFR	6Z1
2179		RURAL	PLACE		426-122-10	51	SFR	6Z1
2184		RURAL	PLACE		426-121-37	50	SFR	6Z1
2185		RURAL	PLACE		426-122-09	52	SFR	6Z1
2192		RURAL	PLACE		426-121-38	52	SFR	6Z1
2193		RURAL	PLACE		426-122-08	51	SFR	6Z1
2198		RURAL	PLACE		426-121-39	51	SFR	6Z1
2199		RURAL	PLACE		426-122-07	51	SFR	6Z1
1578		SAN BERNARDIN	PLACE		425-321-32	48	SFR	6Z1
1584		SAN BERNARDIN	PLACE		425-321-33	48	SFR	6Z1
1585		SAN BERNARDIN	PLACE		425-321-30	48	SFR	6Z1
1588		SAN BERNARDIN	PLACE		425-321-34	48	SFR	6Z1
1589		SAN BERNARDIN	PLACE		425-321-29	51	SFR	6Z1
1592		SAN BERNARDIN	PLACE		425-321-35	48	SFR	6Z1
1593		SAN BERNARDIN	PLACE		425-321-28	48	SFR	6Z1
1596		SAN BERNARDIN	PLACE		425-321-36	48	SFR	6Z1
600		SAN MICHEL	DRIVE		422-183-34	22	SFR	5S1
1515		SANTA ANA	AVENUE		425-161-11	54	MFR	6Z1
1578	1580	SANTA ANA	AVENUE		425-321-22	48	SFR	6Z1
1584	1586	SANTA ANA	AVENUE		425-321-23	48	SFR	6Z1
1590		SANTA ANA	AVENUE		425-321-24	48	SFR	6Z1
1592		SANTA ANA	AVENUE		425-321-25	48	SFR	6Z1
1596		SANTA ANA	AVENUE		425-321-26	48	SFR	6Z1
1618		SANTA ANA	AVENUE		425-211-03	46	SFR	6Z1
1626		SANTA ANA	AVENUE		425-212-01	47	SFR	6Z1
1630		SANTA ANA	AVENUE		425-212-02	47	SFR	6Z1
1634		SANTA ANA	AVENUE		425-212-03	47	SFR	6Z1
1636	1638	SANTA ANA	AVENUE		425-212-04	53	SFR	6Z1
1640		SANTA ANA	AVENUE		425-212-05	47	SFR	6Z1
1646		SANTA ANA	AVENUE		425-212-06	25	SFR	5S3
1660		SANTA ANA	AVENUE		425-213-02	21	COMMERCIAL	5S3
1710		SANTA ANA	AVENUE		425-011-09	54	COMMERCIAL	6Z1
1728		SANTA ANA	AVENUE		425-012-01	50	SFR	6Z1
1750		SANTA ANA	AVENUE		425-013-21	44	SFR	6Z1
1758		SANTA ANA	AVENUE		425-013-23	29	SFR	5S3
1803		SANTA ANA	AVENUE		117-211-10	30	SFR	6Z1
1913		SANTA ANA	AVENUE		426-281-11	46	SFR	6Z1
1918		SANTA ANA	AVENUE		426-291-02	28	SFR	6Z1
1919		SANTA ANA	AVENUE		426-281-10	47	SFR	6Z1
1928		SANTA ANA	AVENUE		426-292-19	27	SFR	6Z1
1934	1938	SANTA ANA	AVENUE		426-292-02	24	SFR	5S3
1941		SANTA ANA	AVENUE		426-282-12	52	SFR	6Z1
1957		SANTA ANA	AVENUE		426-283-13	54	SFR	6Z1
1961		SANTA ANA	AVENUE		426-283-12	40	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1965		SANTA ANA	AVENUE		426-283-11	33	SFR	5S3
1981		SANTA ANA	AVENUE		426-284-12	41	SFR	6Z1
1993		SANTA ANA	AVENUE		426-284-11	45	SFR	6Z1
1995		SANTA ANA	AVENUE		426-284-10	53	SFR	6Z1
2001		SANTA ANA	AVENUE		426-211-14	10	SFR	5S3
2005		SANTA ANA	AVENUE		426-211-13	10	SFR	6Z1
2006		SANTA ANA	AVENUE		426-221-02	54	MFR	6Z1
2009		SANTA ANA	AVENUE		426-211-11	41	SFR	6Z1
2010		SANTA ANA	AVENUE		426-221-03	54	MFR	6Z1
2078		SANTA ANA	AVENUE		426-221-23	53	MFR	6Z1
2102		SANTA ANA	AVENUE		426-161-01	40	SFR	6Z1
2103		SANTA ANA	AVENUE		426-151-07	40	SFR	6Z1
2143		SANTA ANA	AVENUE		426-151-43	50	SFR	6Z1
2147		SANTA ANA	AVENUE		426-151-44	48	SFR	6Z1
2179		SANTA ANA	AVENUE		426-153-13	44	SFR	6Z1
2193		SANTA ANA	AVENUE		426-153-11	50	SFR	6Z1
2197		SANTA ANA	AVENUE		426-153-10	22	SFR	5S3
2201		SANTA ANA	AVENUE		426-081-11	50	SFR	6Z1
2212		SANTA ANA	AVENUE		426-041-13	54	SFR	6Z1
2215		SANTA ANA	AVENUE		426-081-10	51	SFR	6Z1
2216		SANTA ANA	AVENUE		426-041-14	48	SFR	6Z1
2219		SANTA ANA	AVENUE		426-081-09	50	SFR	6Z1
2220		SANTA ANA	AVENUE		426-041-16	48	SFR	6Z1
2223		SANTA ANA	AVENUE		426-081-08	54	SFR	6Z1
2225		SANTA ANA	AVENUE		426-082-13	53	SFR	6Z1
2233		SANTA ANA	AVENUE		426-082-12	50	SFR	6Z1
2237		SANTA ANA	AVENUE		426-082-11	50	SFR	6Z1
2245		SANTA ANA	AVENUE		426-082-09	25	SFR	6Z1
2265		SANTA ANA	AVENUE		426-083-12	44	SFR	6Z1
2269		SANTA ANA	AVENUE		426-083-11	51	SFR	6Z1
2303		SANTA ANA	AVENUE		119-133-23	53	SFR	6Z1
2307		SANTA ANA	AVENUE		119-133-22	53	SFR	6Z1
2308		SANTA ANA	AVENUE		119-332-08	33	SFR	6Z1
2321		SANTA ANA	AVENUE		119-133-20	46	SFR	6Z1
2374		SANTA ANA	AVENUE		439-231-11	50	SFR	6Z1
2395		SANTA ANA	AVENUE		119-134-22	31	SFR	5S3
2422		SANTA ANA	AVENUE		439-131-05	52	MFR	6Z1
2452		SANTA ANA	AVENUE		439-131-36	53	SFR	6Z1
2453		SANTA ANA	AVENUE		439-333-16	48	SFR	6Z1
2474		SANTA ANA	AVENUE		439-131-19	20	MFR	6Z1
2484		SANTA ANA	AVENUE		439-131-22	52	SFR	6Z1
2519		SANTA ANA	AVENUE		439-192-43	29	SFR	5S1
2522		SANTA ANA	AVENUE		439-121-06	46	SFR	6Z1
2529		SANTA ANA	AVENUE		439-192-40	15	SFR	5S1
2562		SANTA ANA	AVENUE		439-091-03	50	MFR	6Z1
2583		SANTA ANA	AVENUE		439-192-29	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2589		SANTA ANA	AVENUE		439-192-28	49	SFR	6Z1
2615		SANTA ANA	AVENUE		439-201-25	52	SFR	6Z1
2622		SANTA ANA	AVENUE		439-092-06	48	SFR	6Z1
2653		SANTA ANA	AVENUE		439-201-33	27	SFR	5S3
2659		SANTA ANA	AVENUE		439-201-34	48	MFR	6Z1
2677		SANTA ANA	AVENUE		439-202-13	54	SFR	6Z1
2678		SANTA ANA	AVENUE		439-101-05	47	SFR	6Z1
2683		SANTA ANA	AVENUE		439-202-14	53	SFR	6Z1
2689		SANTA ANA	AVENUE		439-202-15	53	SFR	6Z1
118		SANTA ISABEL	AVENUE		439-281-02	39	COMMERCIAL	5S3
119		SANTA ISABEL	AVENUE		439-272-21	49	COMMERCIAL	6Z1
128		SANTA ISABEL	AVENUE		439-281-45	30	SFR	5S3
130		SANTA ISABEL	AVENUE		439-281-44	44	SFR	6Z1
134		SANTA ISABEL	AVENUE		439-281-43	48	MFR	6Z1
138		SANTA ISABEL	AVENUE		439-281-42	42	SFR	6Z1
169		SANTA ISABEL	AVENUE		439-262-15	45	SFR	6Z1
178		SANTA ISABEL	AVENUE		439-291-40	54	SFR	6Z1
180		SANTA ISABEL	AVENUE		439-291-39	54	SFR	6Z1
186		SANTA ISABEL	AVENUE		439-291-38	54	SFR	6Z1
190		SANTA ISABEL	AVENUE		439-291-37	52	MFR	6Z1
207		SANTA ISABEL	AVENUE		119-092-26	48	SFR	6Z1
208		SANTA ISABEL	AVENUE		119-102-03	48	SFR	6Z1
212		SANTA ISABEL	AVENUE		119-102-04	52	SFR	6Z1
213		SANTA ISABEL	AVENUE		119-092-25	50	SFR	6Z1
215		SANTA ISABEL	AVENUE		119-092-24	49	SFR	6Z1
223		SANTA ISABEL	AVENUE		119-092-39	52	SFR	6Z1
226		SANTA ISABEL	AVENUE		119-101-24	50	SFR	6Z1
229		SANTA ISABEL	AVENUE		119-092-38	47	SFR	6Z1
230		SANTA ISABEL	AVENUE		119-101-02	52	SFR	6Z1
234		SANTA ISABEL	AVENUE		119-101-03	52	SFR	6Z1
237		SANTA ISABEL	AVENUE		119-092-19	47	SFR	6Z1
240		SANTA ISABEL	AVENUE		119-101-04	51	SFR	6Z1
244		SANTA ISABEL	AVENUE		119-101-05	50	SFR	6Z1
245		SANTA ISABEL	AVENUE		119-092-37	53	SFR	6Z1
257		SANTA ISABEL	AVENUE		119-132-14	46	SFR	6Z1
837		SANTIAGO	ROAD		141-542-04	52	SFR	6Z1
250		SANTO TOMAS	STREET		439-202-01	49	SFR	6Z1
260		SANTO TOMAS	STREET		439-202-03	49	SFR	6Z1
263		SANTO TOMAS	STREET		439-201-40	43	SFR	6Z1
267		SANTO TOMAS	STREET		439-201-38	52	SFR	6Z1
282		SANTO TOMAS	STREET		439-202-09	47	SFR	6Z1
671		SENATE	STREET		422-172-02	54	SFR	6Z1
452	498	SHADY	LANE		117-372-39	54	SFR	6Z1
456		SHADY	LANE		117-372-38	54	SFR	6Z1
460		SHADY	LANE		117-372-37	54	SFR	6Z1
466		SHADY	LANE		117-372-36	51	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
476		SHADY	LANE		117-372-34	48	SFR	6Z1
486		SHADY	LANE		117-372-52	51	SFR	6Z1
268		SHERWOOD	STREET		426-215-20	51	SFR	6Z1
212		SIERKS	STREET		426-202-60	41	SFR	6Z1
218		SIERKS	STREET		426-202-59	43	SFR	6Z1
220		SIERKS	STREET		426-202-58	48	MFR	6Z1
229		SIERKS	STREET		426-201-11	46	SFR	6Z1
233		SIERKS	STREET		426-201-12	48	SFR	6Z1
252		SIERKS	STREET		426-212-01	51	SFR	6Z1
257		SIERKS	STREET		426-211-22	30	SFR	6Z1
259		SIERKS	STREET		426-211-05	38	SFR	6Z1
2060		STATE	AVENUE		422-472-05	54	SFR	6Z1
2063		STATE	AVENUE		422-473-25	54	SFR	6Z1
2064		STATE	AVENUE		422-472-04	54	SFR	6Z1
2074		STATE	AVENUE		422-471-05	54	SFR	6Z1
2079		STATE	AVENUE		422-473-10	54	SFR	6Z1
2083		STATE	AVENUE		422-473-09	54	SFR	6Z1
2089		STATE	AVENUE		422-473-08	53	SFR	6Z1
2165		STATE	AVENUE		422-421-06	50	SFR	6Z1
2175		STATE	AVENUE		422-421-05	54	SFR	6Z1
2181		STATE	AVENUE		422-421-04	54	SFR	6Z1
2182		STATE	AVENUE		422-423-28	54	SFR	6Z1
2185		STATE	AVENUE		422-421-03	53	SFR	6Z1
2190		STATE	AVENUE		422-423-01	54	SFR	6Z1
2191		STATE	AVENUE		422-421-02	54	SFR	6Z1
2196		STATE	AVENUE		422-422-01	54	SFR	6Z1
349	361	SUNFLOWER	AVENUE			c. 25	AGRICULTURA	5S3
918		SUNSET	DRIVE		424-361-24	46	SFR	6Z1
931		SUNSET	DRIVE		424-361-35	46	INDUSTRIAL	6Z1
943		SUNSET	DRIVE		424-361-33	50	INDUSTRIAL	6Z1
1550		SUPERIOR	AVENUE		425-351-05	45	INDUSTRIAL	6Z1
1603		SUPERIOR	AVENUE		424-291-07	47	INDUSTRIAL	6Z1
1617		SUPERIOR	AVENUE		424-291-06	45	COMMERCIAL	6Z1
1619		SUPERIOR	AVENUE		424-291-05	47	SFR	6Z1
1627	1629	SUPERIOR	AVENUE		424-291-04	50	COMMERCIAL	6Z1
1630		SUPERIOR	AVENUE		425-361-14	51	INDUSTRIAL	6Z1
1640		SUPERIOR	AVENUE		425-361-13	47	COMMERCIAL	6Z1
1644		SUPERIOR	AVENUE		425-361-05	43	INDUSTRIAL	6Z1
1653		SUPERIOR	AVENUE		424-291-01	47	INDUSTRIAL	6Z1
1729		SUPERIOR	AVENUE		424-271-15	51	COMMERCIAL	6Z1
1731		SUPERIOR	AVENUE		424-271-14	47	COMMERCIAL	6Z1
2070		THURIN	AVENUE		419-021-01	47	SFR	6Z1
2109		THURIN	AVENUE		419-172-33	48	SFR	6Z1
2113		THURIN	AVENUE		419-172-32	50	SFR	6Z1
2119		THURIN	AVENUE		419-172-31	50	SFR	6Z1
2126		THURIN	AVENUE		419-021-22	50	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2127		THURIN	AVENUE		419-172-14	50	SFR	6Z1
2130		THURIN	AVENUE		419-021-23	44	SFR	6Z1
2135		THURIN	AVENUE		419-172-13	50	SFR	6Z1
2136		THURIN	AVENUE		419-021-24	44	SFR	6Z1
2144		THURIN	AVENUE		419-021-27	42	COMMERCIAL	6Z1
823		TOWNE	STREET		424-182-16	53	SFR	6Z1
833		TOWNE	STREET		424-182-14	54	SFR	6Z1
844		TOWNE	STREET		424-181-12	54	SFR	6Z1
165		TULIP	LANE		426-132-06	46	MFR	6Z1
1509		TUSTIN	AVENUE		425-311-10	51	SFR	6Z1
1511		TUSTIN	AVENUE		425-311-11	53	SFR	6Z1
1549		TUSTIN	AVENUE		425-311-28	15	SFR	5S1
1573		TUSTIN	AVENUE		425-311-48	53	SFR	6Z1
1585		TUSTIN	AVENUE		425-311-50	48	SFR	6Z1
1589		TUSTIN	AVENUE		425-311-51	48	SFR	6Z1
1593		TUSTIN	AVENUE		425-311-52	48	SFR	6Z1
1603		TUSTIN	AVENUE		425-191-13	48	SFR	6Z1
1611		TUSTIN	AVENUE		425-191-12	50	SFR	6Z1
1615		TUSTIN	AVENUE		425-191-11	54	SFR	6Z1
1619		TUSTIN	AVENUE		425-191-10	50	SFR	6Z1
1627		TUSTIN	AVENUE		425-192-11	24	SFR	5S3
1654		TUSTIN	AVENUE		425-143-46	37	SFR	6Z1
1668		TUSTIN	AVENUE		425-143-44	54	SFR	6Z1
1676		TUSTIN	AVENUE		425-143-42	49	COMMERCIAL	6Z1
1686		TUSTIN	AVENUE		425-143-40	49	COMMERCIAL	6Z1
1724		TUSTIN	AVENUE		117-321-05	39	COMMERCIAL	6Z1
1753		TUSTIN	AVENUE		425-021-17	53	MFR	6Z1
1769		TUSTIN	AVENUE		425-022-12	53	SFR	6Z1
1777		TUSTIN	AVENUE		425-022-13	17	SFR	6Z1
1783		TUSTIN	AVENUE		425-022-14	48	SFR	6Z1
1787		TUSTIN	AVENUE		425-022-15	37	SFR	5S3
1815		TUSTIN	AVENUE		117-291-10	54	SFR	6Z1
1817		TUSTIN	AVENUE		117-291-07	48	SFR	6Z1
1845		TUSTIN	AVENUE		117-292-12	46	SFR	6Z1
1869		TUSTIN	AVENUE		117-293-23	53	SFR	6Z1
1939		TUSTIN	AVENUE		426-302-10	53	SFR	6Z1
1945		TUSTIN	AVENUE		426-302-09	50	SFR	6Z1
1951		TUSTIN	AVENUE		426-303-13	35	SFR	6Z1
1978		TUSTIN	AVENUE		426-312-33	54	SFR	6Z1
1986		TUSTIN	AVENUE		426-312-35	54	SFR	6Z1
1992		TUSTIN	AVENUE		426-312-36	54	SFR	6Z1
2020		TUSTIN	AVENUE		426-241-14	49	SFR	6Z1
2085		TUSTIN	AVENUE		426-232-30	54	SFR	6Z1
2157		TUSTIN	AVENUE		426-171-05	42	SFR	6Z1
2175		TUSTIN	AVENUE		426-171-07	10	SFR	6Z1
2183		TUSTIN	AVENUE		426-171-09	52	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2585		TUSTIN	AVENUE		439-112-25	27	SFR	6Z1
951		UNION	AVENUE		422-442-16	54	SFR	6Z1
953		UNION	AVENUE		422-442-15	54	SFR	6Z1
960		UNION	AVENUE		422-441-08	54	SFR	6Z1
961		UNION	AVENUE		422-442-14	54	SFR	6Z1
964		UNION	AVENUE		422-441-07	54	SFR	6Z1
965		UNION	AVENUE		422-442-13	54	SFR	6Z1
971		UNION	AVENUE		422-442-12	54	SFR	6Z1
2119		UNION	AVENUE		422-442-11	54	SFR	6Z1
2121		UNION	AVENUE		422-442-10	54	SFR	6Z1
2123		UNION	AVENUE		422-442-09	54	SFR	6Z1
2124		UNION	AVENUE		422-441-06	54	SFR	6Z1
2127		UNION	AVENUE		422-442-08	54	SFR	6Z1
2132		UNION	AVENUE		422-441-04	54	SFR	6Z1
2135		UNION	AVENUE		422-442-07	54	SFR	6Z1
2136		UNION	AVENUE		422-441-03	54	SFR	6Z1
2138		UNION	AVENUE		422-441-01	54	SFR	6Z1
2139		UNION	AVENUE		422-442-06	54	SFR	6Z1
330		UNIVERSITY	DRIVE		439-092-13	44	SFR	6Z1
398		UNIVERSITY	DRIVE		439-112-24	51	SFR	6Z1
208		VICTORIA	STREET		419-111-16	53	COMMERCIAL	6Z1
212		VICTORIA	STREET		419-111-17	47	MFR	6Z1
222		VICTORIA	STREET		419-111-19	54	INDUSTRIAL	6Z1
361		VICTORIA	STREET		419-172-10	44	SFR	6Z1
372		VICTORIA	STREET		419-042-05	46	SFR	6Z1
373		VICTORIA	STREET		419-172-07	50	SFR	6Z1
377		VICTORIA	STREET		419-172-06	47	SFR	6Z1
378		VICTORIA	STREET		419-042-06	46	SFR	6Z1
385		VICTORIA	STREET		419-172-04	30	SFR	5S3
389		VICTORIA	STREET		419-172-03	51	SFR	6Z1
395		VICTORIA	STREET		419-172-02	50	SFR	6Z1
397		VICTORIA	STREET		419-172-01	51	SFR	6Z1
548		VICTORIA	STREET		422-203-06	26	SFR	5S3
605		VICTORIA	STREET		422-211-19	47	MFR	6Z1
657		VICTORIA	STREET		422-211-10	48	RELIGIOUS	6Z1
695		VICTORIA	STREET		422-211-01	48	SFR	6Z1
724		VICTORIA	STREET		422-401-27	54	SFR	6Z1
758		VICTORIA	STREET		422-412-40	54	SFR	6Z1
811		VICTORIA	STREET		422-454-22	53	COMMERCIAL	6Z1
817		VICTORIA	STREET		422-454-21	47	MFR	6Z1
827		VICTORIA	STREET		422-454-20	54	SFR	6Z1
831		VICTORIA	STREET		422-454-19	53	SFR	6Z1
837		VICTORIA	STREET		422-454-18	53	SFR	6Z1
851		VICTORIA	STREET		422-453-18	53	SFR	6Z1
861		VICTORIA	STREET		422-453-01	53	SFR	6Z1
871		VICTORIA	STREET		422-452-18	53	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
901		VICTORIA	STREET		422-451-01	53	SFR	6Z1
911		VICTORIA	STREET		422-442-42	54	SFR	6Z1
925		VICTORIA	STREET		422-442-41	54	SFR	6Z1
935		VICTORIA	STREET		422-442-26	54	SFR	6Z1
945		VICTORIA	STREET		422-442-25	54	SFR	6Z1
963		VICTORIA	STREET		422-441-02	54	SFR	6Z1
975		VICTORIA	STREET		422-442-05	54	SFR	6Z1
1800		VIOLA	PLACE		424-241-13	51	SFR	6Z1
1813	C	VIOLA	PLACE		424-241-19	48	SFR	6Z1
1817		VIOLA	PLACE		424-241-18	47	SFR	6Z1
1818		VIOLA	PLACE		424-241-15	50	SFR	6Z1
1824		VIOLA	PLACE		424-241-16	50	SFR	6Z1
123		VIRGINIA	PLACE		426-051-03	20	SFR	6Z1
136		VIRGINIA	PLACE		426-052-12	41	SFR	6Z1
142		VIRGINIA	PLACE		426-052-11	20	SFR	6Z1
164		VIRGINIA	PLACE		426-062-20	37	SFR	6Z1
171		VIRGINIA	PLACE		426-061-05	27	SFR	6Z1
174		VIRGINIA	PLACE		426-062-18	25	SFR	6Z1
175		VIRGINIA	PLACE		426-061-06	48	SFR	6Z1
176		VIRGINIA	PLACE		426-062-17	28	SFR	6Z1
187		VIRGINIA	PLACE		426-061-08	28	SFR	6Z1
189		VIRGINIA	PLACE		426-061-09	30	SFR	6Z1
240		VIRGINIA	PLACE		426-072-16	50	SFR	6Z1
252		VIRGINIA	PLACE		426-082-21	48	SFR	6Z1
278		VIRGINIA	PLACE		426-082-16	53	SFR	6Z1
279		VIRGINIA	PLACE		426-081-05	53	SFR	6Z1
283		VIRGINIA	PLACE		426-081-06	53	SFR	6Z1
286		VIRGINIA	PLACE		426-082-15	52	SFR	6Z1
288		VIRGINIA	PLACE		426-082-14	52	SFR	6Z1
289		VIRGINIA	PLACE		426-081-07	53	SFR	6Z1
1839		WALLACE	AVENUE		424-171-12	54	SFR	6Z1
1945		WALLACE	AVENUE		422-271-13	50	SFR	6Z1
1965		WALLACE	AVENUE		422-271-09	52	SFR	6Z1
1980		WALLACE	AVENUE		422-262-06	54	SFR	6Z1
1984		WALLACE	AVENUE		422-262-05	53	SFR	6Z1
2072		WALLACE	AVENUE		422-252-07	53	SFR	6Z1
2092		WALLACE	AVENUE		422-252-03	31	SFR	6Z1
2104		WALLACE	AVENUE		422-462-10	51	SFR	6Z1
2135		WALLACE	AVENUE		422-461-15	54	SFR	6Z1
138		WALNUT	STREET		426-264-28	52	SFR	6Z1
163		WALNUT	STREET		426-032-17	47	SFR	6Z1
164		WALNUT	STREET		426-032-16	53	SFR	6Z1
216	218	WALNUT	STREET		426-273-20	47	SFR	6Z1
217		WALNUT	STREET		426-272-06	46	SFR	6Z1
221		WALNUT	STREET		426-272-07	47	SFR	6Z1
222		WALNUT	STREET		426-273-19	53	MFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
227		WALNUT	STREET		426-272-08	48	SFR	6Z1
231		WALNUT	STREET		426-272-09	53	SFR	6Z1
235		WALNUT	STREET		426-272-10	52	SFR	6Z1
236		WALNUT	STREET		426-273-17	46	SFR	6Z1
240		WALNUT	STREET		426-273-16	49	SFR	6Z1
246		WALNUT	STREET		426-273-15	37	SFR	6Z1
249		WALNUT	STREET		426-272-12	52	SFR	6Z1
257		WALNUT	STREET		426-282-03	36	SFR	5S3
258		WALNUT	STREET		426-283-23	48	SFR	6Z1
259		WALNUT	STREET		426-282-02	46	SFR	6Z1
262		WALNUT	STREET		426-283-22	46	SFR	6Z1
264		WALNUT	STREET		426-283-21	47	SFR	6Z1
268		WALNUT	STREET		426-283-20	47	SFR	6Z1
269		WALNUT	STREET		426-282-05	44	SFR	6Z1
270		WALNUT	STREET		426-283-19	48	SFR	6Z1
271		WALNUT	STREET		426-282-06	36	SFR	6Z1
272		WALNUT	STREET		426-283-18	24	SFR	5S3
274		WALNUT	STREET		426-283-17	40	SFR	6Z1
275		WALNUT	STREET		426-282-07	50	SFR	6Z1
281		WALNUT	STREET		426-282-08	27	SFR	5S3
284		WALNUT	STREET		426-283-16	30	SFR	6Z1
285		WALNUT	STREET		426-282-09	24	SFR	6Z1
286		WALNUT	STREET		426-283-15	36	SFR	6Z1
290		WALNUT	STREET		426-283-14	52	SFR	6Z1
291		WALNUT	STREET		426-282-10	28	SFR	5S3
333		WALNUT	STREET		426-292-07	53	SFR	6Z1
335		WALNUT	STREET		426-292-08	53	SFR	6Z1
339		WALNUT	STREET		426-292-09	27	SFR	6Z1
349		WALNUT	STREET		426-292-10	27	SFR	6Z1
351		WALNUT	STREET		426-302-02	50	SFR	6Z1
358		WALNUT	STREET		426-303-20	51	SFR	6Z1
361		WALNUT	STREET			c. 27	SFR	5S3
366		WALNUT	STREET		426-303-18	52	SFR	6Z1
369		WALNUT	STREET		426-302-04	54	SFR	6Z1
379		WALNUT	STREET		426-302-06	53	SFR	6Z1
381		WALNUT	STREET		426-302-07	53	SFR	6Z1
385		WALNUT	STREET		426-302-08	40	SFR	6Z1
403		WALNUT	STREET		426-312-12	51	SFR	6Z1
409		WALNUT	STREET		426-312-13	51	SFR	6Z1
415		WALNUT	STREET		426-312-14	51	SFR	6Z1
421		WALNUT	STREET		426-312-15	50	SFR	6Z1
422		WALNUT	STREET		426-313-07	50	SFR	6Z1
427		WALNUT	STREET		426-312-16	51	SFR	6Z1
433		WALNUT	STREET		426-312-17	51	SFR	6Z1
436		WALNUT	STREET		426-313-05	51	SFR	6Z1
437		WALNUT	STREET		426-312-18	51	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
441		WALNUT	STREET		426-312-19	51	SFR	6Z1
445		WALNUT	STREET		426-312-20	51	SFR	6Z1
447		WALNUT	STREET		426-312-21	51	SFR	6Z1
457		WALNUT	STREET		426-322-18	54	SFR	6Z1
463		WALNUT	STREET		426-322-17	54	SFR	6Z1
470		WALNUT	STREET		426-323-13	54	SFR	6Z1
471		WALNUT	STREET		426-322-15	54	SFR	6Z1
479		WALNUT	STREET		426-322-14	52	SFR	6Z1
484		WALNUT	STREET		426-323-11	54	SFR	6Z1
489		WALNUT	STREET		426-322-12	53	SFR	6Z1
496		WALNUT	STREET		426-323-09	54	SFR	6Z1
711		WEELO	DRIVE		424-174-07	41	SFR	6Z1
712		WEELO	DRIVE		424-173-08	48	SFR	6Z1
717		WEELO	DRIVE		424-174-06	41	SFR	6Z1
721		WEELO	DRIVE		424-174-05	41	MFR	6Z1
727	B	WEELO	DRIVE		424-174-04	47	SFR	6Z1
729	731	WEELO	DRIVE		424-174-03	49	SFR	6Z1
736		WEELO	DRIVE		424-173-03	49	SFR	6Z1
740		WEELO	DRIVE		424-173-02	49	SFR	6Z1
742		WEELO	DRIVE		424-173-01	48	SFR	6Z1
160		WELLS	PLACE		425-412-01	46	SFR	6Z1
170		WELLS	PLACE		425-412-03	46	SFR	6Z1
182		WELLS	PLACE		425-413-13	46	SFR	6Z1
186		WELLS	PLACE		425-413-12	46	SFR	6Z1
192		WELLS	PLACE		425-413-11	46	SFR	6Z1
1512		WESTMINSTER	AVENUE		425-161-21	54	SFR	6Z1
1518		WESTMINSTER	AVENUE		425-161-20	51	SFR	6Z1
1938		WESTMINSTER	AVENUE		426-282-01	28	SFR	6Z1
1966		WESTMINSTER	AVENUE		426-283-01	38	SFR	6Z1
1992		WESTMINSTER	AVENUE		426-284-01	47	SFR	6Z1
2091		WESTMINSTER	AVENUE		426-202-28	54	SFR	6Z1
2107		WESTMINSTER	AVENUE		426-141-35	54	SFR	6Z1
2108		WESTMINSTER	AVENUE		426-142-02	54	SFR	6Z1
2113		WESTMINSTER	AVENUE		426-141-34	54	SFR	6Z1
2114		WESTMINSTER	AVENUE		426-142-03	54	SFR	6Z1
2119		WESTMINSTER	AVENUE		426-141-33	54	SFR	6Z1
2125		WESTMINSTER	AVENUE		426-141-32	54	SFR	6Z1
2126		WESTMINSTER	AVENUE		426-142-05	54	SFR	6Z1
2132		WESTMINSTER	AVENUE		426-142-06	54	SFR	6Z1
2136		WESTMINSTER	AVENUE		426-142-07	54	SFR	6Z1
2142		WESTMINSTER	AVENUE		426-142-08	54	SFR	6Z1
2147		WESTMINSTER	AVENUE		426-141-24	54	SFR	6Z1
2148		WESTMINSTER	AVENUE		426-142-09	54	SFR	6Z1
2500		WESTMINSTER	AVENUE		439-192-01	50	SFR	6Z1
2501		WESTMINSTER	AVENUE		439-191-01	50	SFR	6Z1
2506		WESTMINSTER	AVENUE		439-192-02	52	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2507		WESTMINSTER	AVENUE		439-191-02	50	SFR	6Z1
2510		WESTMINSTER	AVENUE		439-192-03	50	SFR	6Z1
2511		WESTMINSTER	AVENUE		439-191-03	50	SFR	6Z1
2517		WESTMINSTER	AVENUE		439-191-04	49	SFR	6Z1
2520		WESTMINSTER	AVENUE		439-192-05	50	SFR	6Z1
2521		WESTMINSTER	AVENUE		439-191-05	50	SFR	6Z1
2524		WESTMINSTER	AVENUE		439-192-06	50	SFR	6Z1
2525		WESTMINSTER	AVENUE		439-191-06	50	SFR	6Z1
2530		WESTMINSTER	AVENUE		439-192-07	50	SFR	6Z1
2531		WESTMINSTER	AVENUE		439-191-07	50	SFR	6Z1
2534		WESTMINSTER	AVENUE		439-192-08	50	SFR	6Z1
2535		WESTMINSTER	AVENUE		439-191-08	50	SFR	6Z1
2538		WESTMINSTER	AVENUE		439-192-09	50	SFR	6Z1
2539		WESTMINSTER	AVENUE		439-191-09	50	SFR	6Z1
2544		WESTMINSTER	AVENUE		439-192-10	50	SFR	6Z1
2545		WESTMINSTER	AVENUE		439-191-10	54	SFR	6Z1
2548		WESTMINSTER	AVENUE		439-192-11	48	SFR	6Z1
2551		WESTMINSTER	AVENUE		439-191-12	47	SFR	6Z1
2552		WESTMINSTER	AVENUE		439-192-12	50	SFR	6Z1
2557		WESTMINSTER	AVENUE		439-191-13	50	SFR	6Z1
2558		WESTMINSTER	AVENUE		439-192-13	54	SFR	6Z1
2561		WESTMINSTER	AVENUE		439-191-14	50	SFR	6Z1
2562		WESTMINSTER	AVENUE		439-192-14	50	SFR	6Z1
2567		WESTMINSTER	AVENUE		439-191-15	50	SFR	6Z1
2568		WESTMINSTER	AVENUE		439-192-15	50	SFR	6Z1
2571		WESTMINSTER	AVENUE		439-191-16	50	SFR	6Z1
2572		WESTMINSTER	AVENUE		439-192-16	50	SFR	6Z1
2575		WESTMINSTER	AVENUE		439-191-17	50	SFR	6Z1
2576		WESTMINSTER	AVENUE		439-192-17	48	SFR	6Z1
2579		WESTMINSTER	AVENUE		439-191-18	50	SFR	6Z1
2580		WESTMINSTER	AVENUE		439-192-18	50	SFR	6Z1
2584		WESTMINSTER	AVENUE		439-192-19	52	SFR	6Z1
2587		WESTMINSTER	AVENUE		439-191-20	50	SFR	6Z1
2588		WESTMINSTER	AVENUE		439-192-20	50	SFR	6Z1
2591		WESTMINSTER	AVENUE		439-191-21	50	SFR	6Z1
2592		WESTMINSTER	AVENUE		439-192-21	50	SFR	6Z1
2609		WESTMINSTER	PLACE		439-201-03	54	SFR	6Z1
2616		WESTMINSTER	PLACE		439-201-17	49	SFR	6Z1
2617		WESTMINSTER	PLACE		439-201-05	54	SFR	6Z1
2621		WESTMINSTER	PLACE		439-201-06	54	SFR	6Z1
2625		WESTMINSTER	PLACE		439-201-07	54	SFR	6Z1
2629		WESTMINSTER	PLACE		439-201-08	54	SFR	6Z1
2642		WESTMINSTER	PLACE		439-201-12	46	SFR	6Z1
2645		WESTMINSTER	PLACE		439-201-09	52	SFR	6Z1
2647		WESTMINSTER	PLACE		439-201-10	40	SFR	6Z1
2648		WESTMINSTER	PLACE		439-201-11	48	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
1660		WHITTER	AVENUE		424-381-09	54	MFR	6Z1
1690		WHITTER	AVENUE		424-381-01	47	SFR	6Z1
1708		WHITTER	AVENUE		424-371-14	53	MFR	6Z1
1712		WHITTER	AVENUE		424-371-15	53	INDUSTRIAL	6Z1
1716		WHITTER	AVENUE		424-371-16	53	MFR	6Z1
1720		WHITTER	AVENUE		424-371-17	53	INDUSTRIAL	6Z1
1780		WHITTER	AVENUE		424-361-04	42	MFR	6Z1
1790		WHITTER	AVENUE		424-361-02	41	MFR	6Z1
1909		WHITTER	AVENUE		422-532-21	54	SFR	6Z1
1910		WHITTER	AVENUE		422-531-01	54	SFR	6Z1
1920		WHITTER	AVENUE		422-532-01	54	SFR	6Z1
1923		WHITTER	AVENUE		422-532-13	54	SFR	6Z1
1924		WHITTER	AVENUE		422-532-03	53	SFR	6Z1
1930		WHITTER	AVENUE		422-532-04	54	SFR	6Z1
1933		WHITTER	AVENUE		422-532-11	54	SFR	6Z1
1934		WHITTER	AVENUE		422-532-05	54	SFR	6Z1
1939		WHITTER	AVENUE		422-532-10	54	SFR	6Z1
1940		WHITTER	AVENUE		422-532-06	54	SFR	6Z1
1944		WHITTER	AVENUE		422-532-07	54	SFR	6Z1
1949		WHITTER	AVENUE		422-532-08	54	SFR	6Z1
2579		WILLO	LANE		439-111-10	54	SFR	6Z1
2580		WILLO	LANE		439-111-11	51	SFR	6Z1
2581		WILLO	LANE		439-111-09	54	SFR	6Z1
2582		WILLO	LANE		439-111-12	54	SFR	6Z1
2583		WILLO	LANE		439-111-08	54	SFR	6Z1
2584		WILLO	LANE		439-111-13	54	SFR	6Z1
2585		WILLO	LANE		439-111-07	54	SFR	6Z1
2586		WILLO	LANE		439-111-14	54	SFR	6Z1
2587		WILLO	LANE		439-111-06	54	SFR	6Z1
2588		WILLO	LANE		439-111-15	54	SFR	6Z1
2589		WILLO	LANE		439-111-05	54	SFR	6Z1
2590		WILLO	LANE		439-111-16	54	SFR	6Z1
2591		WILLO	LANE		439-111-04	54	SFR	6Z1
2592		WILLO	LANE		439-111-17	54	SFR	6Z1
2593		WILLO	LANE		439-111-03	54	SFR	6Z1
2594		WILLO	LANE		439-111-18	54	SFR	6Z1
2595		WILLO	LANE		439-111-02	54	SFR	6Z1
2596		WILLO	LANE		439-111-19	54	SFR	6Z1
2598		WILLO	LANE		439-111-20	53	SFR	6Z1
2602		WILLO	LANE		439-112-19	54	COMMERCIAL	6Z1
2604		WILLO	LANE		439-112-18	54	SFR	6Z1
2606		WILLO	LANE		439-112-17	53	SFR	6Z1
2608		WILLO	LANE		439-112-16	50	SFR	6Z1
2609		WILLO	LANE		439-112-05	54	SFR	6Z1
2610		WILLO	LANE		439-112-15	54	SFR	6Z1
2611		WILLO	LANE		439-112-06	54	SFR	6Z1

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
(All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	OHP RATING
2612		WILLO	LANE		439-112-14	54	SFR	6Z1
2613		WILLO	LANE		439-112-07	54	SFR	6Z1
2614		WILLO	LANE		439-112-13	54	SFR	6Z1
2615		WILLO	LANE		439-112-08	54	SFR	6Z1
2616		WILLO	LANE		439-112-12	54	SFR	6Z1
2617		WILLO	LANE		439-112-09	54	SFR	6Z1
2618		WILLO	LANE		439-112-11	53	SFR	6Z1
2619		WILLO	LANE		439-112-10	54	SFR	6Z1
114		WILSON	STREET	EAST	439-272-08	33	MFR	6Z1
128		WILSON	STREET	EAST	439-272-10	48	SFR	6Z1
134		WILSON	STREET	EAST	439-272-11	52	SFR	6Z1
141		WILSON	STREET	EAST	439-271-26	46	SFR	6Z1
159		WILSON	STREET	EAST	439-261-19	47	SFR	6Z1
164		WILSON	STREET	EAST	439-262-02	53	MFR	6Z1
165		WILSON	STREET	EAST	439-261-18	40	SFR	6Z1
169		WILSON	STREET	EAST	439-261-17	48	MFR	6Z1
172		WILSON	STREET	EAST	439-262-03	46	SFR	6Z1
179		WILSON	STREET	EAST	439-261-15	46	SFR	6Z1
183		WILSON	STREET	EAST	439-261-14	46	MFR	6Z1
187		WILSON	STREET	EAST	439-261-12	51	SFR	6Z1
371		WILSON	STREET	WEST	419-061-02	54	SFR	6Z1
591		WILSON	STREET	WEST	422-191-02	26	SFR	5S3
595		WILSON	STREET	WEST	422-191-01	30	SFR	5S3
645		WILSON	STREET	WEST	422-182-02	44	SFR	6Z1
694		WILSON	STREET	WEST	422-153-24	41	SFR	6Z1
889		WILSON	STREET	WEST	422-391-01	54	SFR	6Z1
940		WILSON	STREET	WEST	422-353-28	53	SFR	6Z1
956		WILSON	STREET	WEST	422-353-32	54	SFR	6Z1
1008		WILSON	STREET	WEST	422-051-07	54	SFR	6Z1
1010		WILSON	STREET	WEST	422-051-06	54	SFR	6Z1
1022		WILSON	STREET	WEST	422-051-05	49	SFR	6Z1
1035		WILSON	STREET	WEST	422-071-01	53	SFR	6Z1
1041		WILSON	STREET	WEST	422-071-02	53	SFR	6Z1
1047		WILSON	STREET	WEST	422-071-04	53	SFR	6Z1
1049		WILSON	STREET	WEST	422-071-05	52	SFR	6Z1