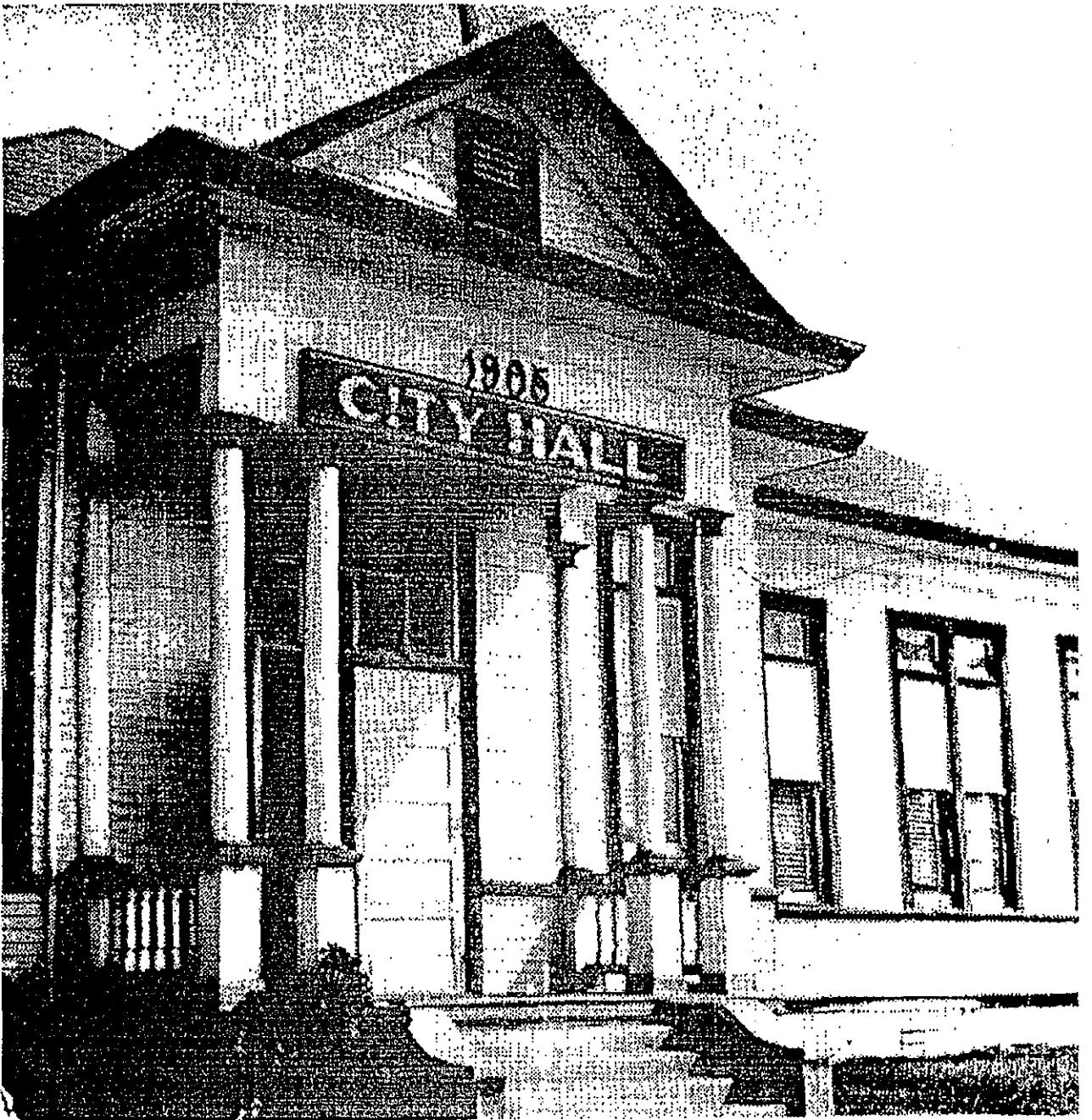


AD HOC HISTORIC PRESERVATION
ADVISORY COMMITTEE



HISTORIC RESOURCE INVENTORY

AD HOC HISTORIC PRESERVATION ADVISORY COMMITTEE

Committee Members

Council Member Evelyn Hart
Chairman

Council Member John Hedges
Vice Chairman

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Newport Beach Historical Society

Grant Howald
Corona del Mar

Jean Boyd
Balboa

Bill Schonlau
McFadden Square/Mariners Mile

Mary Wolff
Balboa Island

Phil Edmondson
Architect

Bill Hendricks
Historian

Non-Appointed Participants

Bob Fisher
County of Orange

Pete Barrett

Steve Donaldson

Inez Howald

Joanne Lombardo

Dean Orr

Robbie Snow

Joan Torribio

Staff

Patrick Alford
Planning Department

Robert Kavert
Planning Department

Janet Tapley
Newport Beach Public Library

HISTORIC RESOURCE INVENTORY

<u>RECORD #</u>	<u>HISTORIC/COMMON NAME</u>	<u>AREA</u>
1	BALBOA INN	BALBOA
2	PEPPER'S (JOLLY ROGER) RESTAURANT	BALBOA ISLAND
3	BALBOA PAVILION	BALBOA
4	LOVELL HOUSE	BALBOA
5	MARY BURTON HOUSE	CORONA DEL MAR
6	HOTEL DEL MAR	CORONA DEL MAR
7	KERCKHOFF MARINE LAB	CORONA DEL MAR
8	STODDARD HOUSE	CORONA DEL MAR
9	HALLIDAY HOUSE	CORONA DEL MAR
10	WEBSTER HOUSE	CORONA DEL MAR
11	BIG SPANISH HOUSE	CORONA DEL MAR
12	SNACK SHOP	CORONA DEL MAR
13	SHERMAN LIBRARY ADOBE	CORONA DEL MAR
14	STONE BUILDING/DORY MAN'S INN	BALBOA
15	PACIFIC ELECTRIC RED CAR	BALBOA
16	INDIAN WELLS/SPRINGS	WESTCLIFF/SANTA ANA
17	OLD NEWPORT LANDING	NEWPORT HEIGHTS
18	THE ARCHES RESTAURANT	MCFADDEN/MARINERS
19	LIDO THEATER	MCFADDEN/MARINERS
20	NEWPORT HARBOR HIGH SCHOOL	WESTCLIFF/SANTA ANA
21	WESTCLIFF MEDICAL BUILDING	WESTCLIFF/SANTA ANA
22	TODD/BARNETT HOUSE	CORONA DEL MAR
23	COMMUNITY CHURCH	CORONA DEL MAR
24	GOLDENROD AVENUE FOOTBRIDGE	CORONA DEL MAR
25	FIVE CROWNS	CORONA DEL MAR
26	ORIGINAL REAL ESTATE OFFICE	CORONA DEL MAR
27	ORIGINAL FARM HOUSE	NEWPORT HEIGHTS
28	DUCK INN	BALBOA
29	NEWPORT JAIL	MCFADDEN/MARINERS

<u>RECORD #</u>	<u>HISTORIC/COMMON NAME</u>	<u>AREA</u>
30	LARSON SHIPYARD	MCFADDEN/MARINERS
31	VISTA BAHIA	WESTCLIFF/SANTA ANA
32	FORGIT BUILDING	MCFADDEN/MARINERS
33	DORY FLEET	MCFADDEN/MARINERS
34	SOUTH COAST SHIPYARD	MCFADDEN/MARINERS
35	NEWPORT (MCFADDEN) WHARF	MCFADDEN/MARINERS
36	NEWPORT ELEMENTARY SCHOOL	BALBOA
37	INSPIRATION POINT/FINCH MEMORIAL	CORONA DEL MAR
38	OASIS SENIOR CENTER	CORONA DEL MAR
39	GRANT HOWARD COMMUNITY YOUTH CTR.	CORONA DEL MAR
40	BLUE SKY (BRANDT HOUSE)	CORONA DEL MAR
41	BRIGANDI HOUSE	BALBOA
42	WILLIAMS' HOUSE	BALBOA ISLAND
43	BEEK RESIDENCE	BALBOA ISLAND
44	GLASSELL HOUSE	BALBOA ISLAND
45	REMPEL HOUSE	BALBOA ISLAND
46	ROCKY POINT (CHINA/PIRATE'S COVE)	CORONA DEL MAR
47	PENINSULA POINT REAL ESTATE OFFICE	BALBOA
48	GRONSKY HOUSE	BALBOA
49	GILLETTE MANSION	BALBOA
50	BALBOA POLICE/FIRE STATION	BALBOA
51	BALBOA ISLAND FERRY	BALBOA ISLAND
52	AMERICAN LEGION POST	BALBOA
53	SOLAR HOUSE	BALBOA ISLAND
54	HERSHEY MARKET	BALBOA ISLAND
55	BAY ISLAND	BAY ISLAND
56	BANK OF AMERICA BUILDING SITE	BALBOA
57	BOY SCOUT JAMBOREE SITE	FASHION ISLAND
58	NEWPORT HARBOR YACHT CLUB	BALBOA
59	RENDEZVOUS BALLROOM SITE	BALBOA
60	WESTERN CANNERS SITE	CANNERY VILLAGE
61	DUNNELL'S WHARF	PROMONTORY BAY

CLASSIFICATION SYSTEM

- Class 1 *Major Historic Landmark* A building, structure, object, site, or natural feature of major historical significance. The property exemplifies historic/architectural themes of local and statewide importance and serves as a significant part of the heritage of Newport Beach.
- Class 2 *Historic Landmark* A building, structure, object, site, or natural feature of historical significance. The property is representative of historic/architectural themes of local and statewide importance and serves as a physical link to the historical past of Newport Beach.
- Class 3 *Local Historic Site* A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.
- Class 4 *Structure of Historic Interest* A building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised, but is still worthy of recognition.
- Class 5 *Point of Historic Interest* A site of a building, structure, or object that no longer exists, but is associated with historic events or persons, or architecturally significant structures.

City of Newport Beach
Historic Resource Inventory

RECORD 1

Historic/Common Name: BALBOA INN

Area: BALBOA

Address: 105 MAIN ST. **Accessor Parcel Number:** 048-135-007

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 7011
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: GRISWELL DEVELOP. CORP.
Address: 3152 REDHILL AVENUE
COSTA MESA, CA 92626
Telephone Number: (714) 556-5117

Available Documentation: APPLICATION FOR REGISTER OF HISTORICAL PROPERTY.

Historical Period: SHIPYARD

Historical Significance: REFLECTIVE OF CALIFORNIA SPANISH COLONIAL REVIVAL ARCHITECTURE/BEACHFRONT TOURIST DEVELOPMENT.

Historic Classification: CLASS 1

Year Constructed: 1930
Architect: WALTER ROLAND HAGEDOHN
Architectural Style: SPANISH COLONIAL REVIVAL

Distinguishing Features: SPANISH COLONIAL REVIVAL FEATURES, THREE TOWERS.

Associated Structures: CONSISTS OF TWO BUILDINGS.

Condition of Feature: EXCELLENT

Exterior Alterations: ESSENTIALLY UNALTERED.

Interior Alterations: EXTENSIVE INTERIOR REMODELING IN 1968, 1974.

Comments: PLACED ON REGISTER OF HISTORICAL PROPERTY IN 1985.

Preparer: P. ALFORD

Date: 2/18/92

BALBOA INN



RECORD NO. 1

City of Newport Beach
Historic Resource Inventory

RECORD 2

Historic/Common Name: PEPPER'S (JOLLY ROGER) RESTAURANT

Area: BALBOA ISLAND

Address: 203 MARINE AVE. Accessor Parcel Number: 050-162-016

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MABEL M. SMITH
Address: P.O. BOX 96
BALBOA ISLAND, CA 92662
Telephone Number: (714) 673-1171

Available Documentation: MATERIAL RELATING TO REGISTER OF HISTORICAL PROPERTY.

Historical Period: SHIPYARD

Historical Significance: EXPOSED STRUCTURAL COMPONENTS TAKEN FROM TIMBERS USED IN ORIGINAL BALBOA IS. BRIDGE/MCFADDEN WHARF.

Historic Classification: CLASS 4

Year Constructed: 1929
Architect: KENT RAYMOND HARVEY
Architectural Style: UNCLASSIFIED

Distinguishing Features: CLAY TILE ROOF AND MASONRY FIREPLACES.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: N/A

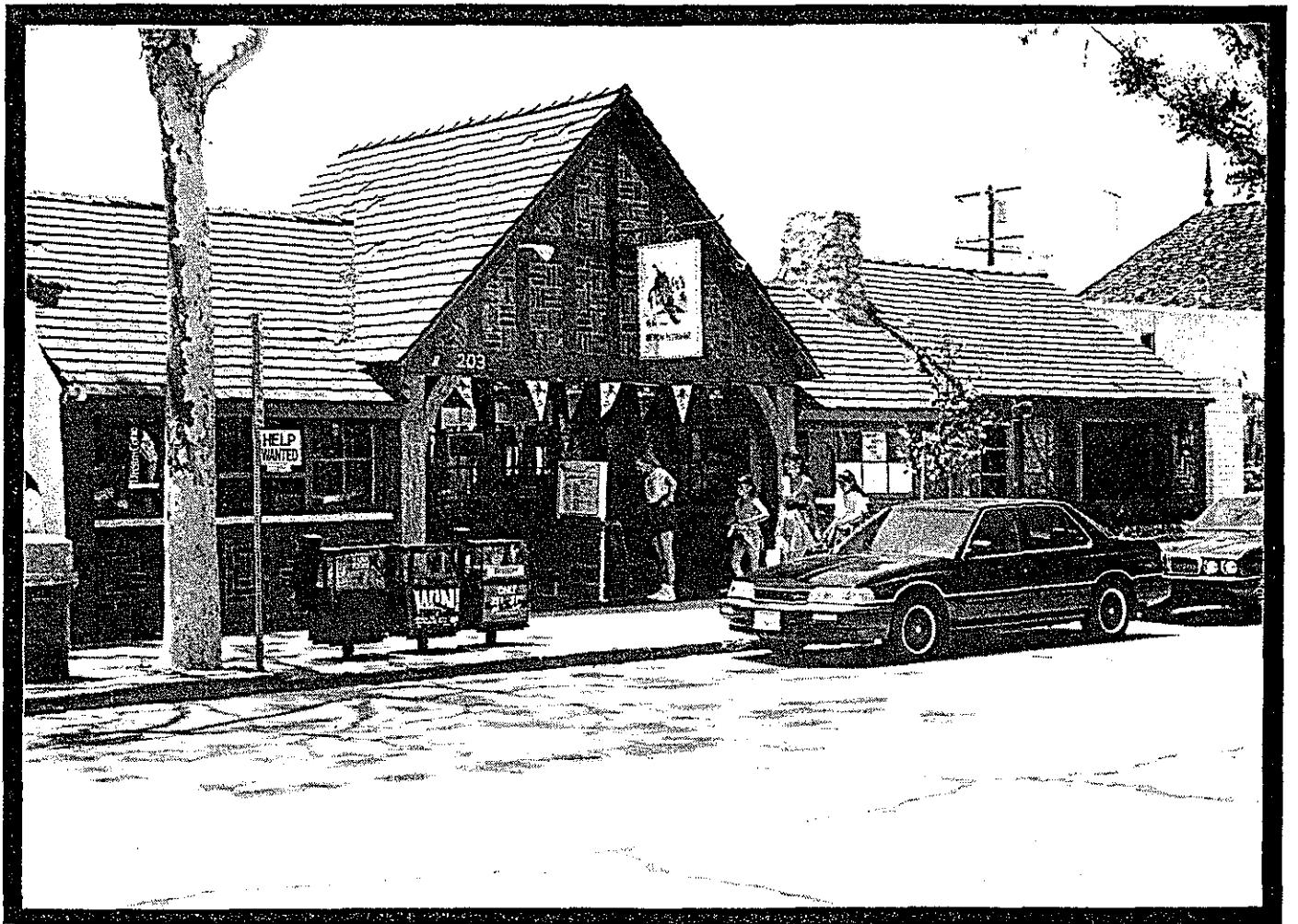
Interior Alterations: N/A

Comments: PLACED ON REGISTER OF HISTORICAL PROPERTY IN 1985.

Preparer: P. ALFORD

Date: 2/18/92

PEPPER'S (JOLLY ROGER) RESTAURANT



RECORD NO. 2

City of Newport Beach
Historic Resource Inventory

RECORD 3

Historic/Common Name: BALBOA PAVILION

Area: BALBOA

Address: 400 MAIN ST. **Accessor Parcel Number:** 048-133-004

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: BALBOA PAVILION COMPANY
Address: 400 MAIN STREET
NEWPORT BEACH, CA 92660

Telephone Number: (714) 673-1434
Available Documentation: MATERIAL RELATING TO THE REGISTER OF HISTORICAL PROPERTY.

Year Constructed: 1905
Architect: UNKNOWN
Architectural Style: VICTORIAN

Distinguishing Features: HIP ROOF WITH CUPOLA.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: EXTERIOR RESTORED IN 1962.

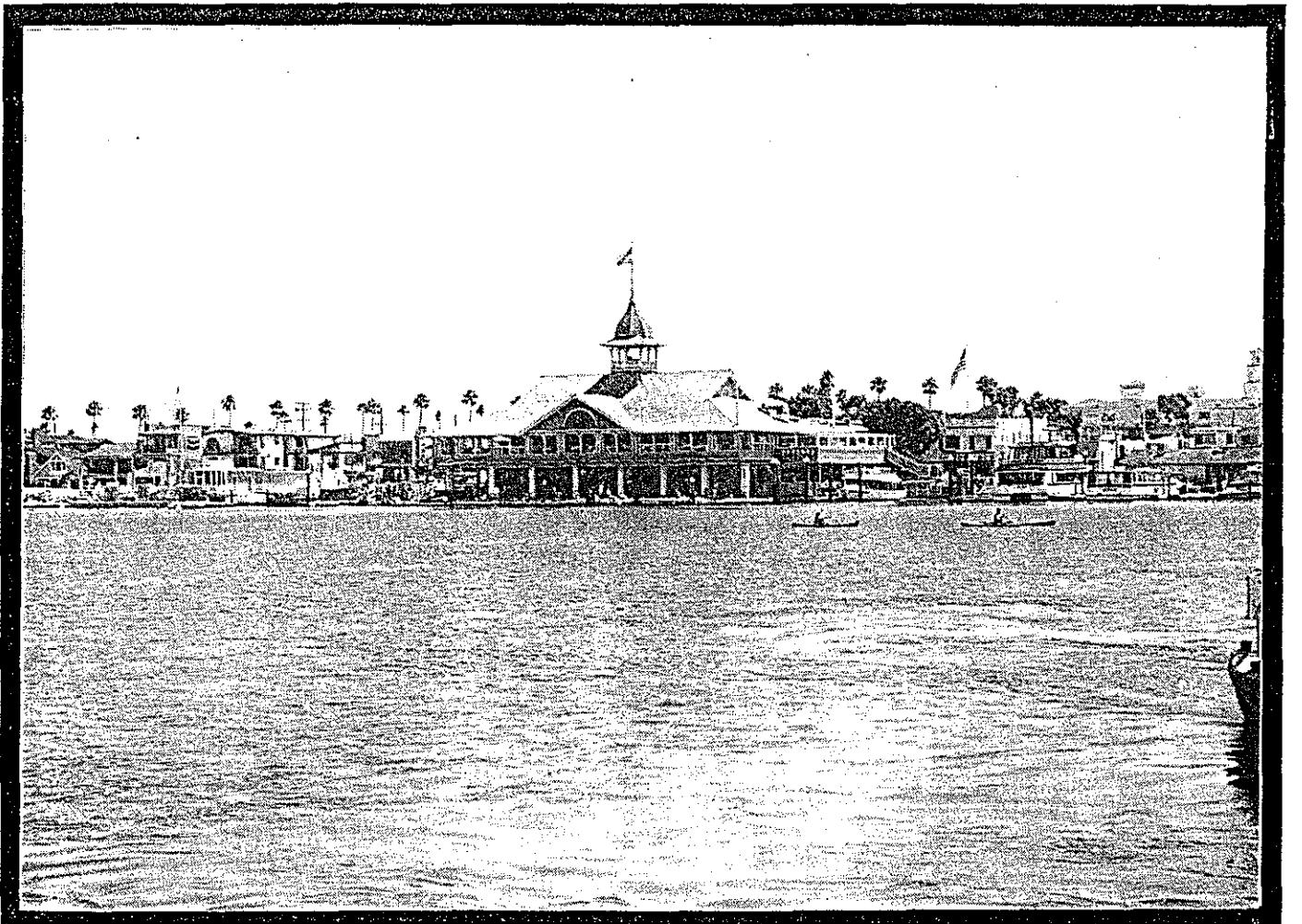
Interior Alterations: EXTENSIVE INTERIOR REMODELING.

Comments: PLACED ON NATIONAL REGISTER IN 1983.

Preparer: P. ALFORD

Date: 2/18/92

BALBOA PAVILION



RECORD NO. 3

City of Newport Beach
Historic Resource Inventory

RECORD 4

Historic/Common Name: LOVELL HOUSE

Area: BALBOA

Address: 1242 OCEAN FRONT W. Accessor Parcel Number: 047-241-024

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: GARY B. LOVELL
Address: 1242 WEST OCEAN FRONT
NEWPORT BEACH, CA 92660
Telephone Number: (714) 673-1303

Available Documentation: PLANS RECORDED BY THE NATIONAL PARK SERVICE IN 1968.

Historical Period: SHIPYARD

Historical Significance: NOTED EXAMPLE OF THE STYLE, MOVEMENT AND THE ARCHITECT -- NATIONALLY SIGNIFICANT.

Historic Classification: CLASS 1

Year Constructed: 1926
Architect: R.M. SCHINDLER
Architectural Style: INTERNATIONAL STYLE

Distinguishing Features: PREFABRICATED AND POURED-IN-PLACE CONSTRUCTION.

Associated Structures: NONE

Condition of Feature: UNKNOWN

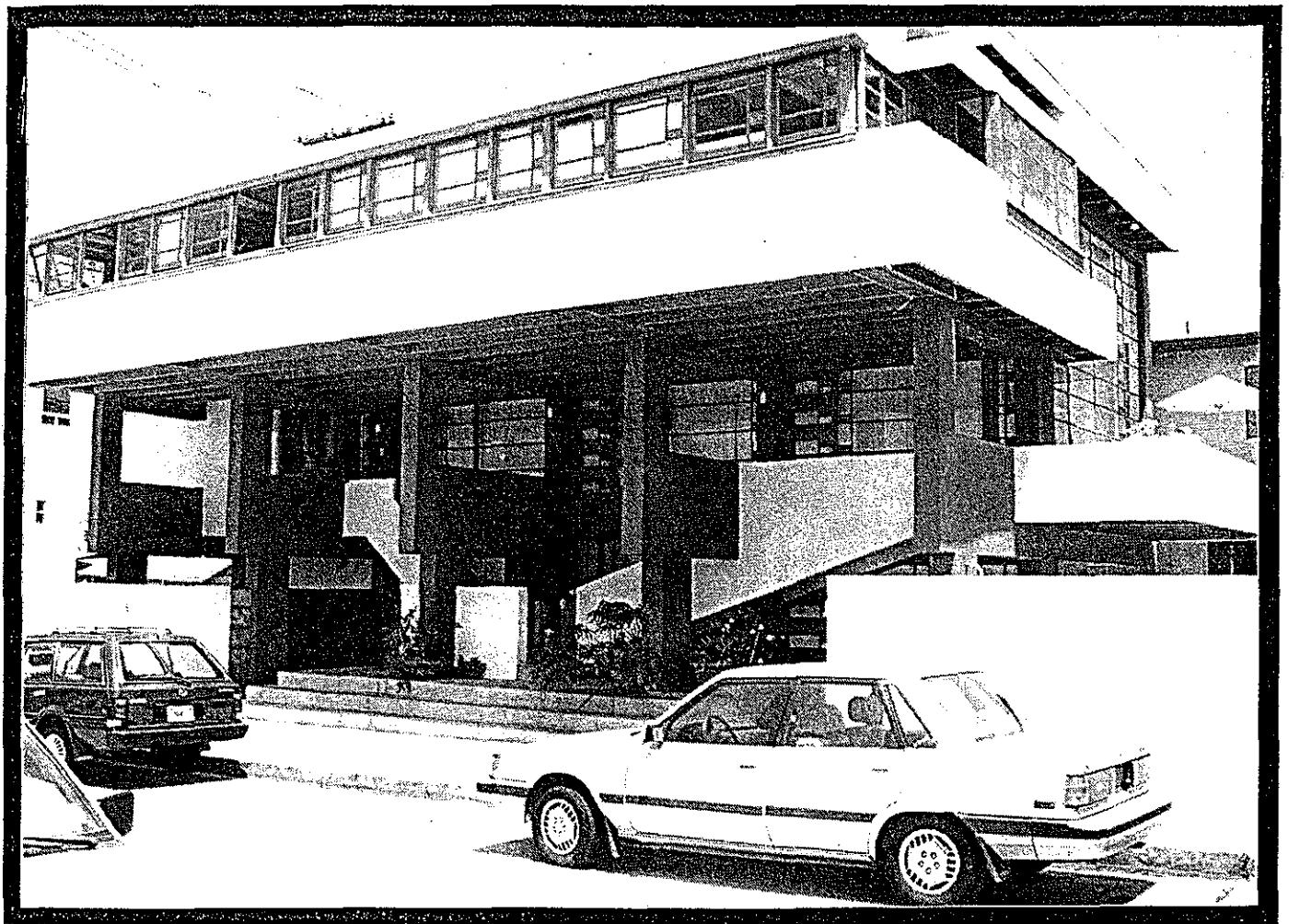
Exterior Alterations: EXTERIOR SECTIONS ENCLOSED.

Interior Alterations: UNKNOWN.

Comments: LISTED IN HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL TRUST FOR HISTORIC PRESERVATION.

Preparer: P. ALFORD Date: 2/18/92

LOVELL HOUSE



RECORD NO. 4

City of Newport Beach
Historic Resource Inventory

RECORD 5

Historic/Common Name: MARY BURTON HOUSE

Area: CORONA DEL MAR

Address: 2920 OCEAN BLVD. Accessor Parcel Number: 052-062-009

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MARY EVERETT BURTON
Address: 2920 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-1877

Available Documentation: PERSONAL INTERVIEWS WITH MRS. MARY BURTON IN 1972
AND (AUGUST) 1991.

Historical Period: EARLY CITY

Historical Significance: THE FIRST TWO HOUSES IN CORONA DEL MAR (BUILT SAME
TIME AS THE STODDARD HOUSE).

Historic Classification: CLASS 3

Year Constructed: 1909
Architect: MR. FOSS
Architectural Style: CAPE CODE

Distinguishing Features: ALL WOOD FRAME, STAINED BROWN; ORIGINALLY SINGLE
WALL FRAME BEACH COTTAGE.

Associated Structures: THREE GARAGES.

Condition of Feature: GOOD

Exterior Alterations: ENCLOSED FRONT PORCH WHICH WAS ONLY ONE-HALF
ENCLOSED.

Interior Alterations: DINING ROOM HAD BREAK BUILT INTO WALL REMOVED AND
GLASS DOORS INSTALLED TO OPEN PATIO. HOUSE AND
DOORS TO GLASS PORCH; KITCHEN FIREPLACE.

Comments: MRS. MARY BURTON IS VERY KNOWLEDGEABLE REGARDING THE HOUSE
AND THE HISTORY OF THE AREA.

Preparer: A. SPENCER

Date: 8/01/91

MARY BURTON HOUSE



RECORD NO. 5

City of Newport Beach
Historic Resource Inventory

RECORD 6

Historic/Common Name: HOTEL DEL MAR

Area: CORONA DEL MAR

Address: 2500 SEAVIEW AVE. **Accessor Parcel Number:** 052-021-019

Resource Type: BUILDING
Status: DEMOLISHED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: MFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CARNATION COVE
Address: 180 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 644-6060

Available Documentation: HISTORICAL PHOTOGRAPHS, BOOK REFERENCES,
NEWSPAPER ARTICLES.

Historical Period: EARLY CITY

Historical Significance: FIRST STRUCTURE BUILT IN CORONA DEL MAR. IT WAS A LANDMARK THAT STOOD FOR 84 YEARS; THE FOCAL POINT OF ACTIVITY IN 1920'S AND 1930'S.

Historic Classification: CLASS 5

Year Constructed: 1907
Architect: UNKNOWN
Architectural Style: NOT SPECIFIED

Distinguishing Features: WIDE VERANDAS, LARGE FIREPLACE IN LOBBY, PARLOR,
DINING ROOM, ACETYLENE TANK

Associated Structures: SEVERAL GUEST COTTAGES.

Condition of Feature: DEMOLISHED

Exterior Alterations: DEMOLISHED IN 1991.

Interior Alterations: DEMOLISHED IN 1991.

Comments:

Preparer: A. SPENCER

Date: 8/01/91

HOTEL DEL MAR
(1989)



RECORD NO. 6

City of Newport Beach
Historic Resource Inventory

RECORD 7

Historic/Common Name: KERCKHOFF MARINE LAB

Area: CORONA DEL MAR

Address: 101 DAHLIA Accessor Parcel Number: 052-013-016

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 9999
General Plan Designation: GEIF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CAL TECH
Address: 1201 E. CALIFORNIA BLVD.
PASADENA, CA 91125
Telephone Number: (818) 356-6811

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNT BY
SECRETARY AT LABORATORY (BARBARA).

Historical Period: SHIPYARD

Historical Significance: BUILT TO SERVE AS ANNEX FOR HOTEL DEL MAR AND
MILLIONAIRES CLUB.

Historic Classification: CLASS 3

Year Constructed: 1926
Architect: UNKNOWN
Architectural Style: SPANISH COLONIAL

Distinguishing Features: WATER TOWER ON ROOF.

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: 4 APARTMENTS ADDED ABOVE STRUCTURE FOR VISITING
SCIENTISTS.

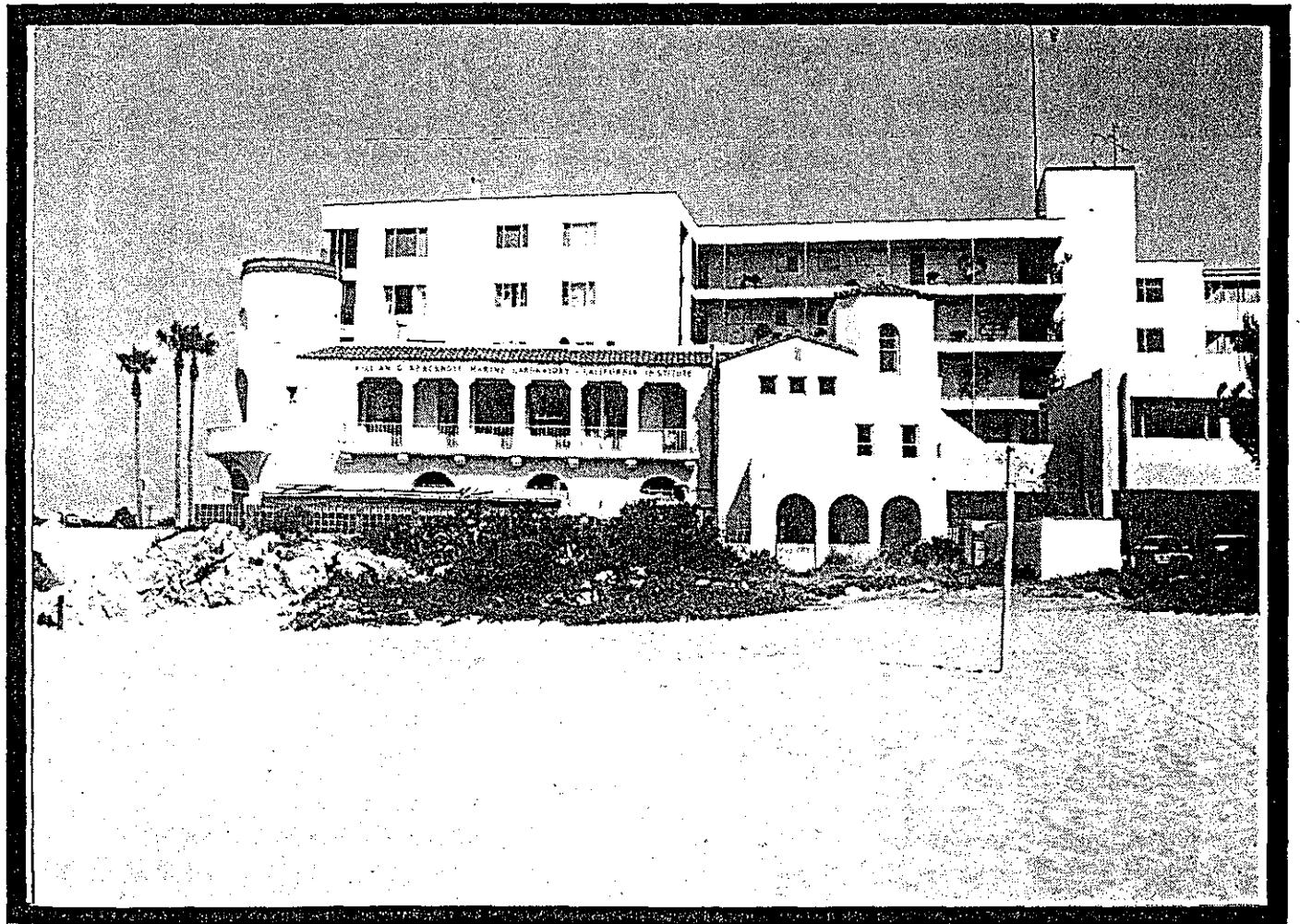
Interior Alterations: N/S

Comments: SOLD TO CAL TECH IN 1930 WITH MONEY DONATED BY WM. KERCKHOFF.
NBHS HISTORIC MARKER ON OCEAN BLVD.

Preparer: A. SPENCER

Date: 8/01/91

KERCKHOFF MARINE LAB



RECORD NO. 7

City of Newport Beach
Historic Resource Inventory

RECORD 8

Historic/Common Name: STODDARD HOUSE

Area: CORONA DEL MAR

Address: 2928 OCEAN BLVD. Accessor Parcel Number: 052-062-010

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JAMES B. STODDARD
Address: 2928 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-7038

Available Documentation: PERSONAL ACCOUNTS FROM MRS. FLORENCE STODDARD (1972, 1991).

Historical Period: EARLY CITY

Historical Significance: ONE OF THE FIRST HOUSES BUILT IN CORONA DEL MAR.

Historic Classification: CLASS 4

Year Constructed: 1910
Architect: CHARLES ALDEN JR.
Architectural Style: UNKNOWN

Distinguishing Features: ALL WOOD FRAME, STAINED BROWN, ORIGINALLY SINGLE WALL FRAME.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: EXTENSIVELY REMODELED IN 1954; GARAGE/LIBRARY CONNECTED TO HOUSE.

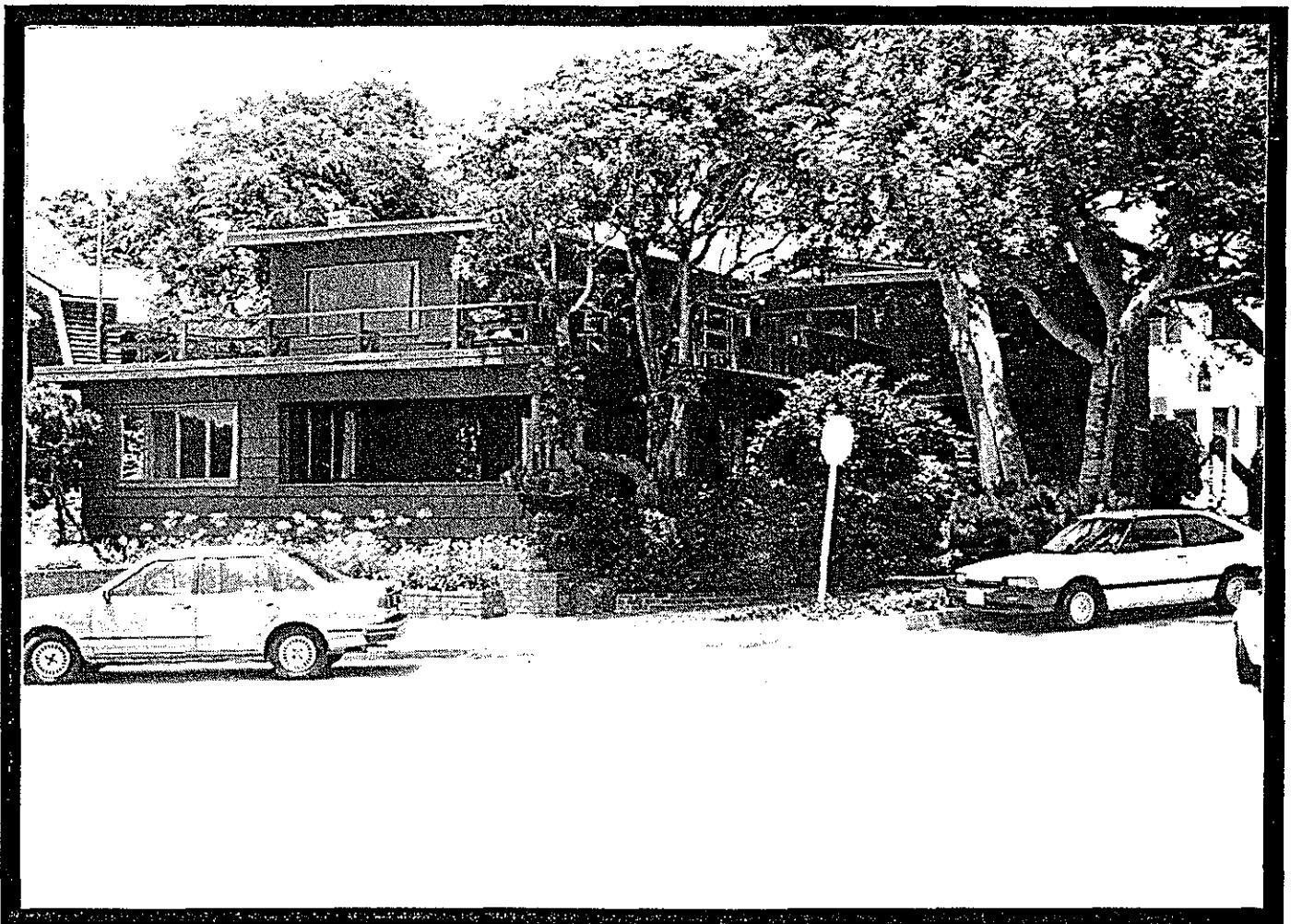
Interior Alterations: 3 BEDROOMS/BATHS DOWNSTAIRS; KITCHEN, LIVING ROOM AND LIBRARY UPSTAIRS.

Comments:

Preparer: A. SPENCER

Date: 8/01/91

STODDARD HOUSE



RECORD NO. 8

City of Newport Beach
Historic Resource Inventory

RECORD 9

Historic/Common Name: HALLIDAY HOUSE

Area: CORONA DEL MAR

Address: 2908 OCEAN BLVD. **Accessor Parcel Number:** 052-062-008

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: ALBERT JOBE
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT FORM MARY EVERETT BURTON
(INTERVIEWED 8/91).

Historical Period: EARLY CITY

Historical Significance: EARLY 1900'S TO 1920 STYLE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: MR. FOSS
Architectural Style: UNKNOWN

Distinguishing Features: SIMPLE DESIGN - SIMILAR TO GREENE AND GREENE
(ARCHITECTS OF PASADENA).

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: SOME REMODELING - VERY LITTLE.

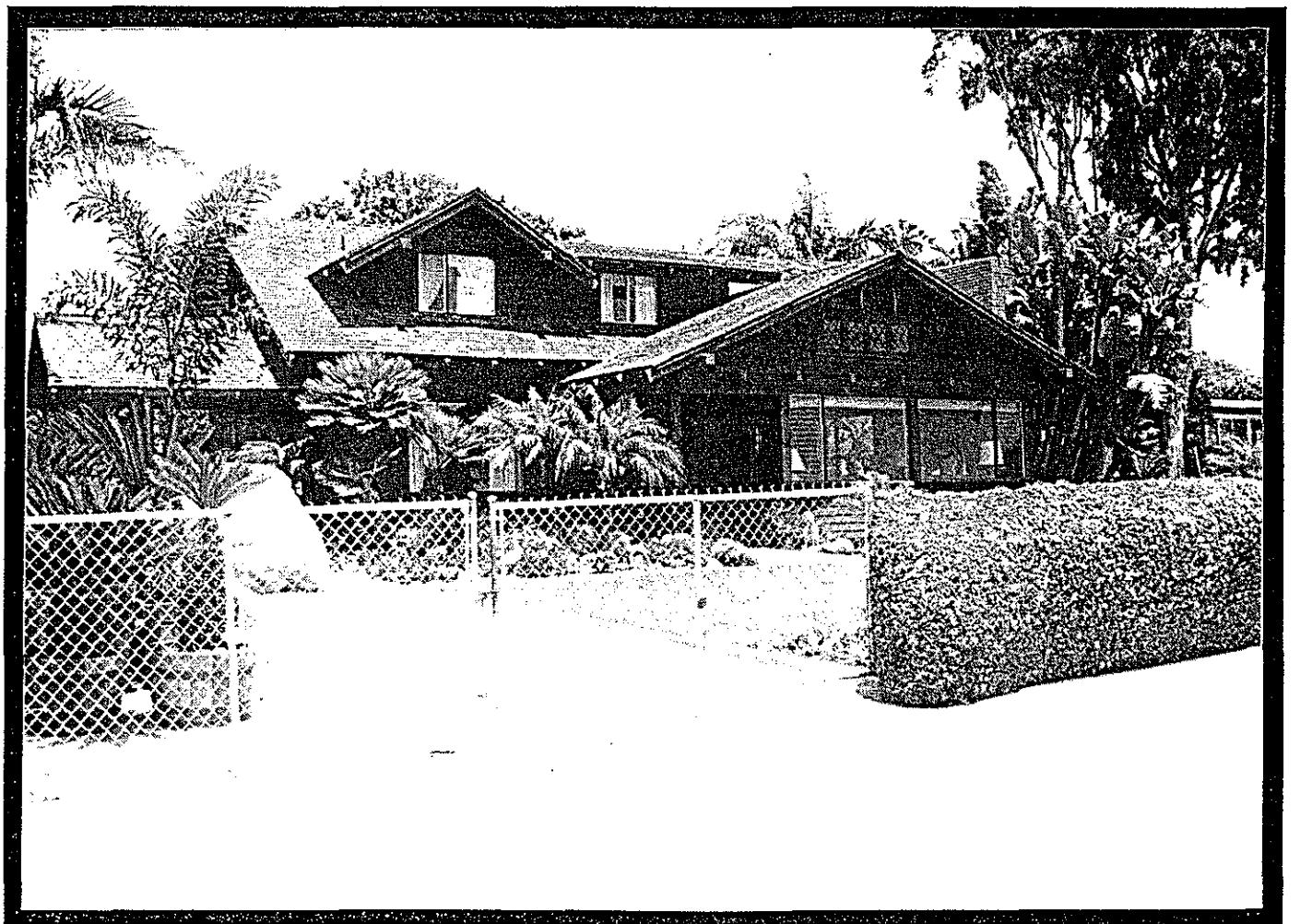
Interior Alterations: N/S

Comments: MOTHER ELIZA HALLIDAY SOLD A MR. LUCAS, THEN TO BOERSTLER, TO
MRS. GERMAN, TO SHELTON, TO JOBE.

Preparer: A. SPENCER

Date: 8/01/91

HALLIDAY HOUSE



RECORD NO. 9

City of Newport Beach
Historic Resource Inventory

RECORD 10

Historic/Common Name: WEBSTER HOUSE

Area: CORONA DEL MAR

Address: 3024 OCEAN BLVD. **Accessor Parcel Number:** 052-063-006

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: ALBERT JOBE
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT OF MARY EVERETT BURTON, MRS. THOMAS WEBSTER (OWNER 1960-82) AND THE WEBSTERS.

Historical Period: EARLY CITY

Historical Significance: EARLY CORONA DEL MAR HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: MR. FOSS
Architectural Style: BUNGALOW

Distinguishing Features: SIMPLE DESIGN - SIMILAR TO GREENE AND GREENE (ARCHITECTS OF PASADENA).

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

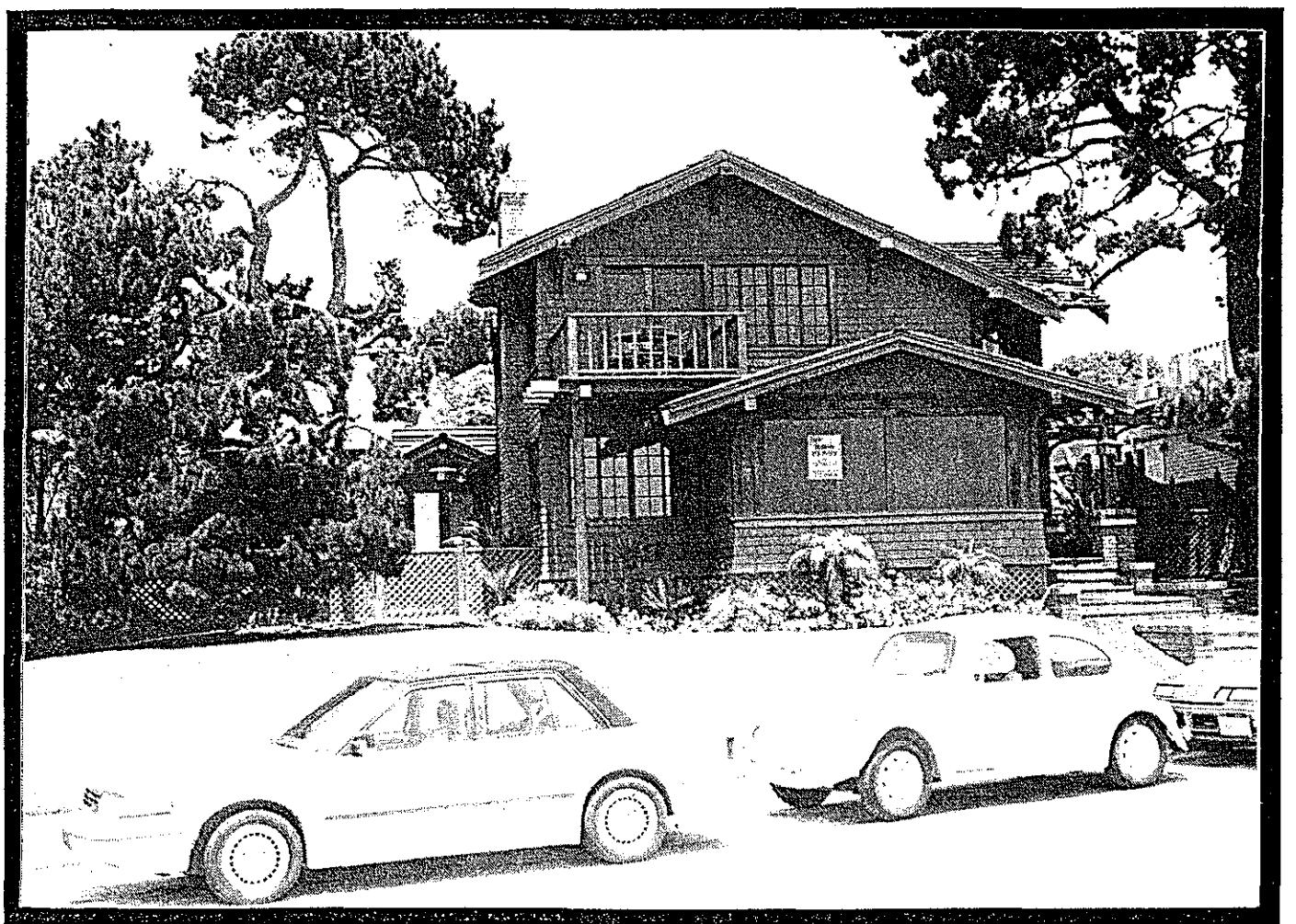
Interior Alterations: N/S

Comments: HOUSE LOOKS JUST LIKE THE ORIGINAL-WITH GOOD UPKEEP.

Preparer: A. SPENCER

Date: 8/01/91

WEBSTER HOUSE



RECORD NO. 10

City of Newport Beach
Historic Resource Inventory

RECORD 11

Historic/Common Name: BIG SPANISH HOUSE

Area: CORONA DEL MAR

Address: 3728 OCEAN BLVD. Accessor Parcel Number: 052-171-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MICHAEL FRANCIK
Address: 3728 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 721-8902

Available Documentation: 7/23/91 PHONE CALL FROM STEVE DERLASHON, JIM KOMINSKY AT FIRST AMERICAN TITLE.

Historical Period: EARLY CITY
Historical Significance: EARLY CORONA DEL MAR HOUSE.
Historic Classification: CLASS 4
Year Constructed: 1930
Architect: N/S
Architectural Style: MISSION REVIVAL

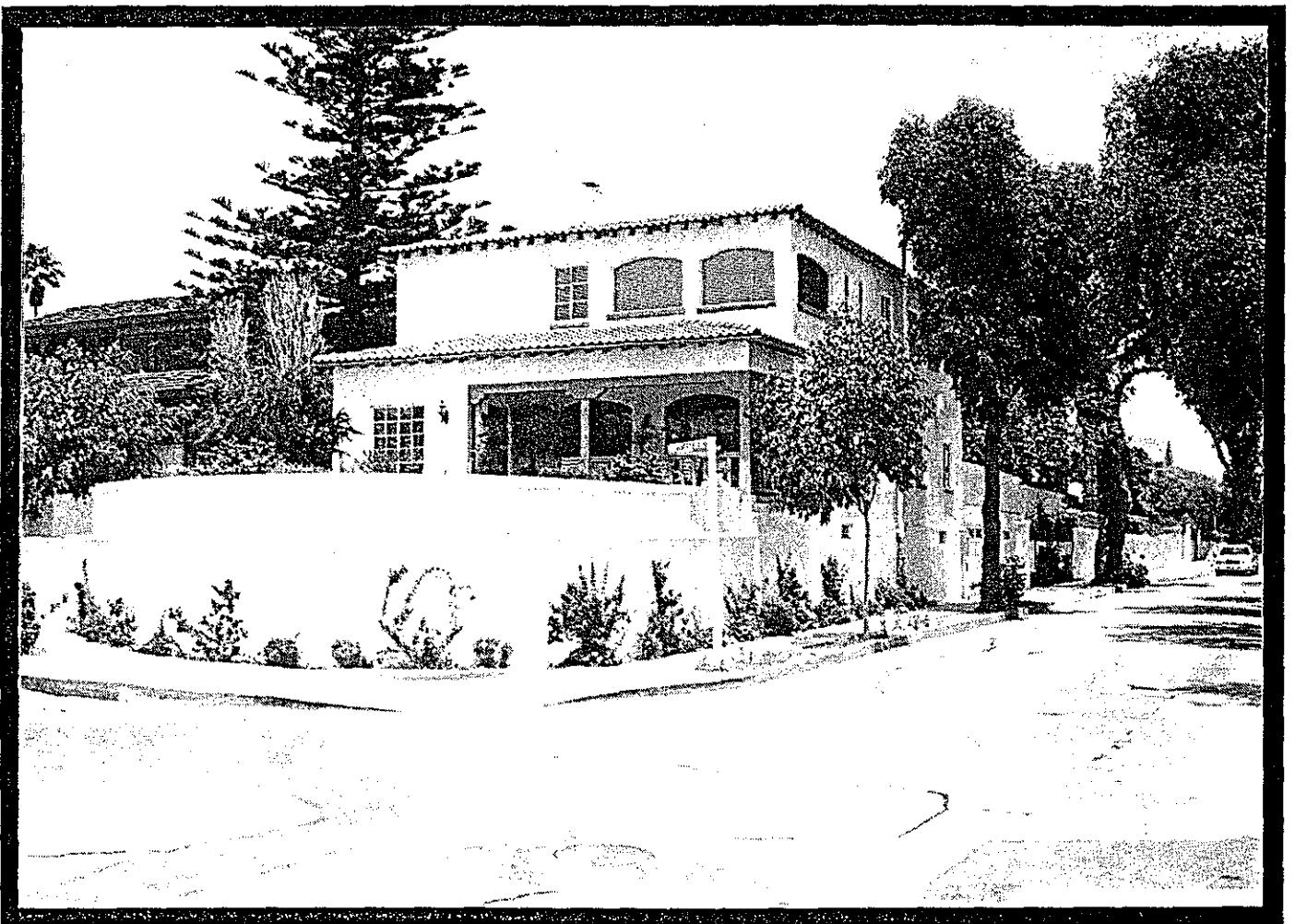
Distinguishing Features: PROMINENT CORNER, MASSIVE (10 ROOMS).
Associated Structures: N/S
Condition of Feature: EXCELLENT
Exterior Alterations: MODIFIED FRONT DOOR OPENING.
Interior Alterations: KITCHEN UPGRADE AND MINOR REMODELING.

Comments: MILES GINZBER BOUGHT IT IN 1930 AND IMMEDIATELY SOLD IT TO S.A. STOWELL & WIFE.

Preparer: A. SPENCER

Date: 8/01/91

BIG SPANISH HOUSE



RECORD NO. 11

City of Newport Beach
Historic Resource Inventory

RECORD 12

Historic/Common Name: SNACK SHOP

Area: CORONA DEL MAR

Address: 2305 COAST HWY. E. Accessor Parcel Number: 459-082-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: RESTAURANT ENTERPRISES
Address: 2305 E. COAST HWY.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-9050

Available Documentation: PERSONAL ACCOUNT OF WILLIAM MCINTIRE,
BROTHER-IN-LAW AND EMPLOYEE OF CURRENT OWNER,
JOHN MCINTOSH.

Historical Period: POST WWII

Historical Significance: SET SUCCESSFUL PATTERN OF POST WWII COFFEE SHOPS
(FIRST RESTAURANT IN CHAIN).

Historic Classification: CLASS 4

Year Constructed: 1945
Architect: N/S
Architectural Style: ORDINARY

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: MANY CHANGES AND UP-GRADING.

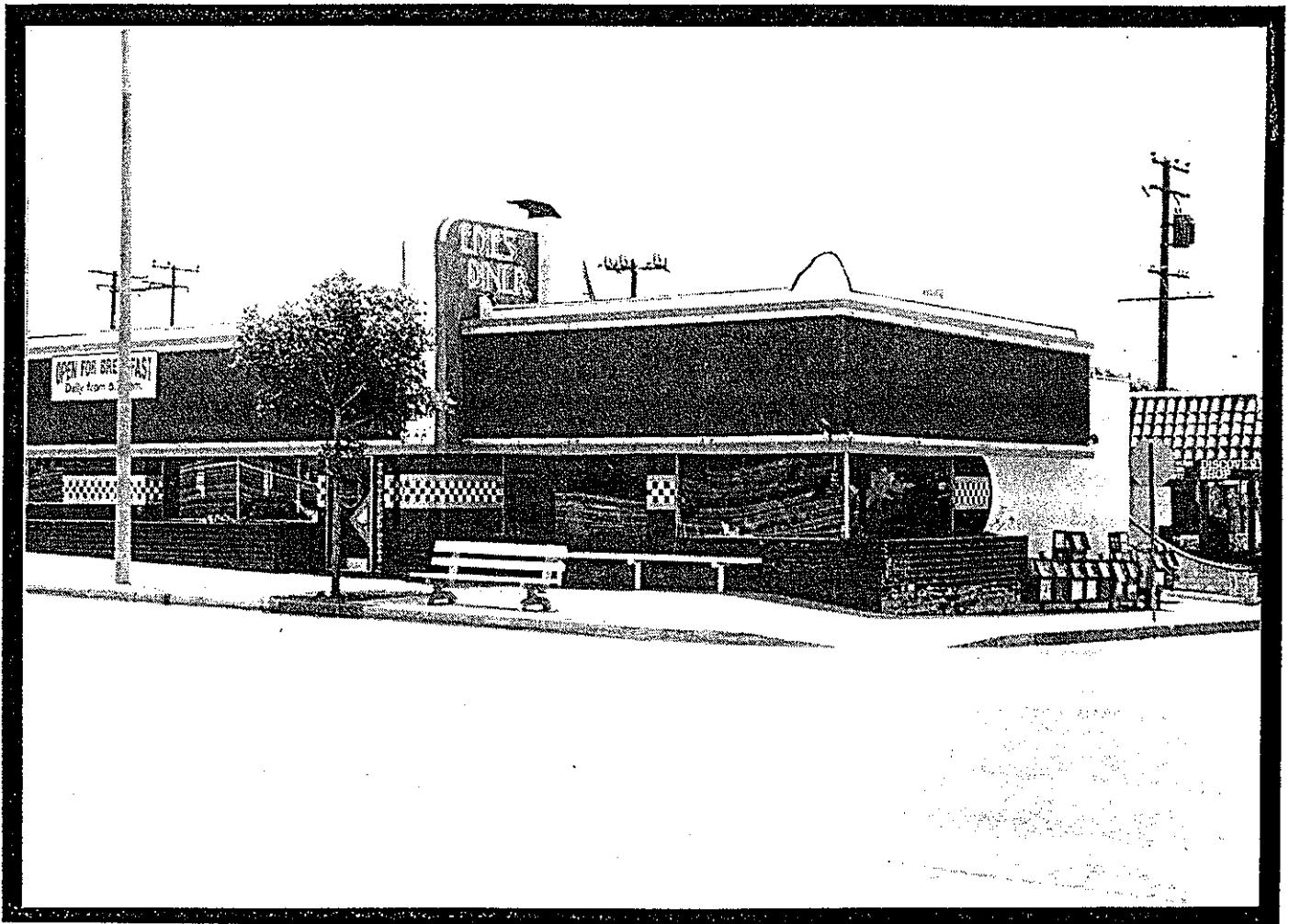
Interior Alterations: MANY CHANGES AND UP-GRADING.

Comments: FAR WEST SERVICES INCLUDED MANY SNACK SHIPS, (COCO'S, REUBEN E. LEE, ETC.) SOLD TO W.R. GRACE IN '86

Preparer: A. SPENCER

Date: 8/01/91

SNACK SHOP



RECORD NO. 12

City of Newport Beach
Historic Resource Inventory

RECORD 13

Historic/Common Name: SHERMAN LIBRARY ADOBE

Area: CORONA DEL MAR

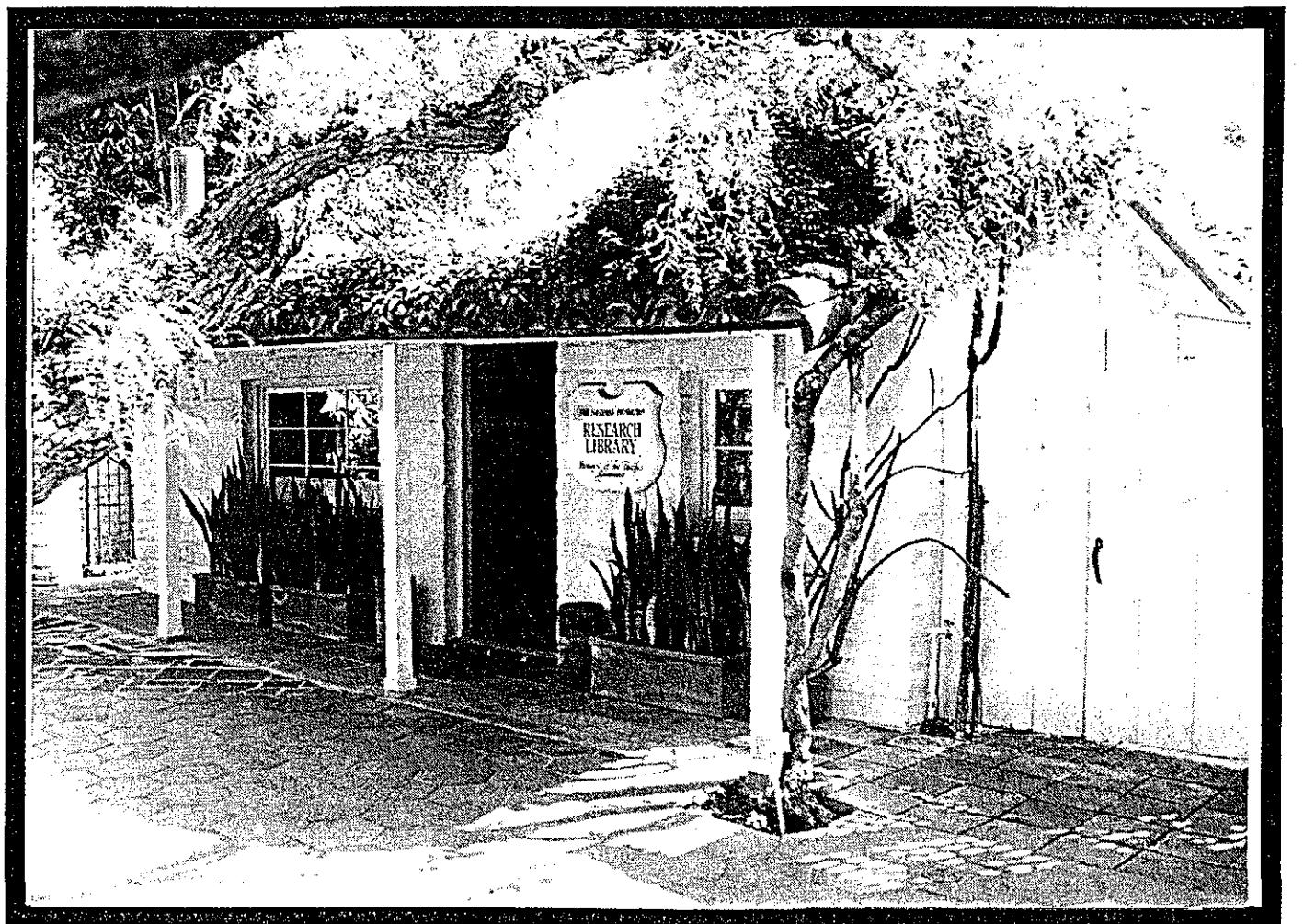
Address: 614 DAHLIA AVE. **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	INSTITUTIONAL
Use Code:	8231
General Plan Designation:	RSC
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	SHERMAN FOUNDATION
Address:	614 DAHLIA AVE. CORONA DEL MAR, CA 92625
Telephone Number:	(714) 673-1880
Available Documentation:	HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.
Historical Period:	SHIPYARD
Historical Significance:	SET ARCHITECTURAL STYLE FOR THE WHOLE BLOCK.
Historic Classification:	CLASS 3
Year Constructed:	1940
Architect:	LARRY LUSHBAUGH
Architectural Style:	EARLY CALIFORNIA ADOBE
Distinguishing Features:	BUILT OF KILN-DRIED ADOBE, BEEHIVE FIREPLACE.
Associated Structures:	STRUCTURES ON SHERMAN LIBRARY BLOCK.
Condition of Feature:	GOOD
Exterior Alterations:	FOOTINGS PLACED UNDER PORCH POSTS, DOORWAY CLOSED OFF, WINDOWS TURNED INTO DOORWAYS, NON-ADOBE ROOMS, WINGS ADDED LATER.
Interior Alterations:	ADOBE SUPPORT WALL REMOVED AND REPLACED BY STEEL PLATE FOR SUPPORT, DOORS REPLACED.
Comments:	DESIGNED AND BUILT BY LARRY & PAULA LUSHBAUGH, TALENTED AMATEURS.

Preparer: HENDRICKS

Date: 11/19/91

SHERMAN LIBRARY ADOBE



RECORD NO. 13

City of Newport Beach
Historic Resource Inventory

RECORD 14

Historic/Common Name: STONE BUILDING/DORY MAN'S INN

Area: BALBOA

Address: 21 OCEAN FRONT Accessor Parcel Number:

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	COMMERCIAL
Use Code:	5900
General Plan Designation:	RSC
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	N/S
Address:	
Telephone Number:	
Available Documentation:	HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.
Historical Period:	SHIPYARD
Historical Significance:	ONE OF THE OLDEST COMMERCIAL STRUCTURES IN NEWPORT BEACH.
Historic Classification:	CLASS 3
Year Constructed:	1926
Architect:	N/S
Architectural Style:	N/S
Distinguishing Features:	TERRA COTTA BRICKS USED ON EXTERIOR.
Associated Structures:	N/S
Condition of Feature:	EXCELLENT
Exterior Alterations:	EXTERIOR KEPT MUCH AS THE ORIGINAL.
Interior Alterations:	ENLARGED TO ACCOMMODATE RESTAURANT.
Comments:	ORIGINAL OWNER, B.K. STONE, OWNED FRAME BUILDING BUILT ON THE SITE IN 1910.

Preparer: F. STONE

Date: 10/27/91

STONE BUILDING/DORY MAN'S INN



RECORD NO. 14

**City of Newport Beach
Historic Resource Inventory**

RECORD 15

Historic/Common Name: PACIFIC ELECTRIC RED CAR

Area: BALBOA

Address: N/A N/A **Accessor Parcel Number:** N/A

Resource Type: OBJECT

Status: DEMOLISHED

Existing Land Use: N/A

Use Code: 0

General Plan Designation: N/A

Ownership: N/A

Original Location? N/A

Date Moved:

Location of Original Site: N/A

Owner: HENRY E. HUNTINGTON

Address: N/S

Telephone Number:

Available Documentation: BOOK: FIFTY GOLDEN YEARS.

Historical Period: EARLY CITY

Historical Significance: TRANSPORTATION SYSTEM SIGNIFICANT IN CITY'S EARLY DEVELOPMENT.

Historic Classification: CLASS 5

Year Constructed: 1905

Architect: N/A

Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

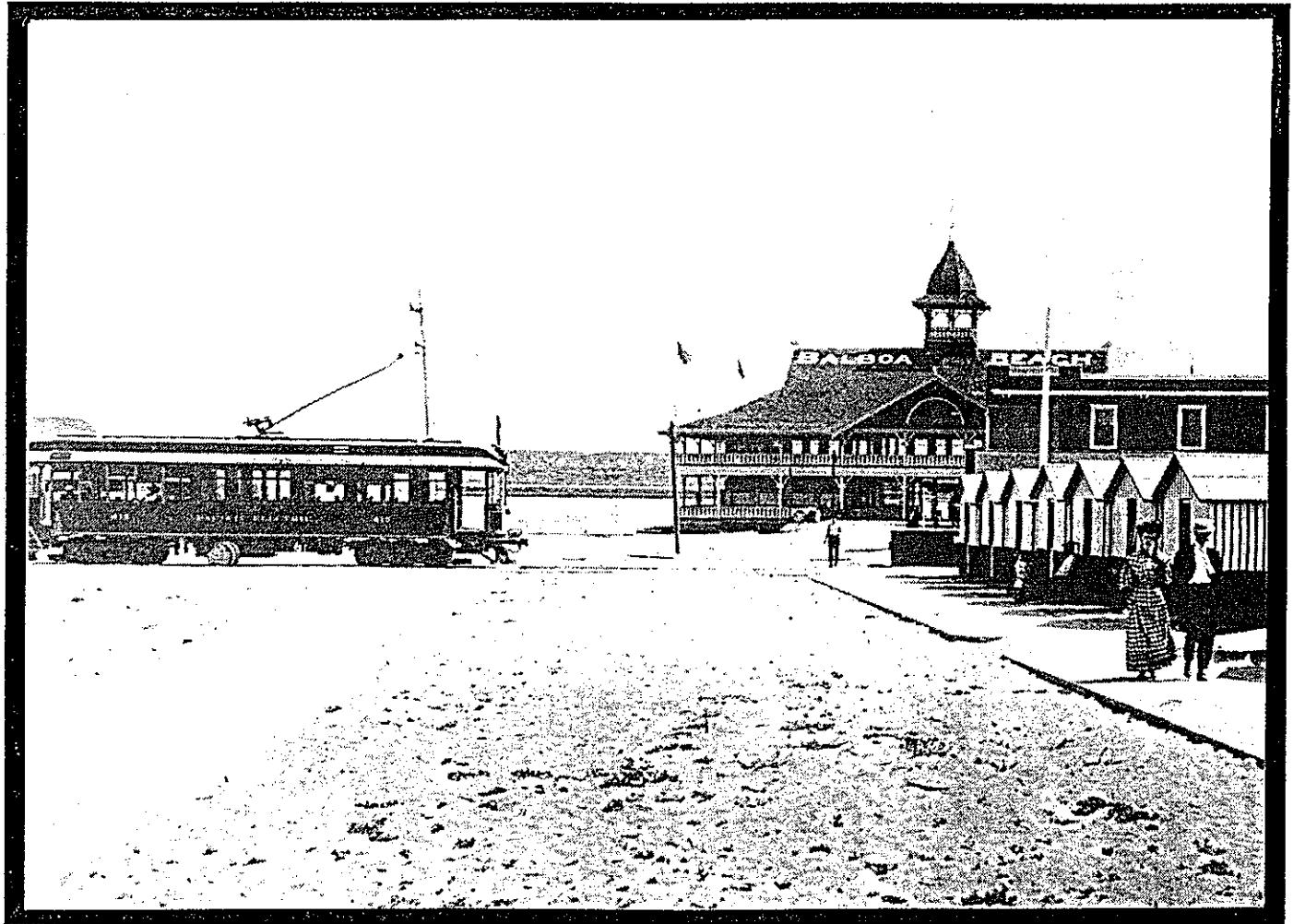
Interior Alterations: N/S

Comments: REACHED NEWPORT BEACH IN 1905.

Preparer: SEMENILLK

Date: 10/27/91

PACIFIC ELECTRIC RED CAR
(Circa 1906)



RECORD NO. 15

City of Newport Beach
Historic Resource Inventory

RECORD 16

Historic/Common Name: INDIAN WELLS/SPRINGS

Area: WESTCLIFF/SANTA ANA

Address: 23RD/IRVINE **Accessor Parcel Number:**

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD/

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: VARIOUS
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNT OF JACK W. MULLAN, DEVELOPER.

Historical Period: SEAPORT

Historical Significance: ORIGINAL WELL SITE FOR NEWPORT BEACH.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: N/A

Exterior Alterations: N/A

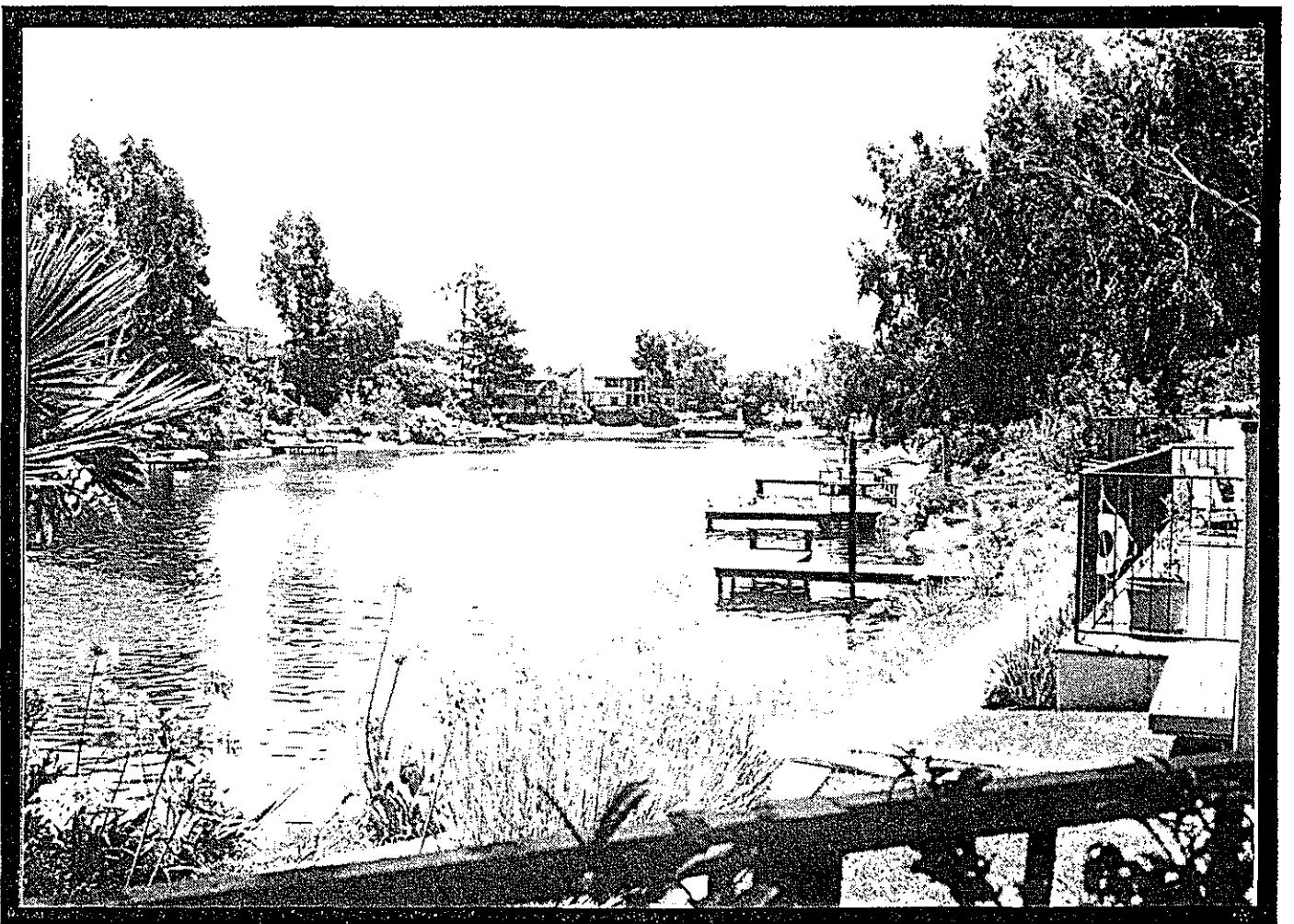
Interior Alterations: N/A

Comments:

Preparer: LOMBARDO

Date: 10/13/91

INDIAN WELLS/SPRINGS



RECORD NO. 16

City of Newport Beach
Historic Resource Inventory

RECORD 17

Historic/Common Name: OLD NEWPORT LANDING

Area: NEWPORT HEIGHTS

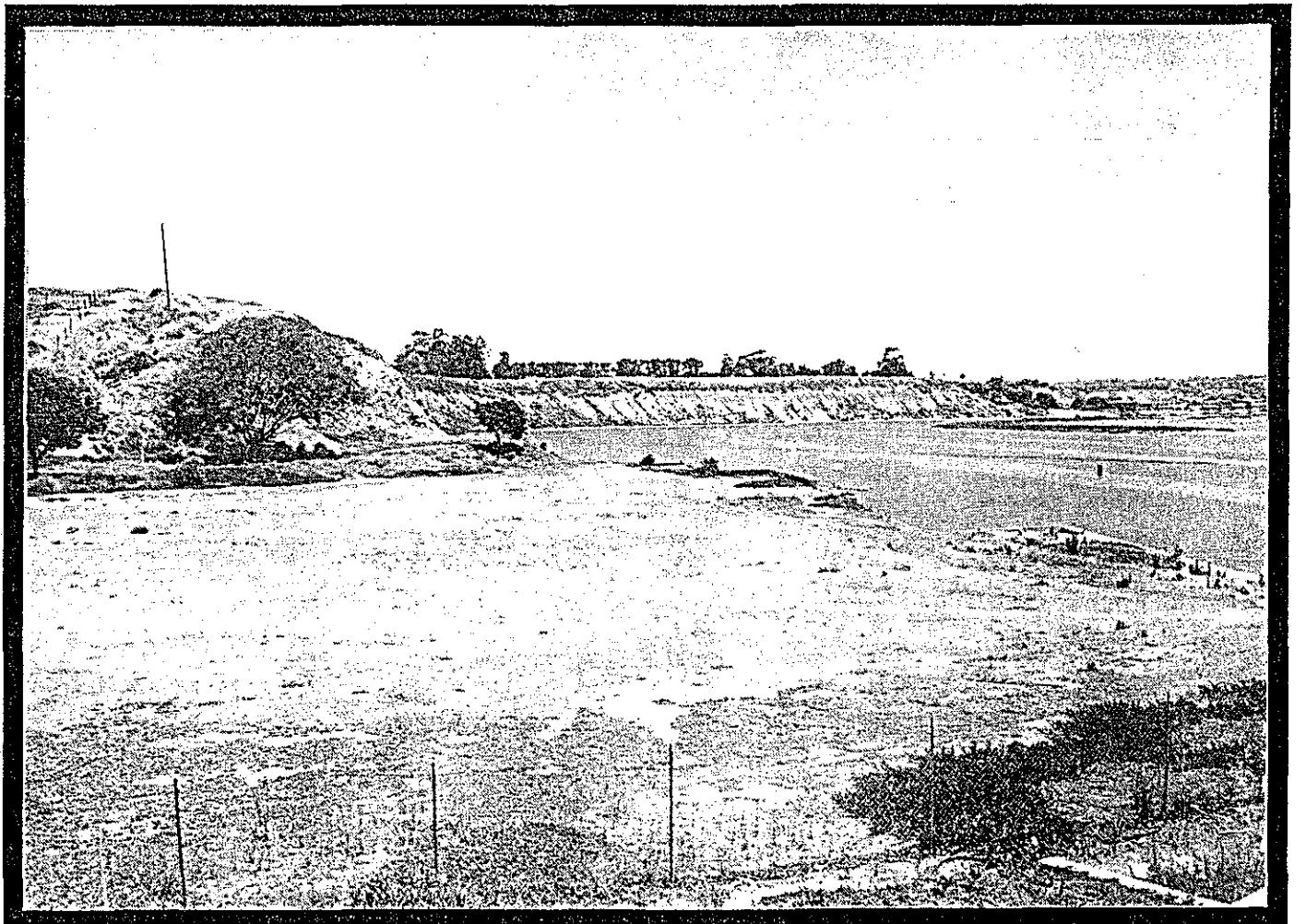
Address: COAST HWY./DOVER Accessor Parcel Number:

Resource Type:	SITE
Status:	VACANT
Existing Land Use:	VACANT
Use Code:	8811
General Plan Designation:	SFD
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	IRVINE COMPANY
Address:	530 NEWPORT BLVD. NEWPORT BEACH, CA 92663
Telephone Number:	(714) 735-2000
Available Documentation:	BOOK, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.
Historical Period:	SEAPORT
Historical Significance:	SITE OF PIONEER SHIPPING PORT.
Historic Classification:	CLASS 5
Year Constructed:	N/A
Architect:	N/A
Architectural Style:	N/A
Distinguishing Features:	N/A
Associated Structures:	N/S
Condition of Feature:	N/A
Exterior Alterations:	N/A
Interior Alterations:	N/A
Comments:	

Preparer: LOMBARDO

Date: 10/13/91

OLD NEWPORT LANDING



RECORD NO. 17

City of Newport Beach
Historic Resource Inventory

RECORD 18

Historic/Common Name: THE ARCHES RESTAURANT

Area: MCFADDEN/MARINERS

Address: 3334 COAST HWY. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/S
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, MAPS/PLOT PLANS, PERMITS, LEGAL DOCUMENTS, BOOKS

Historical Period: SHIPYARD

Historical Significance: SITE OF THE ORIGINAL ARCHES CAFE.

Historic Classification: CLASS 5

Year Constructed: 1920
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: LOMBARDO

Date: 10/13/91

THE ARCHES RESTAURANT



RECORD NO. 18

**City of Newport Beach
Historic Resource Inventory**

RECORD 19

Historic/Common Name: LIDO THEATER

Area: MCFADDEN/MARINERS

Address: NEWPORT BLVD/VIA LIDO **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	COMMERCIAL
Use Code:	7832
General Plan Designation:	RSC
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	EDWARD'S THEATERS
Address:	
Telephone Number:	(714) 673-8350
Available Documentation:	HISTORICAL PHOTOGRAPHS, BUILDING PLANS, PERMITS, LEGAL DOCUMENTS.
Historical Period:	SHIPYARD
Historical Significance:	ART DECO ARCHITECTURE, CONTINUED USE AS A MOTION PICTURE THEATER.
Historic Classification:	CLASS 3
Year Constructed:	1939
Architect:	N/S
Architectural Style:	ART DECO
Distinguishing Features:	ART DECO FAÇADE AND MARQUEE.
Associated Structures:	N/S
Condition of Feature:	EXCELLENT
Exterior Alterations:	N/S
Interior Alterations:	N/S

Comments: TIME CAPSULE IN LOBBY

Preparer: LOMBARDO

Date: 10/13/91

LIDO THEATER



RECORD NO. 19

City of Newport Beach
Historic Resource Inventory

RECORD 20

Historic/Common Name: NEWPORT HARBOR HIGH SCHOOL

Area: WESTCLIFF/SANTA ANA

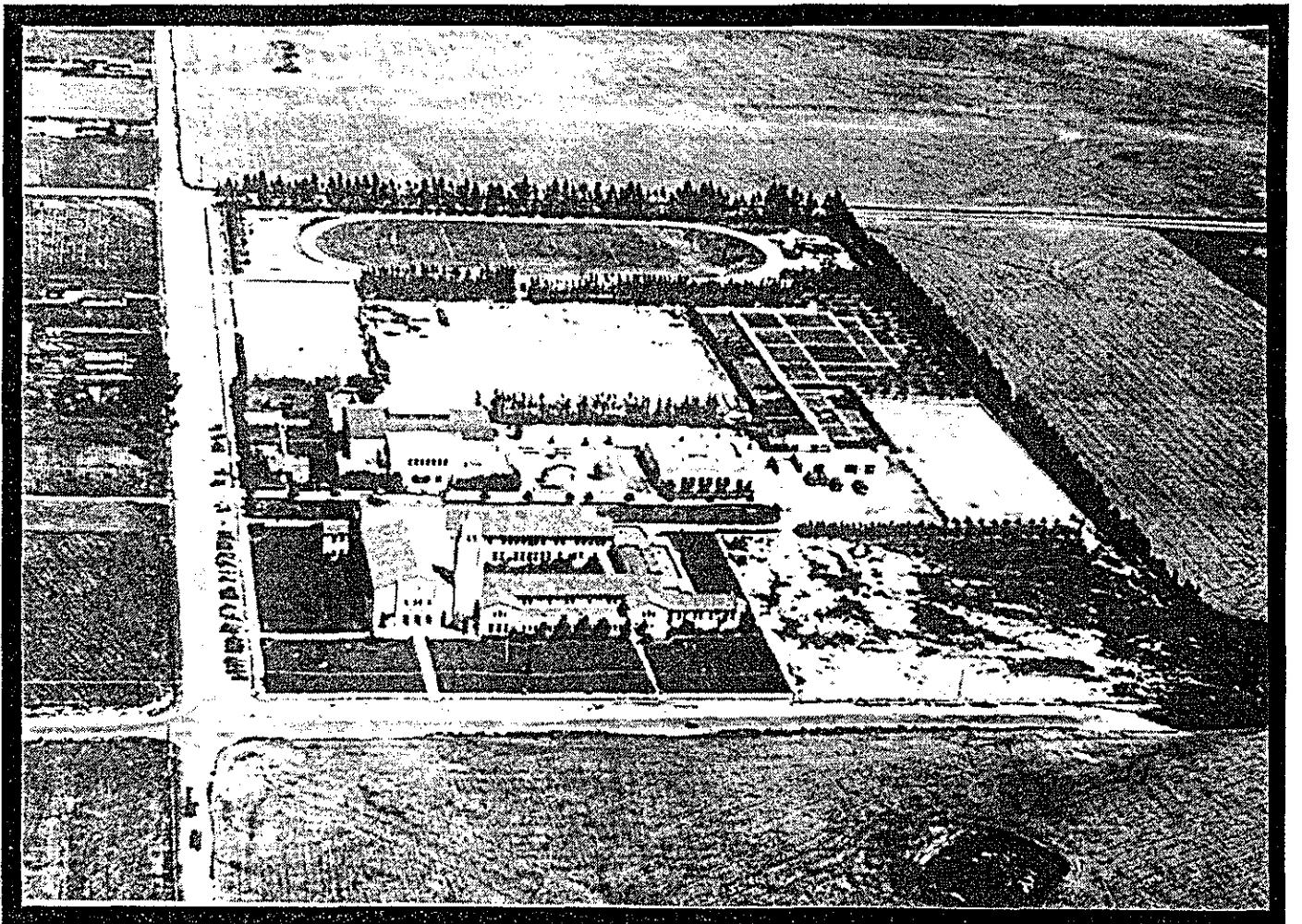
Address: 600 IRVINE AVE. **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	INSTITUTIONAL
Use Code:	8211
General Plan Designation:	GEIF
Ownership:	PUBLIC
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	NEWPORT MESA SCHOOL DISTRICT
Address:	600 IRVINE AVE. NEWPORT BEACH, CA 92658
Telephone Number:	(714) 760-3310
Available Documentation:	BOOK REFERENCES, PHOTOGRAPHS.
Historical Period:	SHIPYARD
Historical Significance:	FIRST HIGH SCHOOL SERVING THE HARBOR AREA. TOWER MARKED ON HARBOR CHARTS AS A NAVIGATIONAL AID.
Historic Classification:	CLASS 3
Year Constructed:	1931
Architect:	N/S
Architectural Style:	GOTHIC REVIVAL -?
Distinguishing Features:	BELL TOWER.
Associated Structures:	N/S
Condition of Feature:	GOOD
Exterior Alterations:	N/S
Interior Alterations:	N/S
Comments:	CLASSES COMMENCED ON SEPT. 22, 1930; FORMAL DEDICATION ON JAN. 9, 1931.

Preparer: LOMBARDO

Date: 10/13/91

NEWPORT HARBOR HIGH SCHOOL
(Circa 1930)



RECORD NO. 20

City of Newport Beach
Historic Resource Inventory

RECORD 21

Historic/Common Name: WESTCLIFF MEDICAL BUILDING

Area: WESTCLIFF/SANTA ANA

Address: 1901 WESTCLIFF **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: OFFICE
Use Code: 8011
General Plan Designation: APF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: WESTCLIFF MEDICAL ASSOC.
Address: 1901 WESTCLIFF
NEWPORT BEACH, CA 92658
Telephone Number: (714) 645-4670

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, PERMITS,
LEGAL DOCUMENTS.

Historical Period: POST WWII

Historical Significance: RENOWNED ARCHITECT.

Historic Classification: CLASS 3

Year Constructed: 1961
Architect: RICHARD NEUTRA
Architectural Style: INTERNATIONAL STYLE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: NONE

Interior Alterations: NONE

Comments:

Preparer: LOMBARDO

Date: 10/13/91

WESTCLIFF MEDICAL BUILDING



RECORD NO. 21

City of Newport Beach
Historic Resource Inventory

RECORD 22

Historic/Common Name: TODD/BARNETT HOUSE

Area: CORONA DEL MAR

Address: 2801 SEAVIEW **Accessor Parcel Number:** 052-072-001

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JUDGE BLAIR BARNETT
Address: 2801 SEAVIEW
CORONA DEL MAR, CA 92625

Telephone Number: (714) 675-4446

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: EARLY CORONA DEL MAR HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: N/S
Architectural Style: CAPE CODE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: NONE

Interior Alterations: NONE

Comments: PREVIOUS OWNERS: S.W. TODD, RAYMOND TODD, JUDGE BARNETT.

Preparer: KEELER **Date:** 9/30/91

TODD/BARNETT HOUSE



RECORD NO. 22

City of Newport Beach
Historic Resource Inventory

RECORD 23

Historic/Common Name: COMMUNITY CHURCH

Area: CORONA DEL MAR

Address: 611 HELIOTROPE AVE. Accessor Parcel Number: 634-051-012

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8661
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: COMMUNITY CHURCH
Address: 611 HELIOTROPE
CORONA DEL MAR, CA 92625
Telephone Number: (714) 644-7400

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: CONSTRUCTION AUTHORIZED BY PRESIDENT ROOSEVELT DUE TO WAR TIME WOOD SHORTAGE

Historic Classification: CLASS 4

Year Constructed: 1946
Architect: N/S
Architectural Style: GREEK REVIVAL -?

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: A COL. BLAKE LIVED ON THE ORIGINAL SITE.

Preparer: REYNOLDS

Date: 9/03/91

COMMUNITY CHURCH



RECORD NO. 23

City of Newport Beach
Historic Resource Inventory

RECORD 24

Historic/Common Name: GOLDENROD AVENUE FOOTBRIDGE

Area: CORONA DEL MAR

Address: GOLDENROD AVE. **Accessor Parcel Number:**

Resource Type: STRUCTURE

Status: DEVELOPED

Existing Land Use: N/A

Use Code: 0

General Plan Designation: N/A

Ownership: PUBLIC

Original Location? YES

Date Moved:

Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH

Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: UNIQUE STRUCTURE, PROVIDED ACCESS TO THE BEACH WHEN CONSTRUCTED IN 1928.

Historic Classification: CLASS 4

Year Constructed: 1928

Architect: JOHN A. SIEGEL

Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

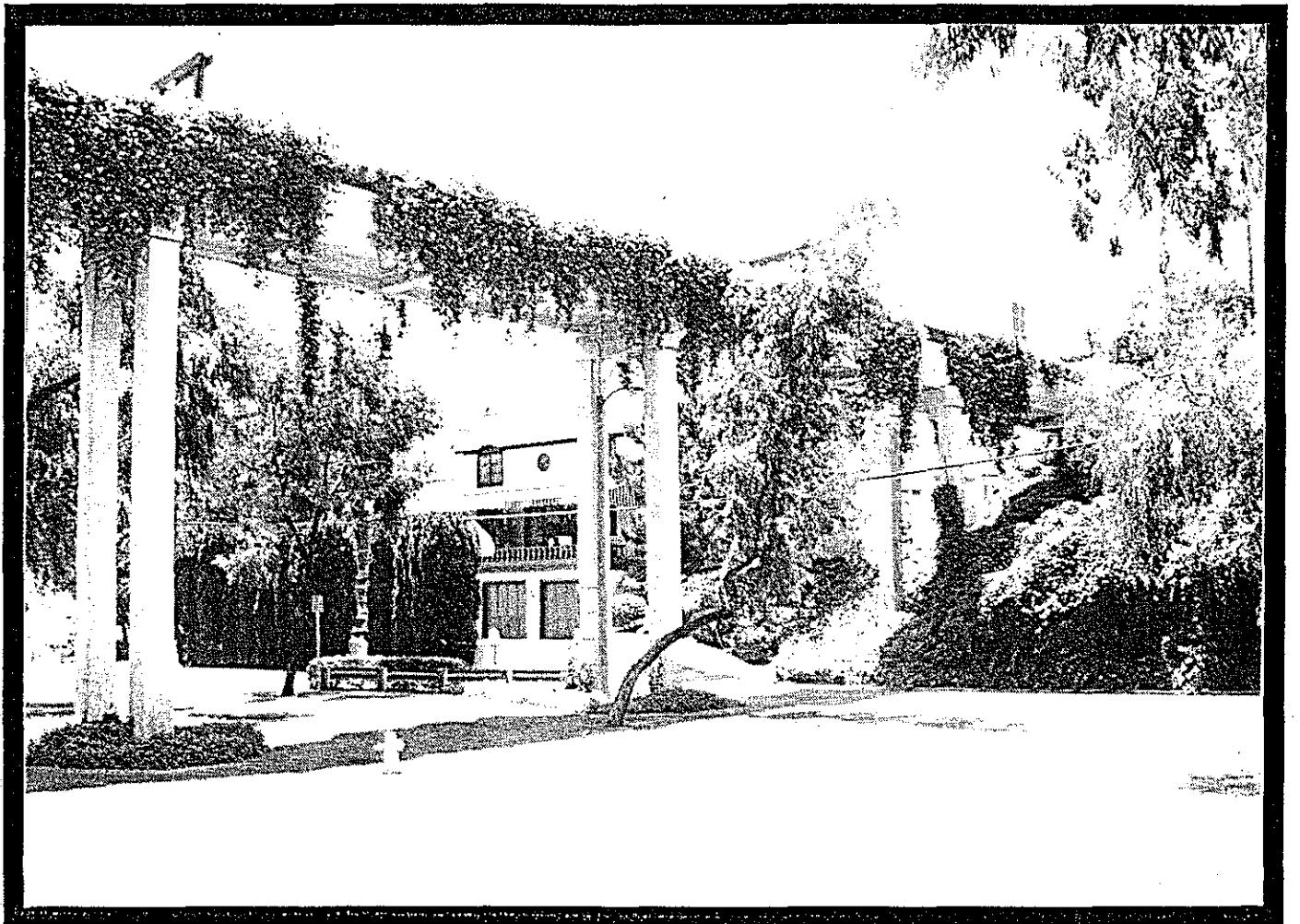
Interior Alterations: N/S

Comments: PAID FOR BY ASSESSMENT DISTRICT.

Preparer: G. HOWALD

Date: 10/01/91

GOLDENROD AVENUE FOOTBRIDGE



RECORD NO. 24

City of Newport Beach
Historic Resource Inventory

RECORD 25

Historic/Common Name: FIVE CROWNS

Area: CORONA DEL MAR

Address: 3801 COAST HWY. E. **Accessor Parcel Number:** 052-162-002

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5812
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: TILLE MACCULLOCH
Address: 3801 COAST HWY. E.
CORONA DEL MAR, CA 92625

Telephone Number: (714) 760-0331

Available Documentation: HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: SHIPYARD

Historical Significance: LOCAL LANDMARK.

Historic Classification: CLASS 4

Year Constructed: 1936
Architect: SHELBY COON
Architectural Style: OLD ENGLISH PERIOD HOUSE

Distinguishing Features: NONE SPECIFIED.

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

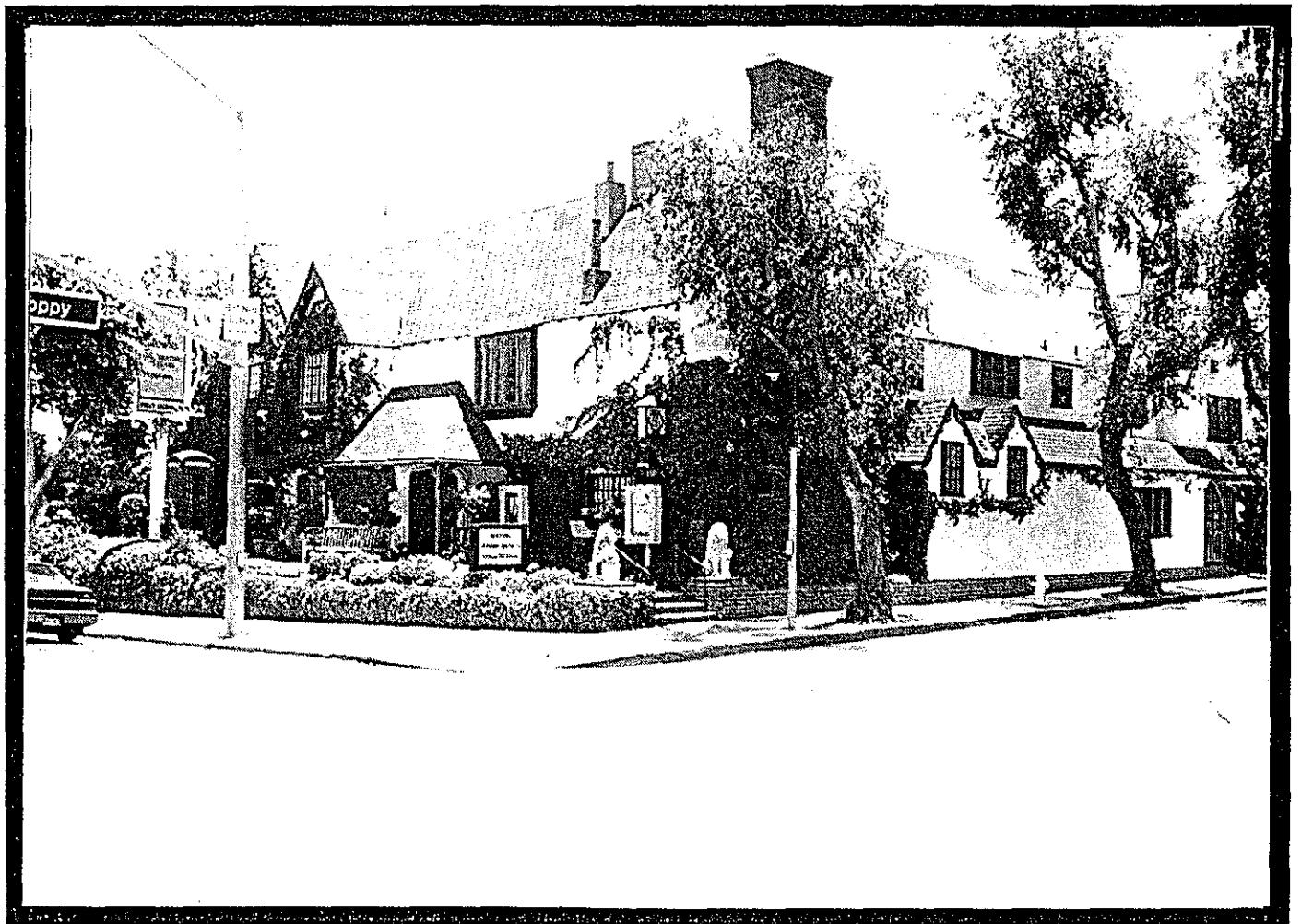
Interior Alterations: N/S

Comments: MODEL AFTER YE OLD BELLE INN IN ENGLAND.

Preparer: E. BUCK

Date: 10/18/91

FIVE CROWNS



RECORD NO. 25

City of Newport Beach
Historic Resource Inventory

RECORD 26

Historic/Common Name: ORIGINAL REAL ESTATE OFFICE

Area: CORONA DEL MAR

Address: 220 JASMINE AVE. **Accessor Parcel Number:** 052-111-004

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? NO
Date Moved:
Location of Original Site: COAST HWY.

Owner: PAUL SMITH
Address: 220 JASMINE AVE.
CORONA DEL MAR, CA 92625
Telephone Number: (714) 673-7425

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: FIRST REAL ESTATE OFFICE IN CORONA DEL MAR ONCE LOCATED IN FRONT SECTION.

Historic Classification: CLASS 4

Year Constructed: 1920
Architect: UNKNOWN
Architectural Style: CAPE COD

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: ORIGINALLY LOCATED ON COAST HIGHWAY, MOVED PRIOR TO 1945.

Preparer: J. KEELER

Date: 9/20/91

ORIGINAL REAL ESTATE OFFICE



RECORD NO. 26

City of Newport Beach
Historic Resource Inventory

RECORD 27

Historic/Common Name: ORIGINAL FARM HOUSE

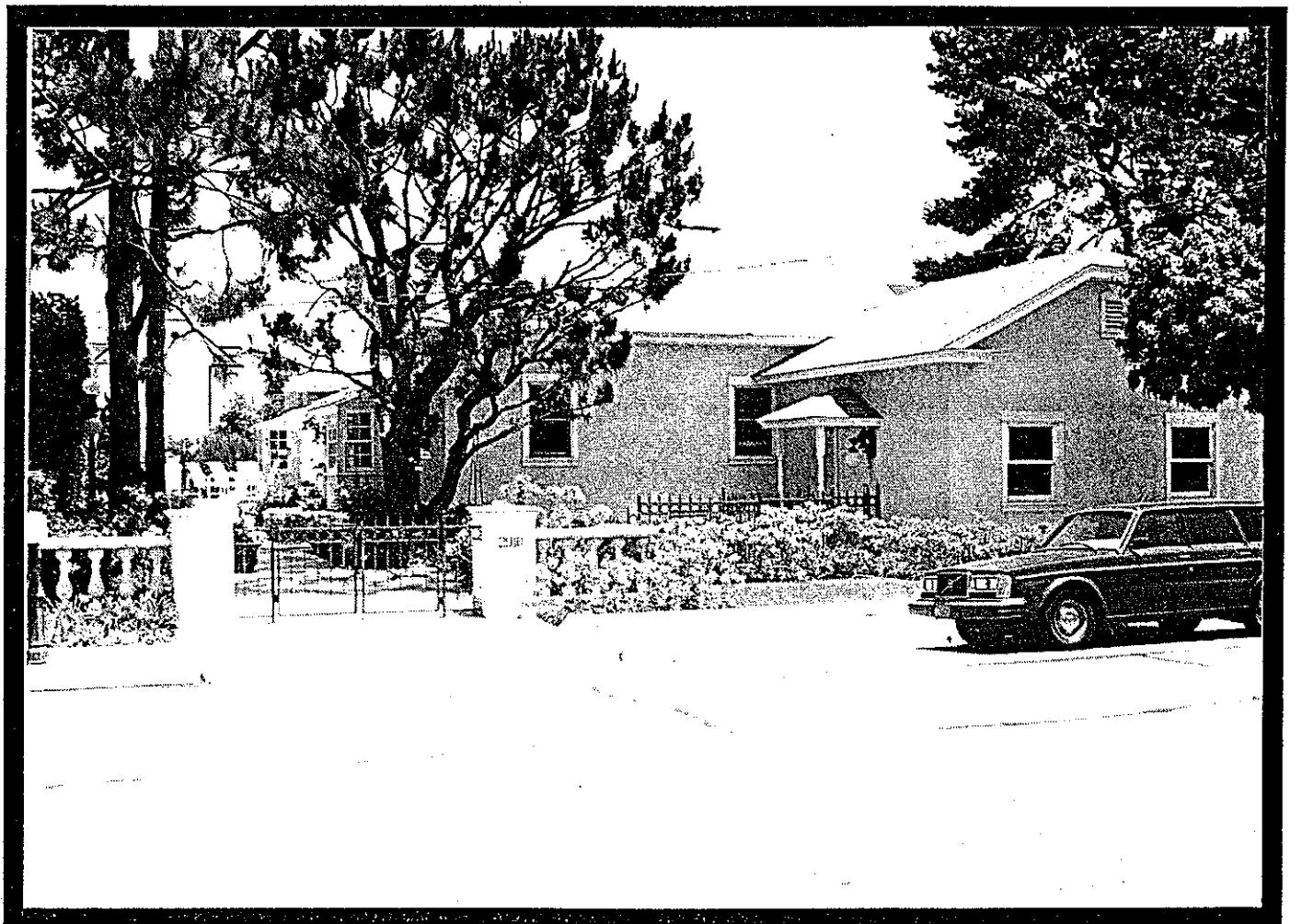
Area: NEWPORT HEIGHTS

Address: 2916 CLAY ST Accessor Parcel Number:

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	RESIDENTIAL
Use Code:	8811
General Plan Designation:	SFD
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	KROTEE/LOMBARDO
Address:	2916 CLAY ST NEWPORT BEACH, CA 92663
Telephone Number:	(714) 646-6030
Available Documentation:	PERMITS, LEGAL DOCUMENTS, PERSONAL ACCOUNTS.
Historical Period:	EARLY CITY
Historical Significance:	FIRST HOUSE IN NEWPORT HEIGHTS.
Historic Classification:	CLASS 4
Year Constructed:	1912
Architect:	UNKNOWN
Architectural Style:	VICTORIAN
Distinguishing Features:	VICTORIAN PORCH DOOR.
Associated Structures:	N/S
Condition of Feature:	EXCELLENT
Exterior Alterations:	N/S
Interior Alterations:	N/S
Comments:	

Preparer: LOMBARDO Date: 10/13/91

ORIGINAL FARM HOUSE



RECORD NO. 27

**City of Newport Beach
Historic Resource Inventory**

RECORD 28

Historic/Common Name: DUCK INN

Area: BALBOA

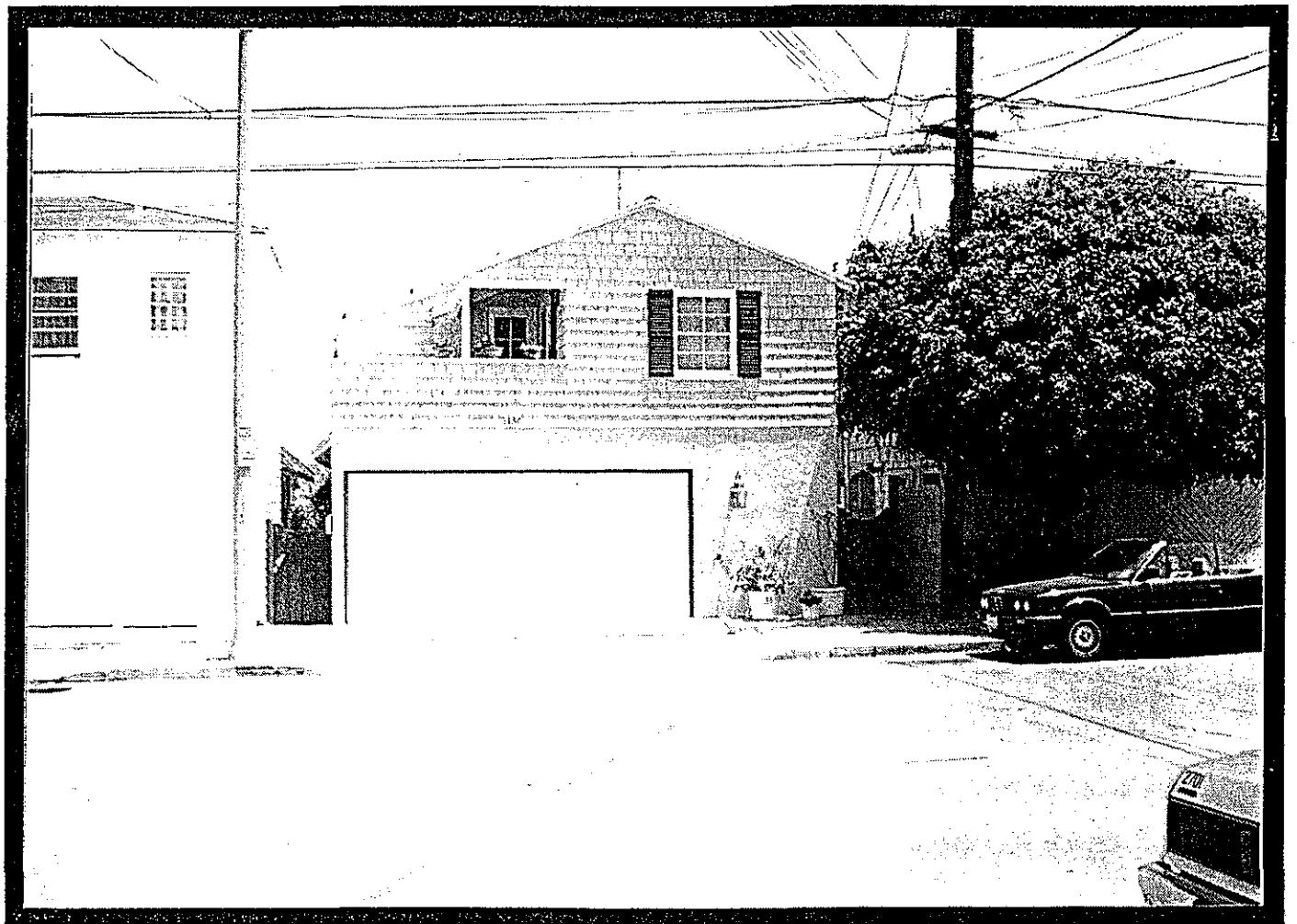
Address: 1130 BALBOA BLVD E. **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	RESIDENTIAL
Use Code:	8811
General Plan Designation:	SFD
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	GUS CHABRE
Address:	1130 BALBOA BLVD E. BALBOA, CA 92661
Telephone Number:	(714) 675-6433
Available Documentation:	PERSONAL ACCOUNTS.
Historical Period:	N/S
Historical Significance:	NOT SPECIFIED.
Historic Classification:	CLASS 4
Year Constructed:	1916
Architect:	N/S
Architectural Style:	SINGLE WALL BEACH COTTAGE
Distinguishing Features:	N/S
Associated Structures:	N/S
Condition of Feature:	GOOD
Exterior Alterations:	GARAGE, BEDROOM, BATH ADDED IN 1936.
Interior Alterations:	UPSTAIRS BEAMS EXPOSED IN 1988, VARIOUS OTHER IMPROVEMENTS.

Comments: PREVIOUS OWNERS: BARBARA PEARSON SARGENT

Preparer: N/S **Date:**

DUCK INN



RECORD NO. 28

**City of Newport Beach
Historic Resource Inventory**

RECORD 29

Historic/Common Name: NEWPORT JAIL

Area: MCFADDEN/MARINERS

Address: 2006 COURT AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MYRA ZANCHI
Address: 17130 W. GARRY
SANTA ANA, CA 92704

Telephone Number:

Available Documentation: NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.

Historical Period: N/S

Historical Significance: ORIGINAL CITY JAIL.

Historic Classification: CLASS 3

Year Constructed: N/S
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: N/S

Date:

NEWPORT JAIL



RECORD NO. 29

**City of Newport Beach
Historic Resource Inventory**

RECORD 30

Historic/Common Name: LARSON SHIPYARD

Area: MCFADDEN/MARINERS

Address: 2703 COAST HWY. W. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RMC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MARK STEELE
Address: 2703 COAST HWY. W.
NEWPORT BEACH, CA 92663

Telephone Number: (714) 548-3641

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: ONE OF THE OLDEST SHIPYARDS, LONGEST CONTINUAL OPERATION.

Historic Classification: CLASS 4

Year Constructed: 1942
Architect: N/S
Architectural Style: UNCLASSIFIED

Distinguishing Features: NOT SPECIFIED.

Associated Structures: RESIDENCE FOR OWNER

Condition of Feature: UNKNOWN

Exterior Alterations: OFFICE BUILDING DEVELOPED IN 1979.

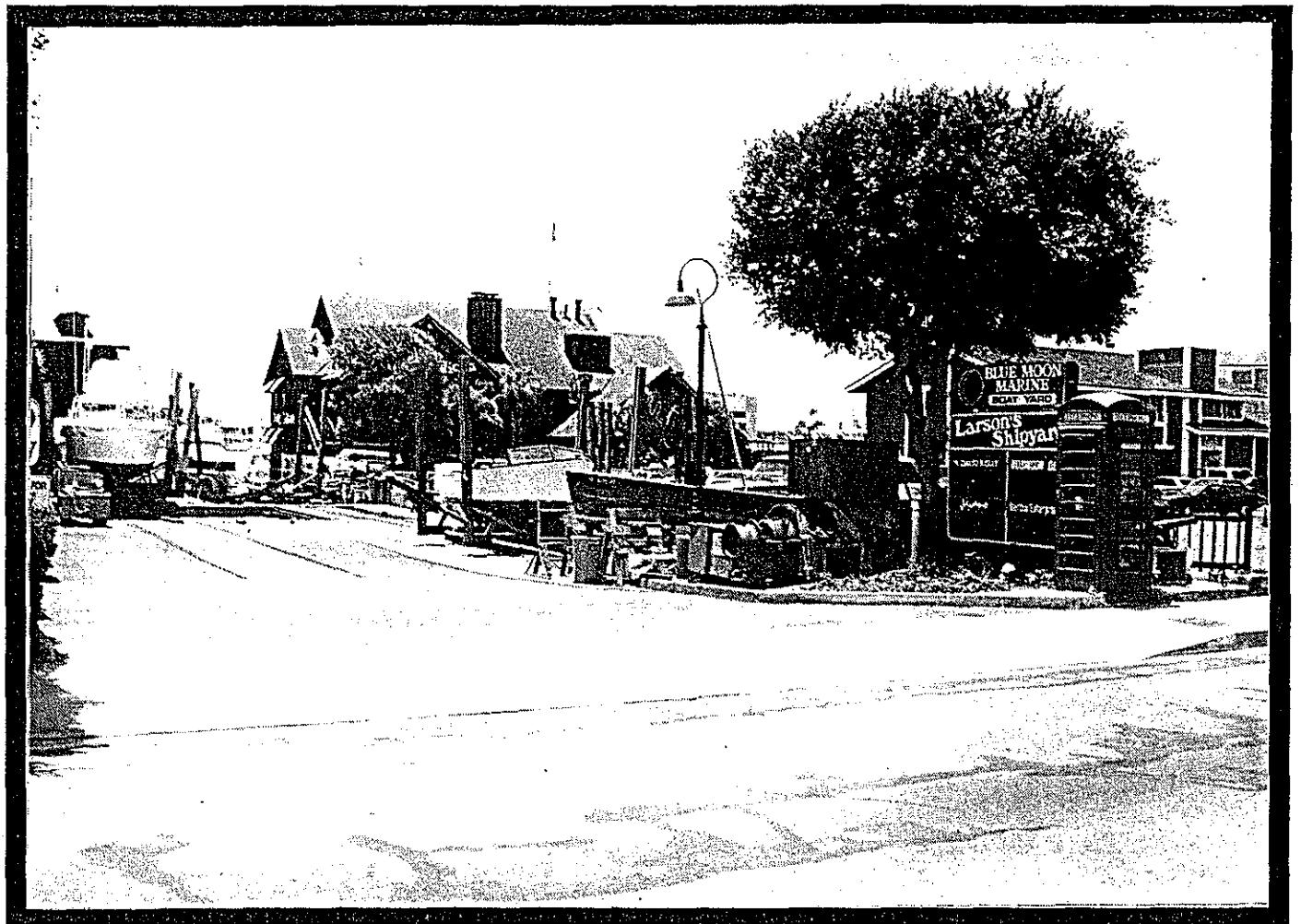
Interior Alterations: N/S

Comments:

Preparer: MULLAN

Date: 12/02/91

LARSON SHIPYARD



RECORD NO. 30

**City of Newport Beach
Historic Resource Inventory**

RECORD 31

Historic/Common Name: VISTA BAHIA

Area: WESTCLIFF/SANTA ANA

Address: IRVINE AND UNIVERSITY **Accessor Parcel Number:**

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFA

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, BUILDING PLANS, MAPS/PLOT PLANS, LEGAL DOCS, PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: FIRST LEGAL CONDOMINIUM IN CALIFORNIA.

Historic Classification: CLASS 4

Year Constructed: 1960
Architect: RAY LEVANUS
Architectural Style: UNCLASSIFIED

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: SET PROCEDURES AND STANDARDS FOR FUTURE PROJECTS.

Preparer: MULLAN

Date: 12/02/91

VISTA BAHIA



RECORD NO. 31

City of Newport Beach
Historic Resource Inventory

RECORD 32

Historic/Common Name: FORGIT BUILDING

Area: MCFADDEN/MARINERS

Address: 2203-05 BALBOA BLVD. W. Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: RUSH HILL
Address: 115 22ND STREET
NEWPORT BEACH, CA 92663
Telephone Number: (714) 675-6442

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: EARLY COMMERCIAL STRUCTURE.

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: UNKNOWN
Architectural Style: EARLY BEACH RETAIL

Distinguishing Features: MASONRY WITH LARGE GLASS OPENINGS ON FIRST FLOOR,
RESIDENTIAL ABOVE.

Associated Structures: GARAGE ON THE SOUTH SIDE OF 115 22ND ST. BUILDING.

Condition of Feature: GOOD

Exterior Alterations: 1981 REHAB ADDED AWNINGS, NEW FRONT AND SHED ROOF
ADDED TO 22ND ST. BUILDING.

Interior Alterations: ORIGINAL STAIRS TO MEZZANINE REINSTALLED, NEW
OPENINGS ADDED, TOILET ROOMS, SOLAR SYSTEMS ADDED.

Comments: THREE BUILDINGS CONSTRUCTED IN 1928, 1933 AND 1940; SERVED AS
MARKET, GARAGE, AND DRY CLEANERS.

Preparer: R. HILL

Date: 11/01/91

FORGIT BUILDING



RECORD NO. 32

**City of Newport Beach
Historic Resource Inventory**

RECORD 33

Historic/Common Name: DORY FLEET

Area: MCFADDEN/MARINERS

Address: MCFADDEN PL./OCEAN FRONT **Accessor Parcel Number:**

Resource Type:	SITE
Status:	OCCUPIED
Existing Land Use:	COMMERCIAL
Use Code:	912
General Plan Designation:	REO
Ownership:	PUBLIC
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	CITY OF NEWPORT BEACH
Address:	
Telephone Number:	
Available Documentation:	HISTORICAL PHOTOGRAPHS, ILLUSTRATIONS, BOOK REFERENCES.
Historical Period:	SEAPORT
Historical Significance:	SITE OF FISHING FLEET, OPEN AIR MARKET SINCE THE 1890'S.
Historic Classification:	CLASS 1
Year Constructed:	1891
Architect:	N/A
Architectural Style:	N/A
Distinguishing Features:	N/A
Associated Structures:	N/S
Condition of Feature:	N/S
Exterior Alterations:	N/A
Interior Alterations:	N/A

Comments:

Preparer: N/S **Date:**

DORY FLEET



RECORD NO. 33

City of Newport Beach
Historic Resource Inventory

RECORD 34

Historic/Common Name: SOUTH COAST SHIPYARD

Area: MCFADDEN/MARINERS

Address: 2300 NEWPORT BLVD. Accessor Parcel Number:

Resource Type:	SITE
Status:	OCCUPIED
Existing Land Use:	INDUSTRIAL
Use Code:	3731
General Plan Designation:	RMC
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	BUNOCK ASSOCIATES
Address:	2300 NEWPORT BLVD. NEWPORT BEACH, CA 92658
Telephone Number:	(714) 730-0300
Available Documentation:	HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES.
Historical Period:	N/S
Historical Significance:	SITE OF CONSTRUCTION OF NUMEROUS PLEASURE, SPORT AND NAVAL CRAFTS; MAJOR EMPLOYER DURING WORLD WAR II.
Historic Classification:	CLASS 3
Year Constructed:	1933
Architect:	N/S
Architectural Style:	N/S
Distinguishing Features:	N/S
Associated Structures:	N/S
Condition of Feature:	GOOD
Exterior Alterations:	N/S
Interior Alterations:	N/S

Comments:

Preparer: N/S Date:

SOUTH COAST SHIPYARD



RECORD NO. 34

City of Newport Beach
Historic Resource Inventory

RECORD 35

Historic/Common Name: NEWPORT (MCFADDEN) WHARF

Area: MCFADDEN/MARINERS

Address: MCFADDEN PLAZA **Accessor Parcel Number:**

Resource Type: SITE
Status: OCCUPIED
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, MAPS/PLOT PLANS, BOOK REFERENCES, NEWSPAPER/PERIODICAL REFERENCES.

Historical Period: N/S

Historical Significance: MAJOR COMMERCE CENTER FROM 1889 TO 1907, SPURRED DEVELOPMENT OF THE CITY AND COUNTY.

Historic Classification: CLASS 3

Year Constructed: 1889
Architect: N/S
Architectural Style: N/A

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: N/S **Date:**

NEWPORT (MCFADDEN) WHARF



RECORD NO. 35

City of Newport Beach
Historic Resource Inventory

RECORD 36

Historic/Common Name: NEWPORT ELEMENTARY SCHOOL

Area: BALBOA

Address: 1327 BALBOA BLVD. W. Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8211
General Plan Designation: GEIF

Ownership: PUBLIC
Original Location? NO
Date Moved:
Location of Original Site: 18TH/COURT-1894,PIER-1905

Owner: NEWPORT MESA SCHOOL DISTRICT
Address: 16007 16TH ST. E.
NEWPORT BEACH, CA 92658
Telephone Number: (714) 556-3200

Available Documentation: HISTORICAL PHOTOGRAPHS, ILLUSTRATIONS, MAPS/PLOT PLANS, LEGAL DOC., NEWSPAPER/PERIODICALS, ACCOUNTS

Historical Period: SEAPORT
Historical Significance: CONTINUOUS OPERATION SINCE 1894.
Historic Classification: CLASS 3

Year Constructed: 1894
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: BELL TOWER, WPA MURALS, MAPLE FLOORS, TILE/SHACK ROOF, SEISMIC CONSTRUCTION

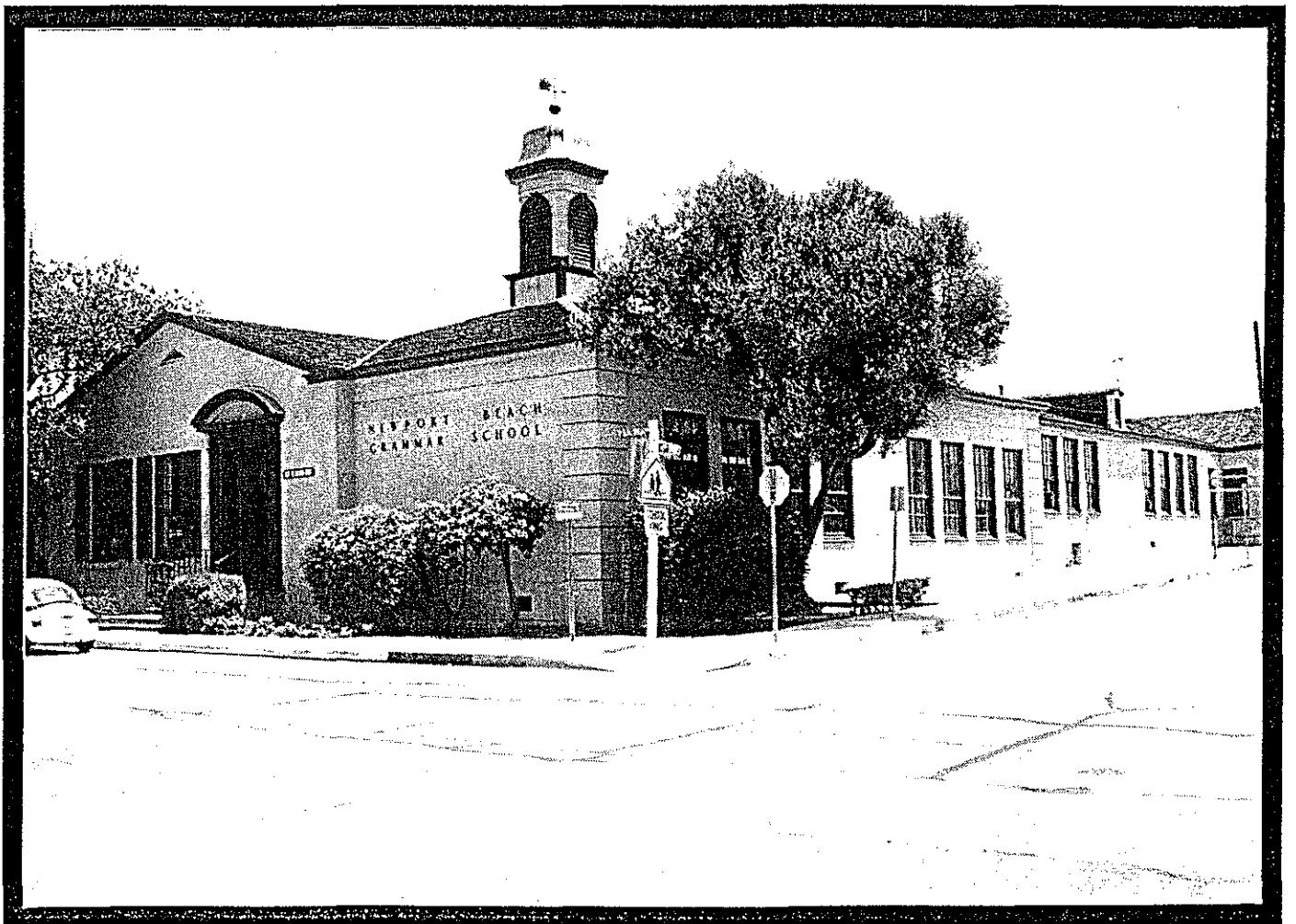
Associated Structures: N/S
Condition of Feature: EXCELLENT
Exterior Alterations: REBUILT IN 1935, ADDITIONS IN 1946, 1963.
Interior Alterations: N/S

Comments: CLASSIC GRAMMAR SCHOOL STYLE,

Preparer: WHITFORD

Date:

NEWPORT ELEMENTARY SCHOOL



RECORD NO. 36

City of Newport Beach
Historic Resource Inventory

RECORD 37

Historic/Common Name: INSPIRATION POINT/FINCH MEMORIAL

Area: CORONA DEL MAR

Address: ORCHARD/OCEAN Accessor Parcel Number:

Resource Type: SITE
Status: VACANT
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: VOLUNTEERS PURCHASED SITE.

Historic Classification: CLASS 4

Year Constructed: 1953
Architect: N/A
Architectural Style: N/A

Distinguishing Features: MEMORIAL PLAQUE HONORING BRADEN FINCH.

Associated Structures: SEA LION SCULPTURE

Condition of Feature: EXCELLENT

Exterior Alterations: N/A

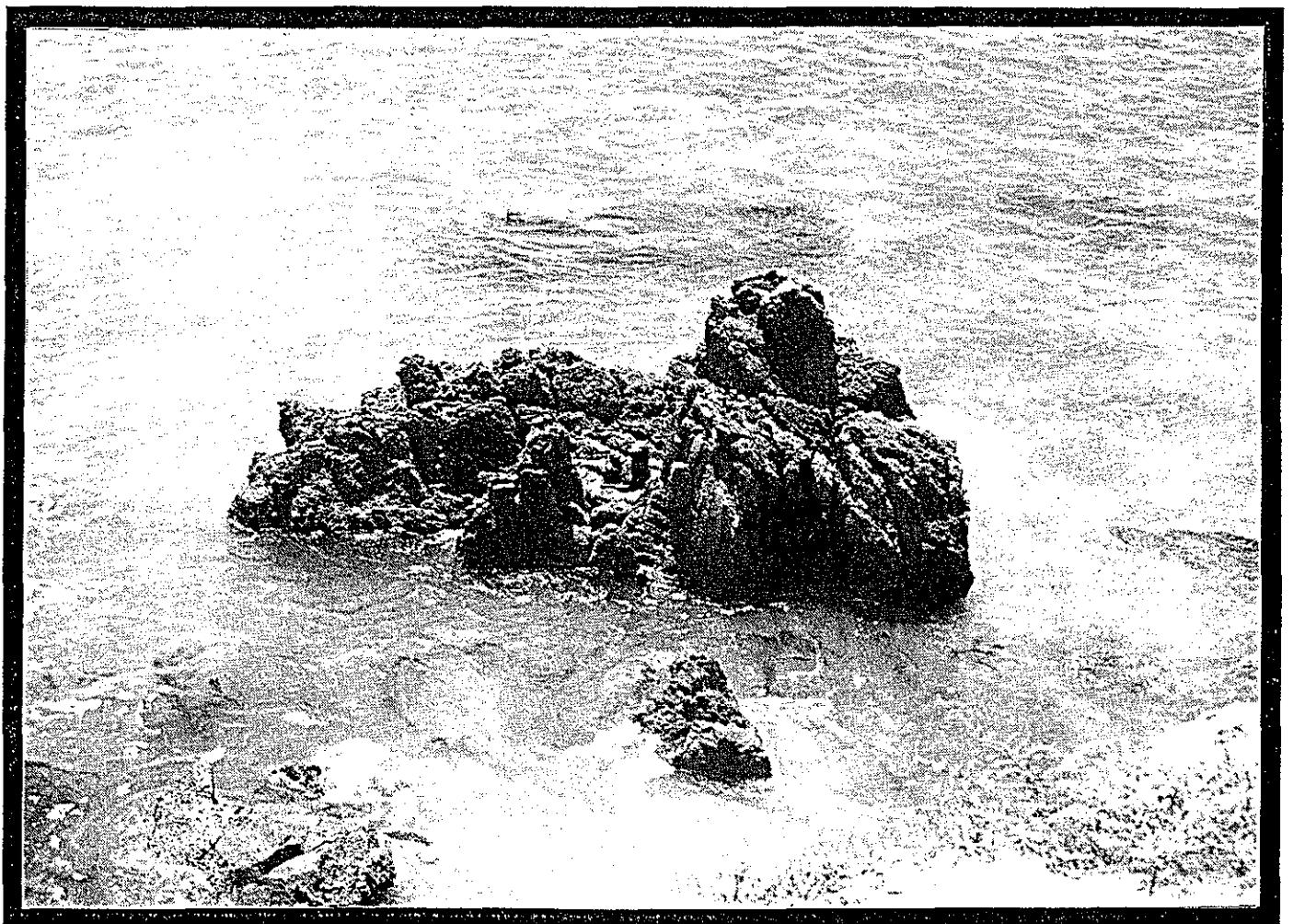
Interior Alterations: N/A

Comments:

Preparer: I. HOWALD

Date: 1/07/92

INSPIRATION POINT/FINCH MEMORIAL



RECORD NO. 37

City of Newport Beach
Historic Resource Inventory

RECORD 38

Historic/Common Name: OASIS SENIOR CENTER

Area: CORONA DEL MAR

Address: FIFTH/MARGUERITE Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 8322
General Plan Designation: REO

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: BUILDING PLANS, PERMITS.

Historical Period: CONTEMPORARY.

Historical Significance: SENIOR CENTER FOR THE USE AND BENEFIT OF SENIORS.

Historic Classification: CLASS 4

Year Constructed: 1977
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: CONVERTED SCHOOL ADMINISTRATION BUILDING.

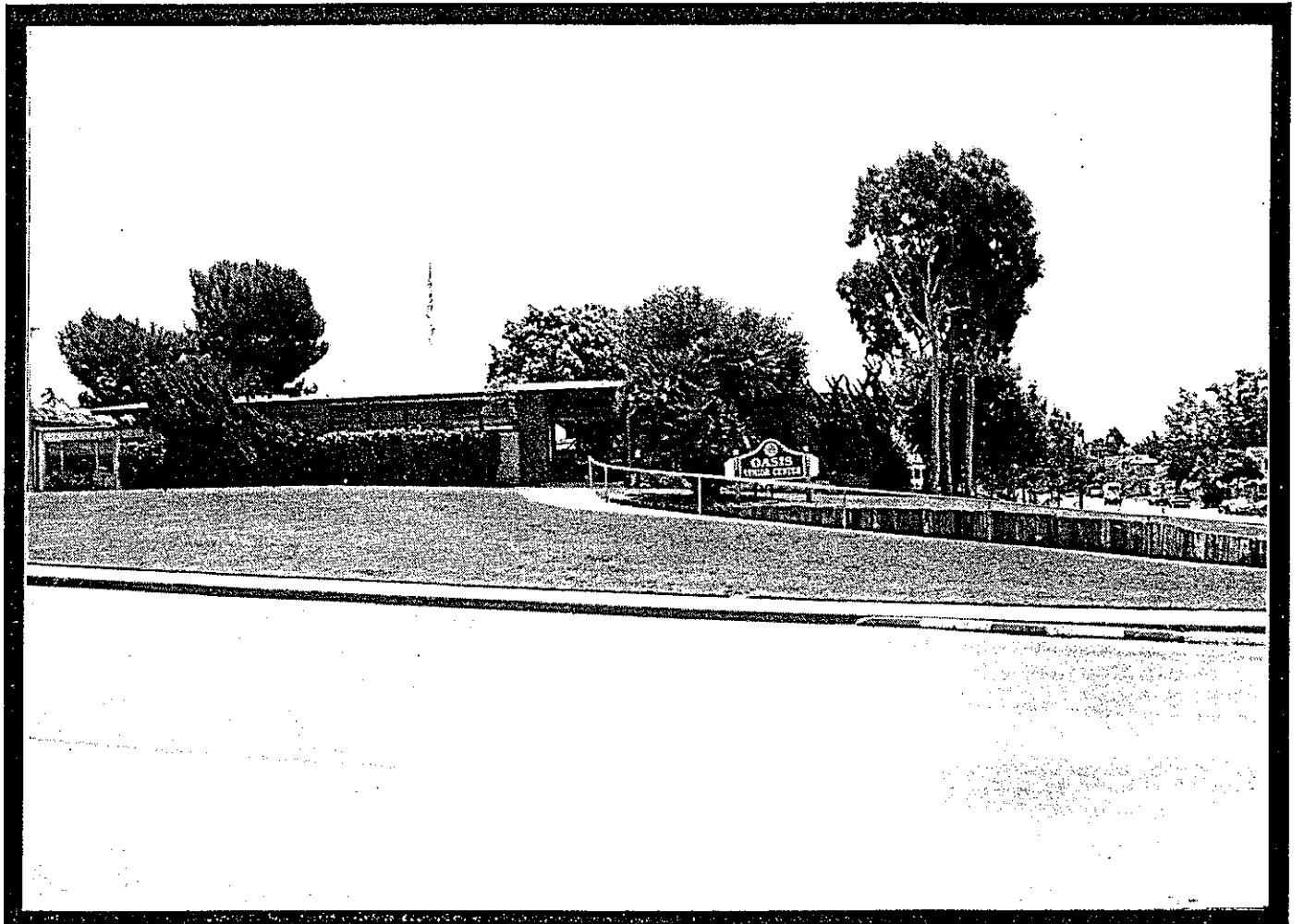
Interior Alterations: N/S

Comments:

Preparer: I. HOWALD

Date: 1/06/92

OASIS SENIOR CENTER



RECORD NO. 38

**City of Newport Beach
Historic Resource Inventory**

RECORD 39

Historic/Common Name: GRANT HOWALD COMMUNITY YOUTH CENTER

Area: CORONA DEL MAR

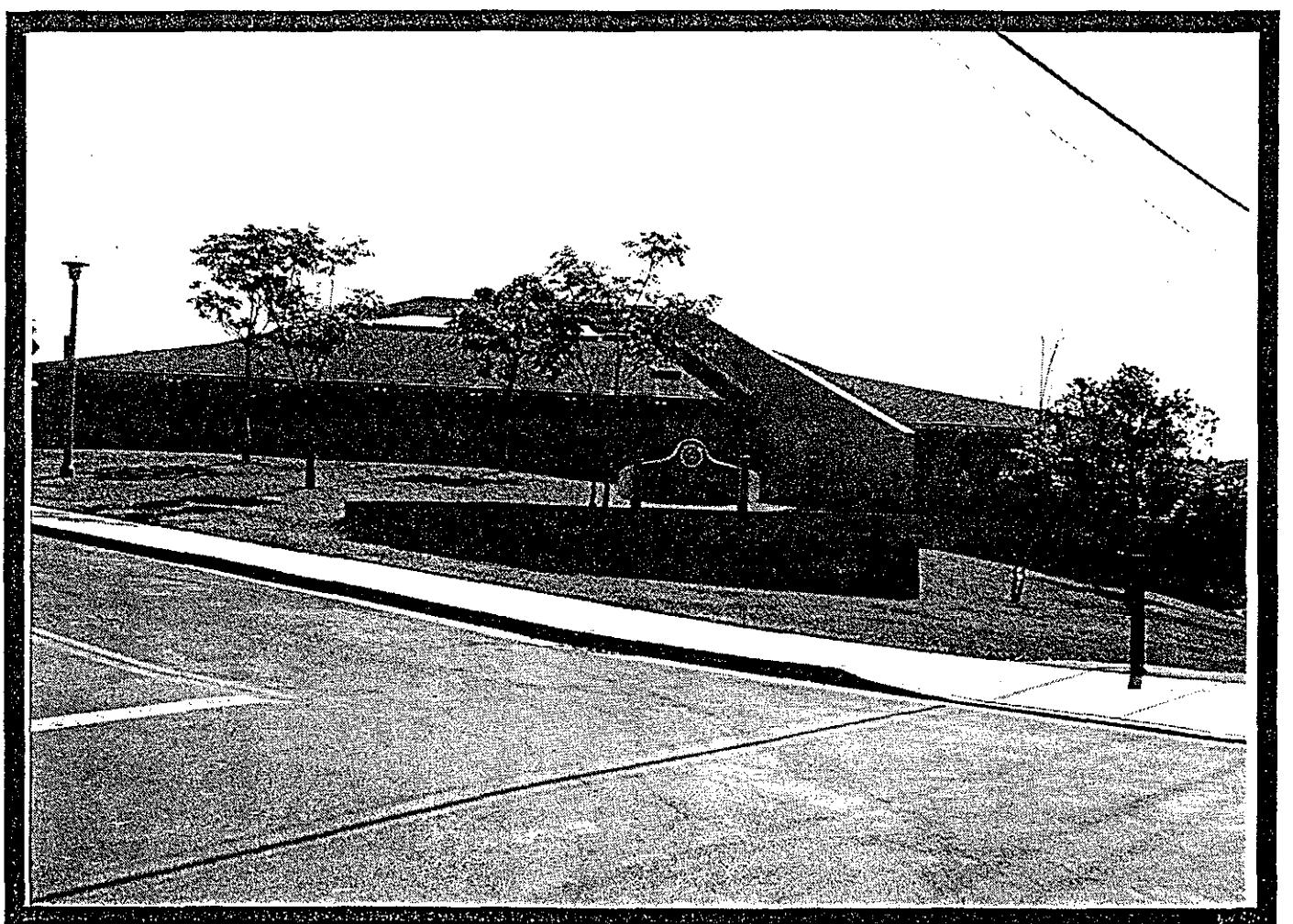
Address: FIFTH/IRIS **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	INSTITUTIONAL
Use Code:	8322
General Plan Designation:	REO
Ownership:	PUBLIC
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	CITY OF NEWPORT BEACH
Address:	
Telephone Number:	
Available Documentation:	HISTORICAL PHOTOGRAPHS, NEWSPAPER/PERIODICAL REFERENCES, PERSONAL ACCOUNTS.
Historical Period:	POST WWII
Historical Significance:	NOT SPECIFIED.
Historic Classification:	CLASS 4
Year Constructed:	1954
Architect:	N/S
Architectural Style:	N/S
Distinguishing Features:	N/S
Associated Structures:	N/S
Condition of Feature:	EXCELLENT
Exterior Alterations:	SEE COMMENTS.
Interior Alterations:	N/S
Comments:	CURRENT STRUCTURE REPLACED 1942 CONVERTED BARRACKS

Preparer: I. HOWALD

Date: 1/04/92

GRANT HOWALD COMMUNITY YOUTH CENTER



RECORD NO. 39

City of Newport Beach
Historic Resource Inventory

RECORD 40

Historic/Common Name: BLUE SKY (BRANDT HOUSE)

Area: CORONA DEL MAR

Address: 405 GOLDENROD **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: REX BRANDT
Address: 405 GOLDENROD
CORONA DEL MAR, CA 92625
Telephone Number: (714) 675-0093

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: SITE OF PAINTING CLASSES SINCE 1947.

Historic Classification: CLASS 4

Year Constructed: 1941
Architect: REX BRANDT
Architectural Style: CHICKEN COOP

Distinguishing Features: N/S

Associated Structures: ARTIST STUDIO

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

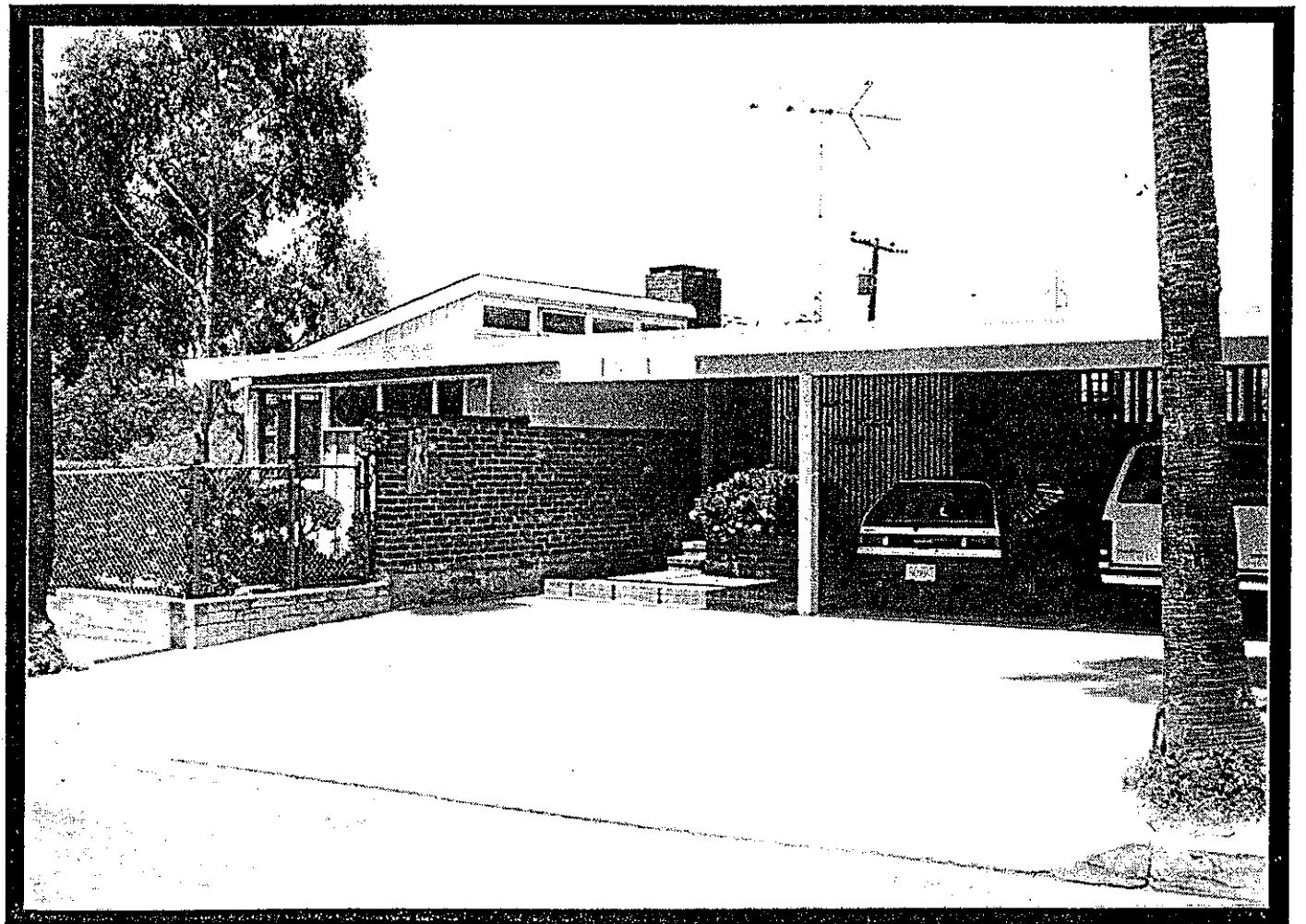
Interior Alterations: N/S

Comments:

Preparer: I. HOWALD

Date: 1/06/92

BLUE SKY (BRANDT HOUSE)



RECORD NO. 40

City of Newport Beach
Historic Resource Inventory

RECORD 41

Historic/Common Name: BRIGANDI HOUSE

Area: BALBOA

Address: 814 OCEANFRONT E. Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: PAMELIA BRIGANDI
Address: 814 OCEANFRONT E.
BALBOA, CA 92661
Telephone Number: (714) 675-1246

Available Documentation: HISTORICAL PHOTOGRAPHS, MOTION PICTURE/VIDEO, LEGAL DOCUMENTS, INSURANCE RECORDS, ETC.

Historical Period: SHIPYARD

Historical Significance: LAND ONCE OWNED BY JOSEPH FERGUSON, SUBDIVIDER OF BALBOA TRACT.

Historic Classification: CLASS 4

Year Constructed: 1927
Architect: UNKNOWN
Architectural Style: COTTAGE REVIVAL

Distinguishing Features: STEEP ROOF, DORMER WINDOWS, CLIPPED GABLES.

Associated Structures: NONE

Condition of Feature: EXCELLENT

Exterior Alterations: CHIMNEY GONE, DECK ADDED.

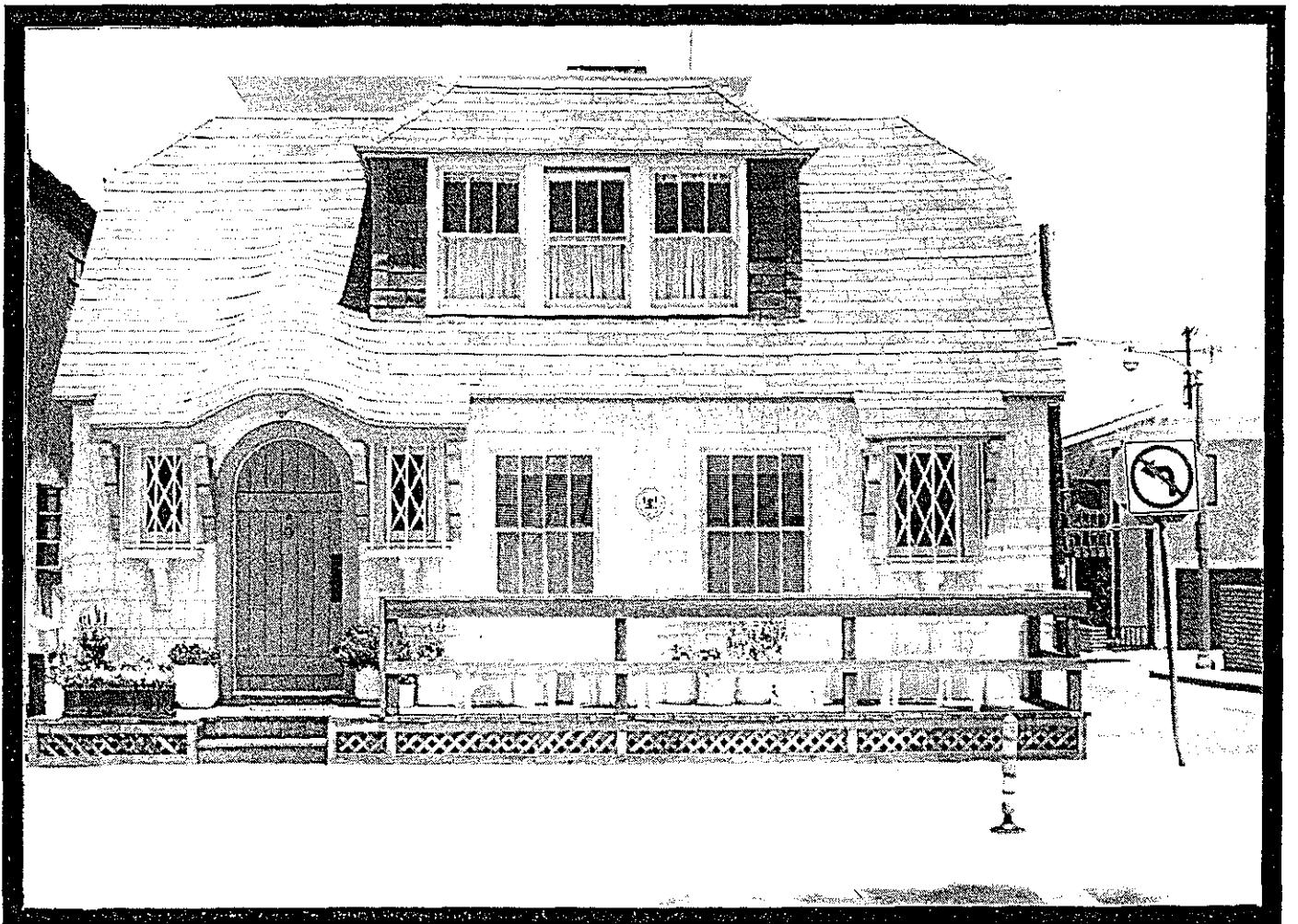
Interior Alterations: WIRING, PLUMBING, FOUNDATION UPGRADED.

Comments: ONE OF FEW HISTORIC HOMES LEFT IN BLOCK

Preparer: BRIGANDI

Date: 12/23/91

BRIGANDI HOUSE



RECORD NO. 41

City of Newport Beach
Historic Resource Inventory

RECORD 42

Historic/Common Name: WILLIAMS' HOUSE

Area: BALBOA ISLAND

Address: 505 BAY FRONT N. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/S
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: EARLY BALBOA ISLAND HOUSE.

Historic Classification: CLASS 4

Year Constructed: 1912
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: N/S

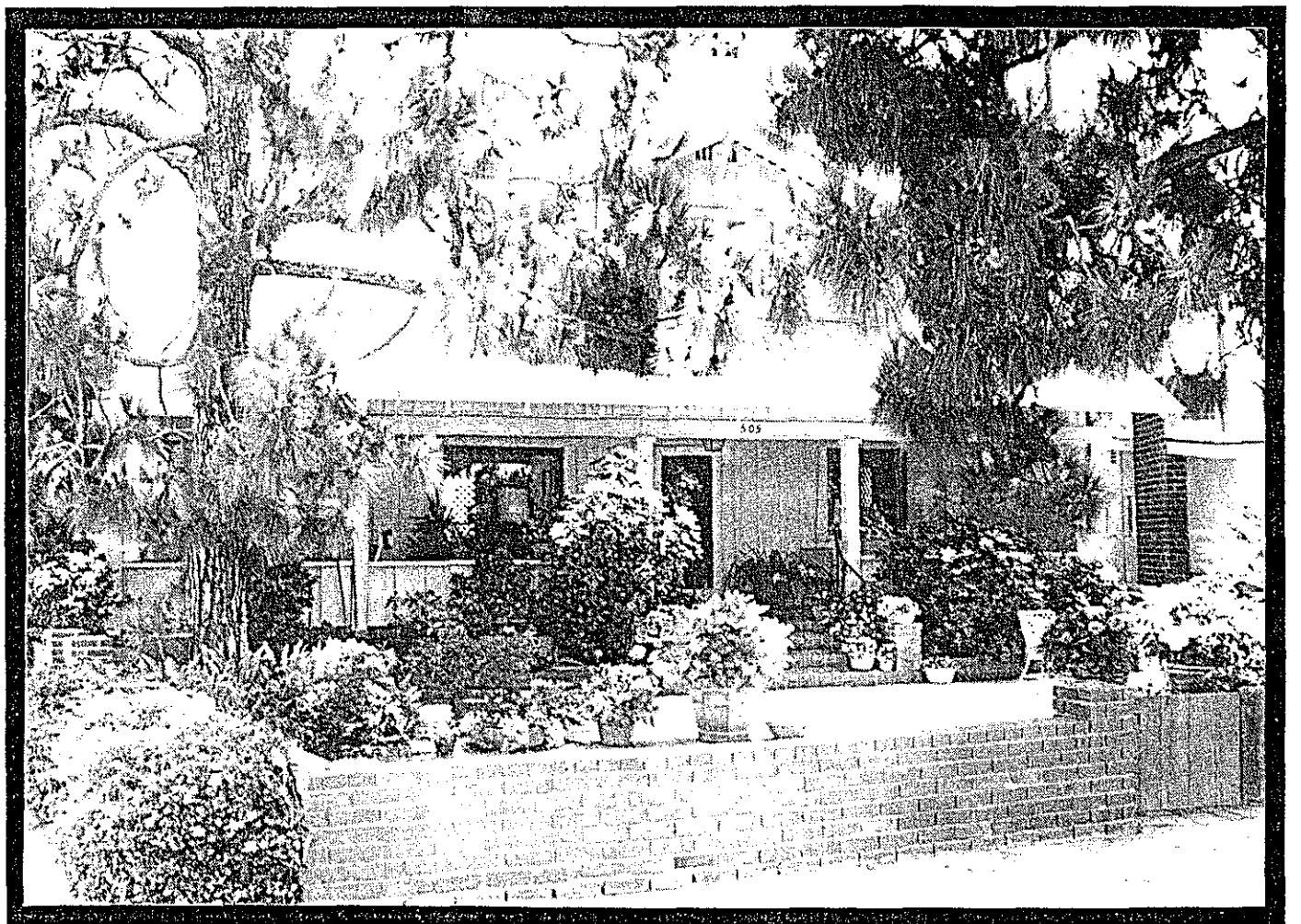
Interior Alterations: N/S

Comments: FORMALLY OWNED BY HARRY CAREY, EARLY MOVIE STAR.

Preparer: WOLFF

Date:

WILLIAMS' HOUSE



RECORD NO. 42

**City of Newport Beach
Historic Resource Inventory**

RECORD 43

Historic/Common Name: BEEK RESIDENCE

Area: BALBOA ISLAND

Address: 528 BAY FRONT S. **Accessor Parcel Number:**

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	RESIDENTIAL
Use Code:	8811
General Plan Designation:	TFR
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	SEYMOUR BEEK
Address:	528 BAY FRONT S. BALBOA ISLAND, CA 92662
Telephone Number:	(714) 673-1070
Available Documentation:	HISTORICAL PHOTOGRAPHS, PERSONAL ACCOUNTS.
Historical Period:	SHIPYARD
Historical Significance:	JOSEPH BEEK: DEVELOPER OF BALBOA ISLAND, BEACON BAY, HARBOR ISLAND; FIRST HARBOR MASTER; SECRETARY TO STATE SENATE; YACHTSMAN.
Historic Classification:	CLASS 3
Year Constructed:	1922
Architect:	UNKNOWN
Architectural Style:	N/S
Distinguishing Features:	N/S
Associated Structures:	N/S
Condition of Feature:	GOOD
Exterior Alterations:	FEW
Interior Alterations:	FEW

Comments:

Preparer: S. BEEK

Date: 11/11/91

BEEK RESIDENCE



RECORD NO. 43

City of Newport Beach
Historic Resource Inventory

RECORD 44

Historic/Common Name: GLASSELL HOUSE

Area: BALBOA ISLAND

Address: 1204 BAY FRONT S. Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: MILDRED GLASSELL
Address: 1204 BAY FRONT S.
BALBOA ISLAND, CA 92662
Telephone Number: (714) 675-0043

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURAL STYLE, EARLY BEACH COTTAGE.

Historic Classification: CLASS 4

Year Constructed: 1926
Architect: UNKNOWN
Architectural Style: BEACH HOUSE

Distinguishing Features: N/S

Associated Structures: PIER MADE FROM A MAST OF A THREE-MASTED SCHOONER.

Condition of Feature: GOOD

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: REMODELED IN 1927.

Preparer: GLASSELL

Date: 10/24/91

GLASSELL HOUSE



RECORD NO. 44

City of Newport Beach
Historic Resource Inventory

RECORD 45

Historic/Common Name: REMPEL HOUSE

Area: BALBOA ISLAND

Address: 1810 BAY FRONT S. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: DOROTHY R. MUNROE
Address: 1400 BAY FRONT S.
BALBOA ISLAND, CA 92662

Telephone Number: (714) 673-6497

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: DESIGNED BY ELLERBOCK, IN THE STYLE OF FRANK LLOYD WRIGHT. ALSO, THE SITE OF THE BALBOA YACHT CLUB (ORIGINALLY, THE SOUTHLAND SAILING CLUB).

Historic Classification: CLASS 4

Year Constructed: 1948
Architect: ELLENBROCK
Architectural Style: PRAIRIE SCHOOL

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: GOOD

Exterior Alterations: NONE

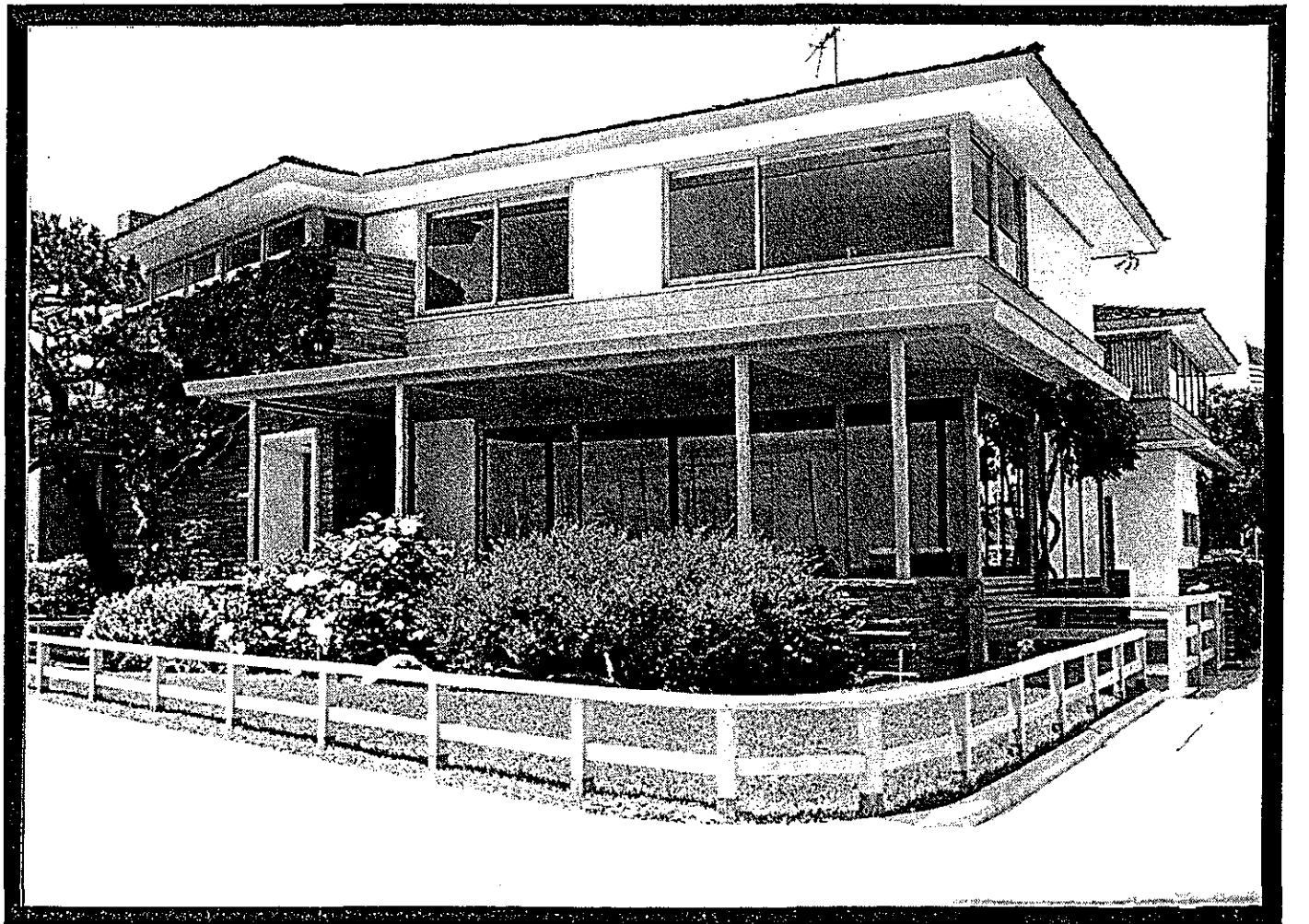
Interior Alterations: N/S

Comments:

Preparer: D. MUNROE

Date: 11/29/91

REMPEL HOUSE



RECORD NO. 45

City of Newport Beach
Historic Resource Inventory

RECORD 46

Historic/Common Name: ROCKY POINT (CHINA COVE & PIRATE'S COVE)

Area: CORONA DEL MAR

Address: **Accessor Parcel Number:**

Resource Type: SITE
Status: VACANT
Existing Land Use: OPEN SPACE
Use Code: 9999
General Plan Designation: REOS

Ownership: PUBLIC
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: N/A
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SEAPORT

Historical Significance: POSSIBLE LANDING SITE FOR RUM RUNNERS, MOTION PICTURE LOCATION.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

Interior Alterations: N/S

Comments: AKA CHINA COVE, PIRATE'S COVE

Preparer: I. HOWALD

Date: 2/14/92

ROCKY POINT (CHINA COVE & PIRATE'S COVE)



RECORD NO. 46

City of Newport Beach
Historic Resource Inventory

RECORD 47

Historic/Common Name: PENINSULA POINT REAL ESTATE OFFICE

Area: BALBOA

Address: 2000 MIRAMAR DR. Accessor Parcel Number: 048-252-012

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: WAYNE R. SIMS
Address: 2000 MIRAMAR DR.
NEWPORT BEACH, CA 92661

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: USED IN THE EARLY DEVELOPMENT OF BALBOA PENINSULA.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: SHINGLE

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

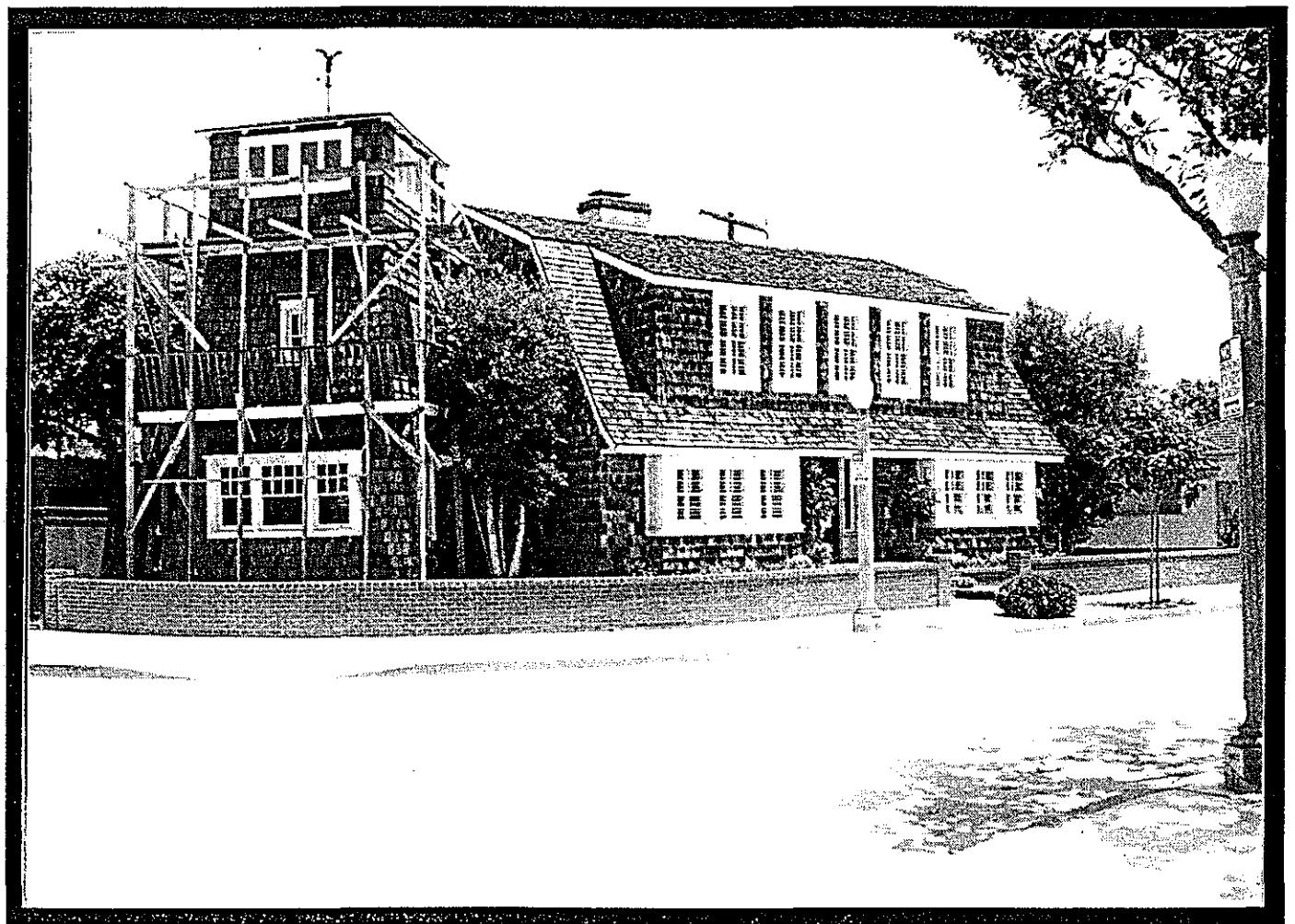
Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

PENINSULA POINT REAL ESTATE OFFICE



RECORD NO. 47

City of Newport Beach
Historic Resource Inventory

RECORD 48

Historic/Common Name: GRONSKY HOUSE

Area: BALBOA

Address: 2134 MIRAMAR DR. Accessor Parcel Number: 048-292-034

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: JOHN W. HEDGES
Address: 2134 MIRAMAR DR.
NEWPORT BEACH, CA 92661
Telephone Number: (714) 675-5185

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: NOT SPECIFIED.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

GRONSKY HOUSE



RECORD NO. 48

**City of Newport Beach
Historic Resource Inventory**

RECORD 49

Historic/Common Name: GILLETTE MANSION

Area: BALBOA

Address: 2296 CHANNEL RD. **Accessor Parcel Number:** 048-283-006

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: SFD

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: AL GRASSO
Address: 2996 CHANNEL ROAD
NEWPORT BEACH, CA 92661

Telephone Number:

Available Documentation: NEWSPAPER ARTICLES.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURE; BUILT BY KING G. GILLETTE, SON OF THE INVENTOR OF THE SAFETY RAZOR.

Historic Classification: CLASS 3

Year Constructed: 1925
Architect: UNKNOWN
Architectural Style: MEDITERRANEAN

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations:

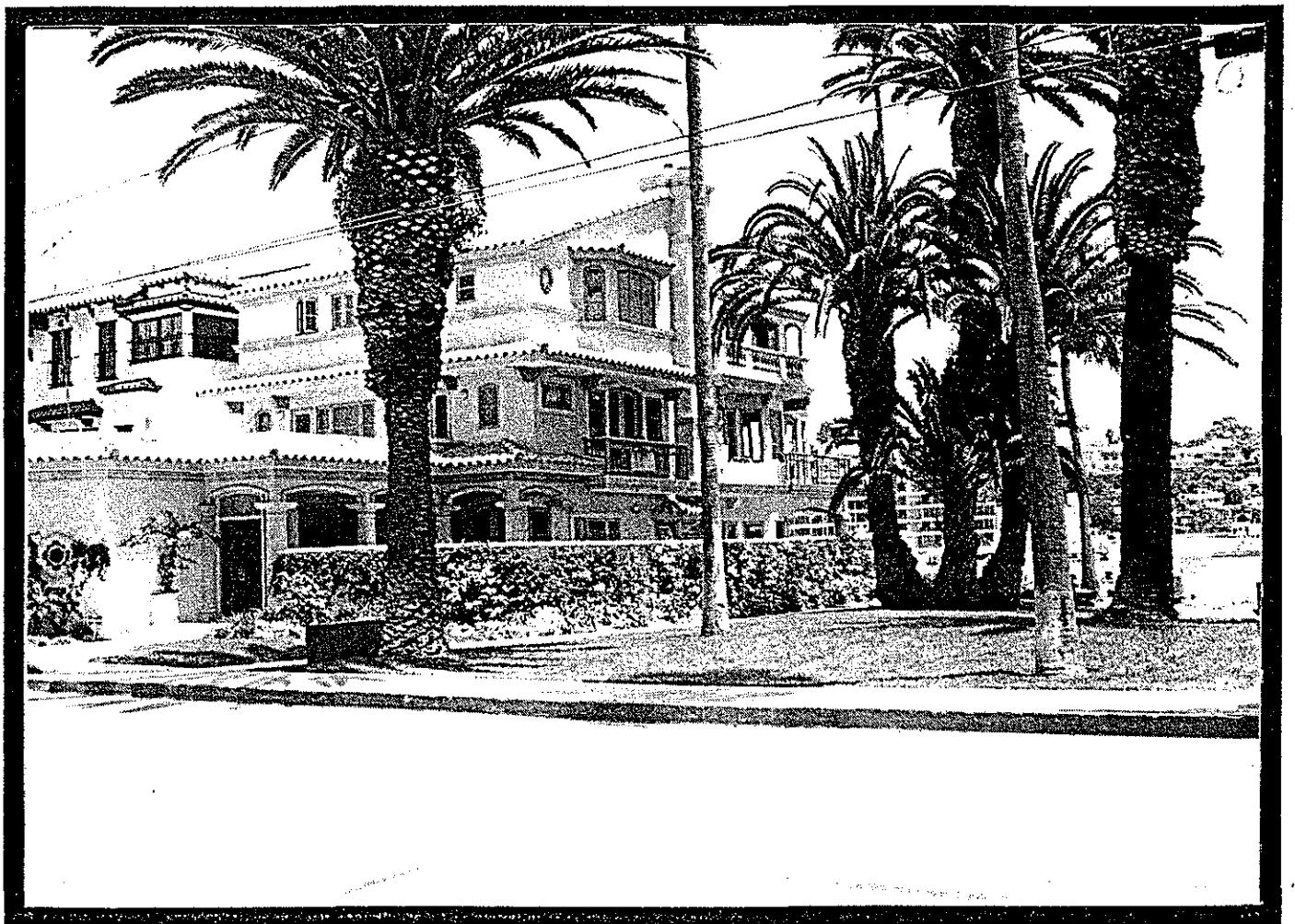
Interior Alterations: N/S

Comments:

Preparer: J. HEDGES

Date: 2/25/92

GILLETTE MANSION



RECORD NO. 49

**City of Newport Beach
Historic Resource Inventory**

RECORD 50

Historic/Common Name: BALBOA POLICE/FIRE STATION

Area: BALBOA

Address: 305 BAY BLVD. E. **Accessor Parcel Number:** 048-092-003

Resource Type:	BUILDING
Status:	OCCUPIED
Existing Land Use:	RESIDENTIAL
Use Code:	8811
General Plan Designation:	TFR
Ownership:	PRIVATE
Original Location?	YES
Date Moved:	
Location of Original Site:	N/A
Owner:	ERNEST E. SCHWORCK
Address:	P.O. BOX 1020 CYPRESS, CA
Telephone Number:	
Available Documentation:	PERSONAL ACCOUNTS.
Historical Period:	
Historical Significance:	EARLY POLICE AND FIRE STATION FOR THE BALBOA PENINSULA.
Historic Classification:	CLASS 4
Year Constructed:	N/S
Architect:	UNKNOWN
Architectural Style:	UNCLASSIFIED
Distinguishing Features:	N/S
Associated Structures:	N/S
Condition of Feature:	GOOD
Exterior Alterations:	N/S
Interior Alterations:	N/S
Comments:	

Preparer: J. HEDGES

Date: 2/25/92

BALBOA POLICE/FIRE STATION



RECORD NO. 50

City of Newport Beach
Historic Resource Inventory

RECORD 51

Historic/Common Name: BALBOA ISLAND FERRY

Area: BALBOA ISLAND

Address: BAY FRONT S. & AGATE Accessor Parcel Number:

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: OPEN SPACE
Use Code: 4482
General Plan Designation: REO

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: J.A. BEEK CO.
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: EARLY CITY

Historical Significance: FERRY SERVICE BETWEEN BALBOA AND BALBOA ISLAND SINCE 1905.

Historic Classification: CLASS 2

Year Constructed: 1905
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature:

Exterior Alterations:

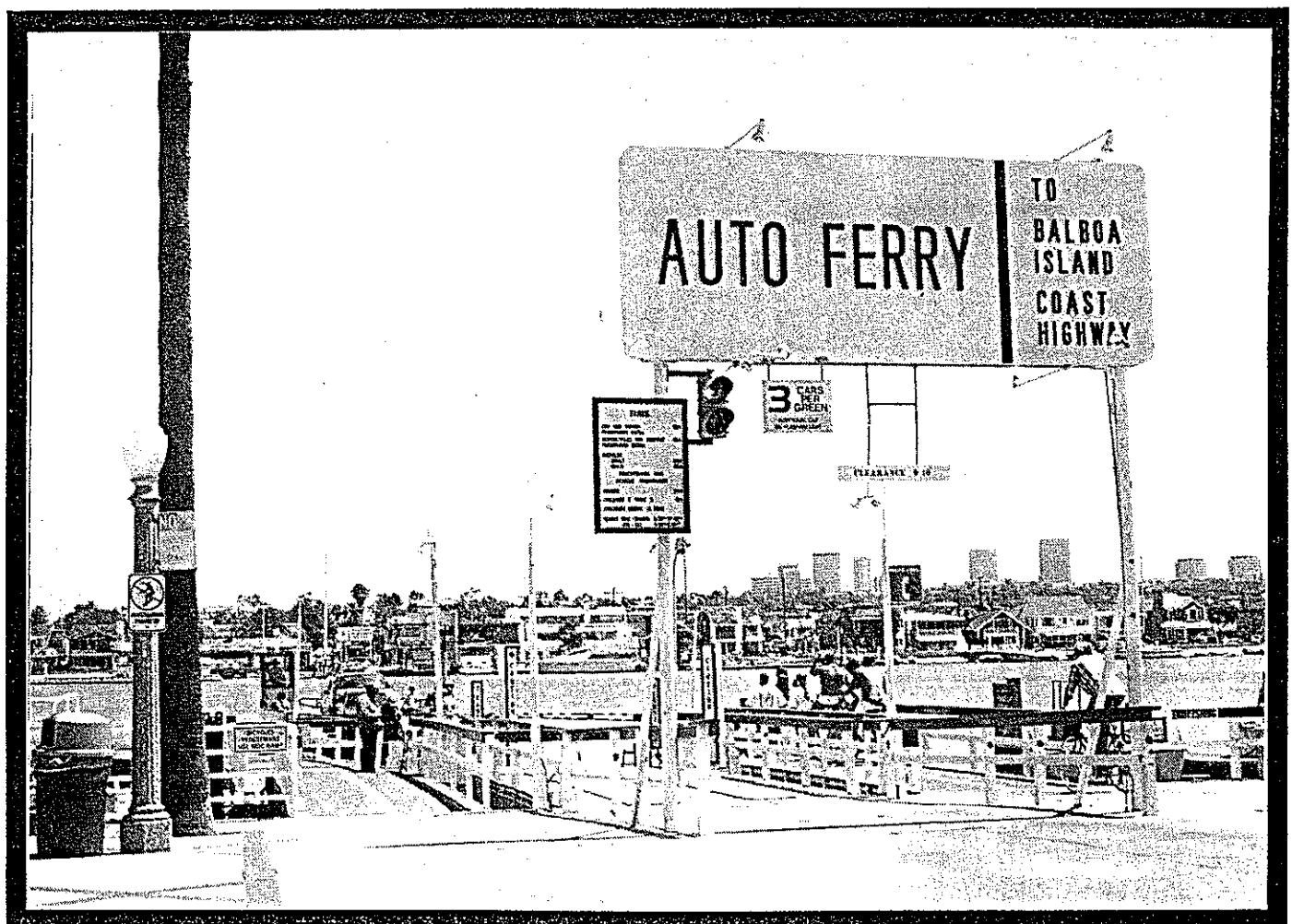
Interior Alterations: N/S

Comments: HISTORICAL SOCIETY MARKER DEDICATED FOR SITE IN 1970.

Preparer: M. WOLFF

Date: 11/15/91

BALBOA ISLAND FERRY



RECORD NO. 51

City of Newport Beach
Historic Resource Inventory

RECORD 52

Historic/Common Name: AMERICAN LEGION POST

Area: BALBOA

Address: 215 15TH ST Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: INSTITUTIONAL
Use Code: 0
General Plan Designation: GEIF

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:

Address:

Telephone Number: (714) 673-5070

Available Documentation: PERSONAL ACCOUNTS.

Historical Period:

Historical Significance: EARLY INSTITUTIONAL BUILDING.

Historic Classification: CLASS 4

Year Constructed: 1924

Architect:

Architectural Style: UNCLASSIFIED

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature:

Exterior Alterations:

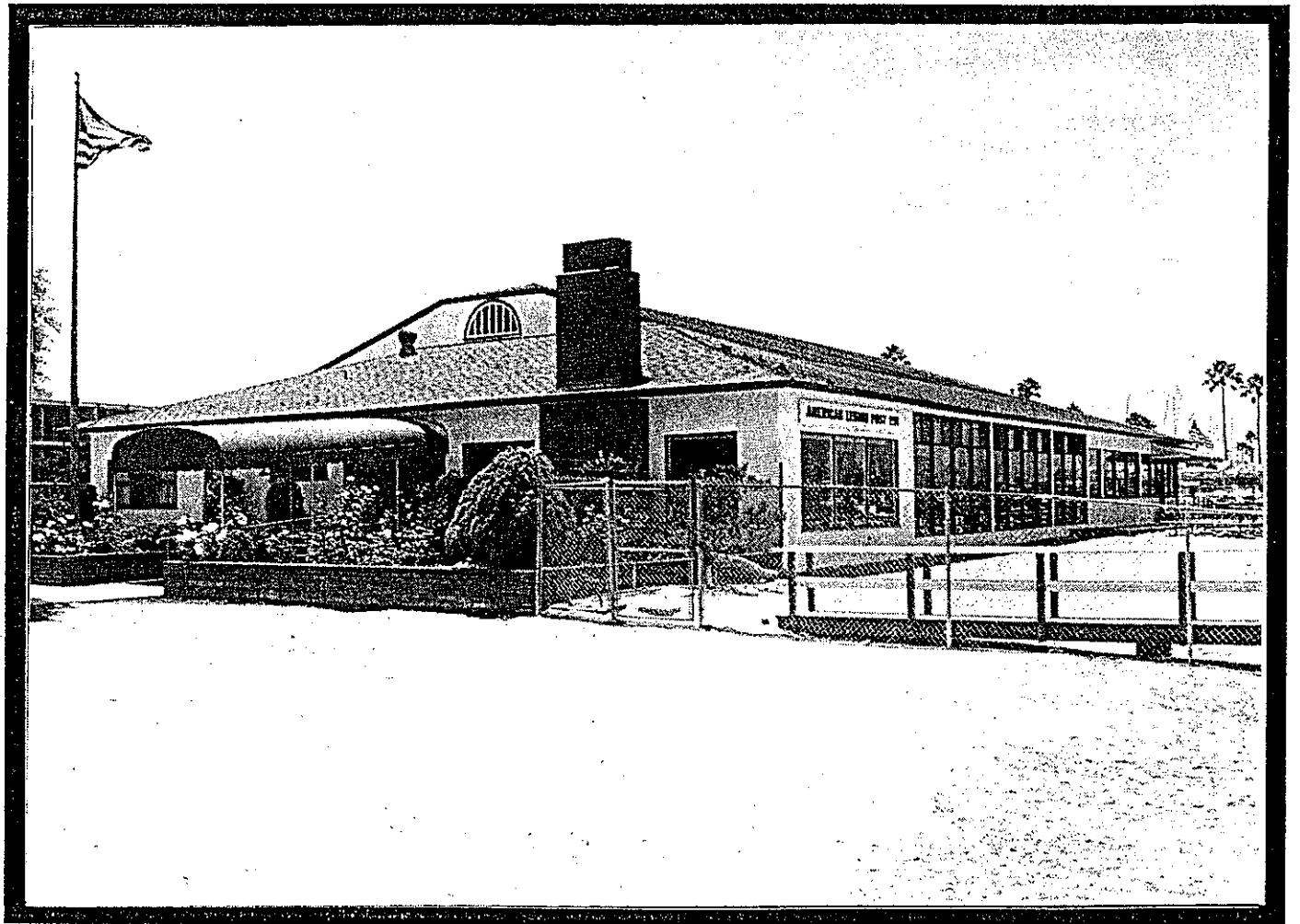
Interior Alterations: N/S

Comments:

Preparer: DONALDSON

Date: 2/25/92

AMERICAN LEGION POST



RECORD NO. 52

City of Newport Beach
Historic Resource Inventory

RECORD 53

Historic/Common Name: SOLAR HOUSE

Area: BALBOA ISLAND

Address: 804 BAY FRONT S. Accessor Parcel Number:

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: TFR

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: BOB RAWLINS
Address: 804 S. BAY FRONT
BALBOA ISLAND, CA 92662

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: POST WWII

Historical Significance: ARCHITECTURAL DESIGN.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: JOHN LAUTNER
Architectural Style: UNCLASSIFIED

Distinguishing Features: ROUND SLIDING GLASS WINDOW, SOLAR ENERGY
COMPONENTS.

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations:

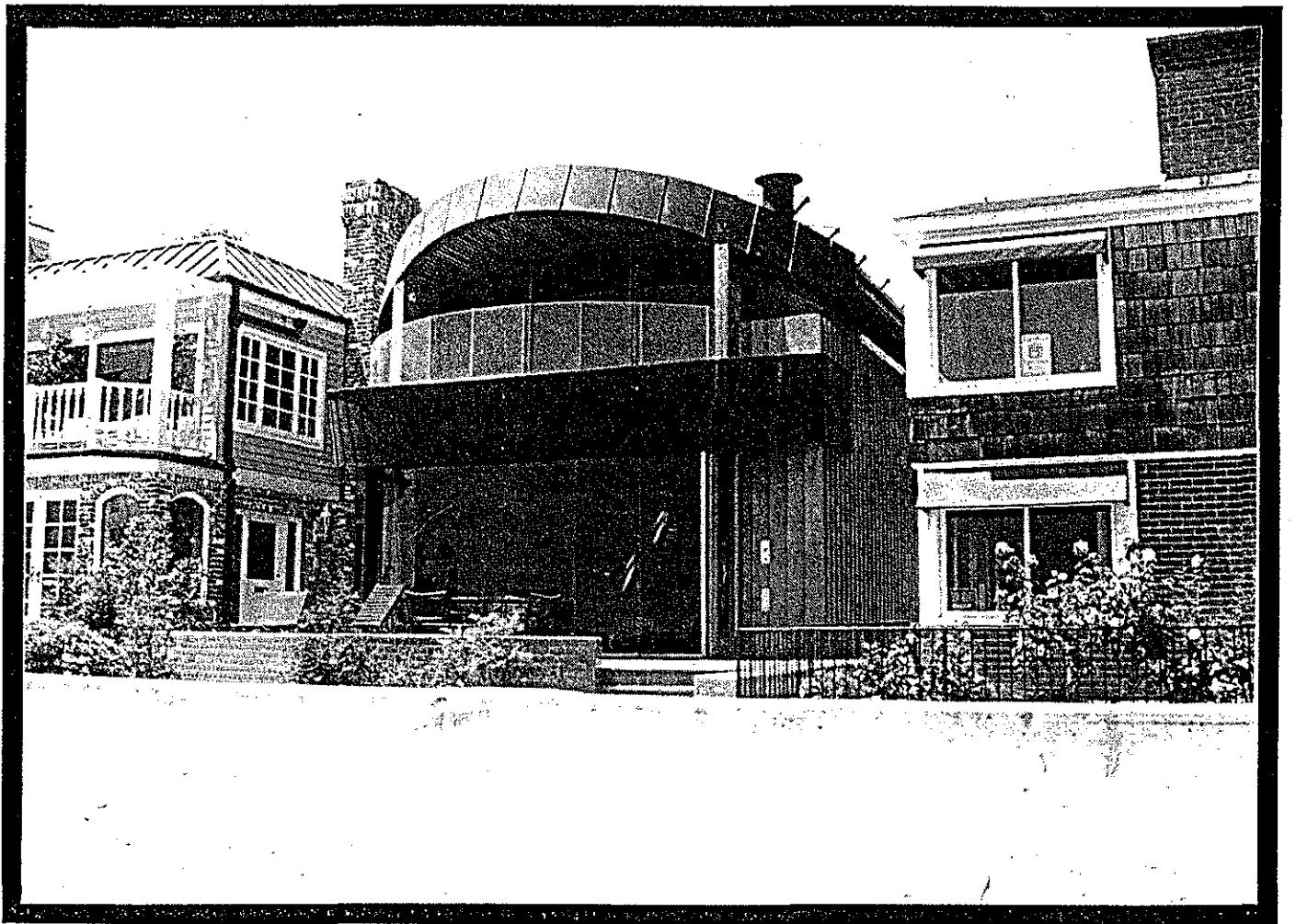
Interior Alterations: N/S

Comments: MODERN SOLAR HOME

Preparer: M. WOLFF

Date: 3/10/92

SOLAR HOUSE



RECORD NO. 53

City of Newport Beach
Historic Resource Inventory

RECORD 54

Historic/Common Name: HERSCHE MARKET

Area: BALBOA ISLAND

Address: 200 MARINE AVE. **Accessor Parcel Number:**

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use: COMMERCIAL
Use Code: 5411
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner:
Address:

Telephone Number:

Available Documentation: PERSONAL ACCOUNTS.

Historical Period: SHIPYARD

Historical Significance: REPRESENTATIVE OF THE CHARACTER OF BALBOA ISLAND'S COMMERCIAL DISTRICT.

Historic Classification: CLASS 4

Year Constructed: N/S
Architect: N/S
Architectural Style: N/S

Distinguishing Features: N/S

Associated Structures: N/S

Condition of Feature: N/S

Exterior Alterations: N/S

Interior Alterations: N/S

Comments: BEGAN AS A MARKET W/ GAS PUMP IN 1926, OWNED BY WALLY KAUFMAN.
PURCHASED BY TONY HERSCHE IN 1935.

Preparer: M. WOLFF

Date: 3/10/92

HERSHEY MARKET



RECORD NO. 54

City of Newport Beach
Historic Resource Inventory

RECORD 55

Historic/Common Name: BAY ISLAND

Area: BAY ISLAND

Address: Accessor Parcel Number:

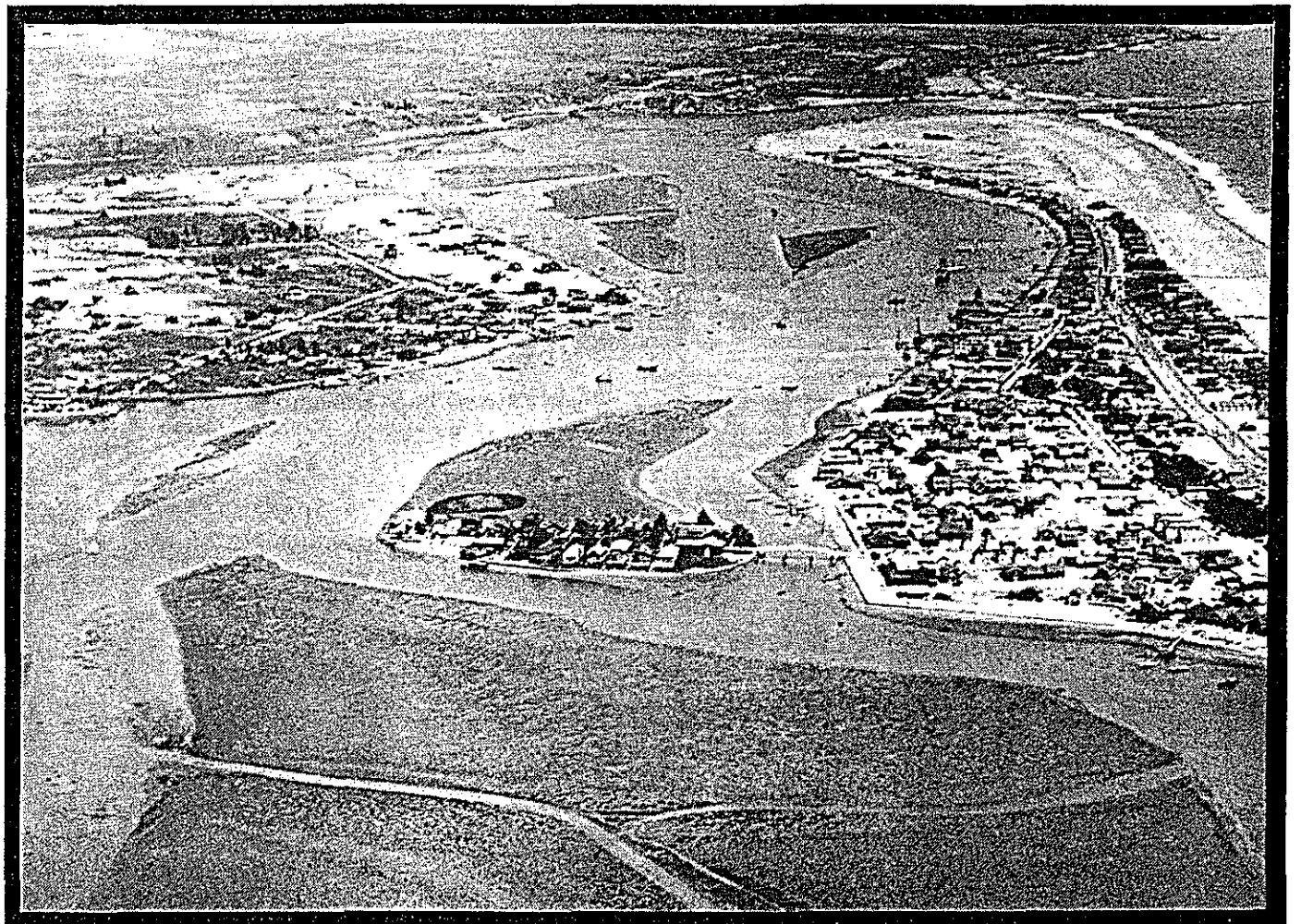
Resource Type:	SITE
Status:	DEVELOPED
Existing Land Use:	RESIDENTIAL/OPEN SPACE
Use Code:	8811
General Plan Designation:	SFD
Ownership:	PRIVATE
Original Location?	N/A
Date Moved:	
Location of Original Site:	N/A
Owner:	VARIOUS
Address:	
Telephone Number:	
Available Documentation:	PERSONAL ACCOUNTS.
Historical Period:	EARLY CITY
Historical Significance:	SITE OF HELENA MODJESKA RESIDENCE.
Historic Classification:	CLASS 3
Year Constructed:	N/A
Architect:	N/A
Architectural Style:	N/A
Distinguishing Features:	N/A
Associated Structures:	N/A
Condition of Feature:	N/A
Exterior Alterations:	N/A
Interior Alterations:	N/A

Comments:

Preparer: R. FISHER

Date: 3/24/92

BAY ISLAND
(1923)



RECORD NO. 55

City of Newport Beach
Historic Resource Inventory

RECORD 56

Historic/Common Name: BANK OF AMERICA BUILDING SITE

Area: BALBOA

Address: 611 BALBOA BLVD. E. **Accessor Parcel Number:** 048-123-008

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: BALBOA ASSOCIATES
Address: 3491 VIA LIDO, SUITE 213
NEWPORT BEACH, CA 92658

Telephone Number:

Available Documentation: PHOTOGRAPHS TAKEN PRIOR TO DEMOLITION PLACED IN THE BALBOA PAVILION PHOTOGRAPHIC COLLECTION.

Historical Period: SHIPYARD

Historical Significance: ARCHITECTURE; BANK OF BALBOA, BANK OF AMERICA PROVIDED SERVICES FROM 1928-1984.

Historic Classification: CLASS 5

Year Constructed: 1928
Architect: W. H. BOWMAN
Architectural Style: N/A (DEMOLISHED)

Distinguishing Features: N/A (DEMOLISHED).

Associated Structures: NONE

Condition of Feature: DEMOLISHED

Exterior Alterations: N/A (DEMOLISHED)

Interior Alterations: N/A (DEMOLISHED)

Comments: PLACED ON REGISTER OF HISTORIC PROPERTY IN 1986.

Preparer: P. ALFORD

Date: 4/28/92

BANK OF AMERICA BUILDING SITE
(1986)



RECORD NO. 56

City of Newport Beach
Historic Resource Inventory

RECORD 57

Historic/Common Name: BOY SCOUT JAMBOREE SITE

Area: FASHION ISLAND

Address: **Accessor Parcel Number:** NUMEROUS

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RSC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: VARIOUS
Address:

Telephone Number:

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period: POST WWII

Historical Significance: SITE OF THIRD NATIONAL BOY SCOUT JAMBOREE IN 1953.

Historic Classification: CLASS 5

Year Constructed: N/A
Architect: N/A
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

Interior Alterations: N/A

Comments: MARKER LOCATED AT FASHION ISLAND.

Preparer: P. ALFORD

Date: 4/28/92

BOY SCOUT JAMBOREE SITE



RECORD NO. 57

**City of Newport Beach
Historic Resource Inventory**

RECORD 58

Historic/Common Name: NEWPORT HARBOR YACHT CLUB

Area: BALBOA

Address: 720 BAY AVE. W. **Accessor Parcel Number:** 048-031-003

Resource Type: BUILDING
Status: OCCUPIED
Existing Land Use:
Use Code: 7997
General Plan Designation: REOS

Ownership: PRIVATE
Original Location? YES
Date Moved:
Location of Original Site: N/A

Owner: NEWPORT HARBOR YACHT CLUB
Address: 720 BAY AVE. W.
NEWPORT BEACH, CA 92658

Telephone Number:

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period:

Historical Significance: FIRST YACHT CLUB IN NEWPORT BEACH.

Historic Classification: CLASS 3

Year Constructed: N/S
Architect: UNKNOWN
Architectural Style: UNCLASSIFIED

Distinguishing Features: NONE.

Associated Structures: NONE.

Condition of Feature: EXCELLENT

Exterior Alterations:

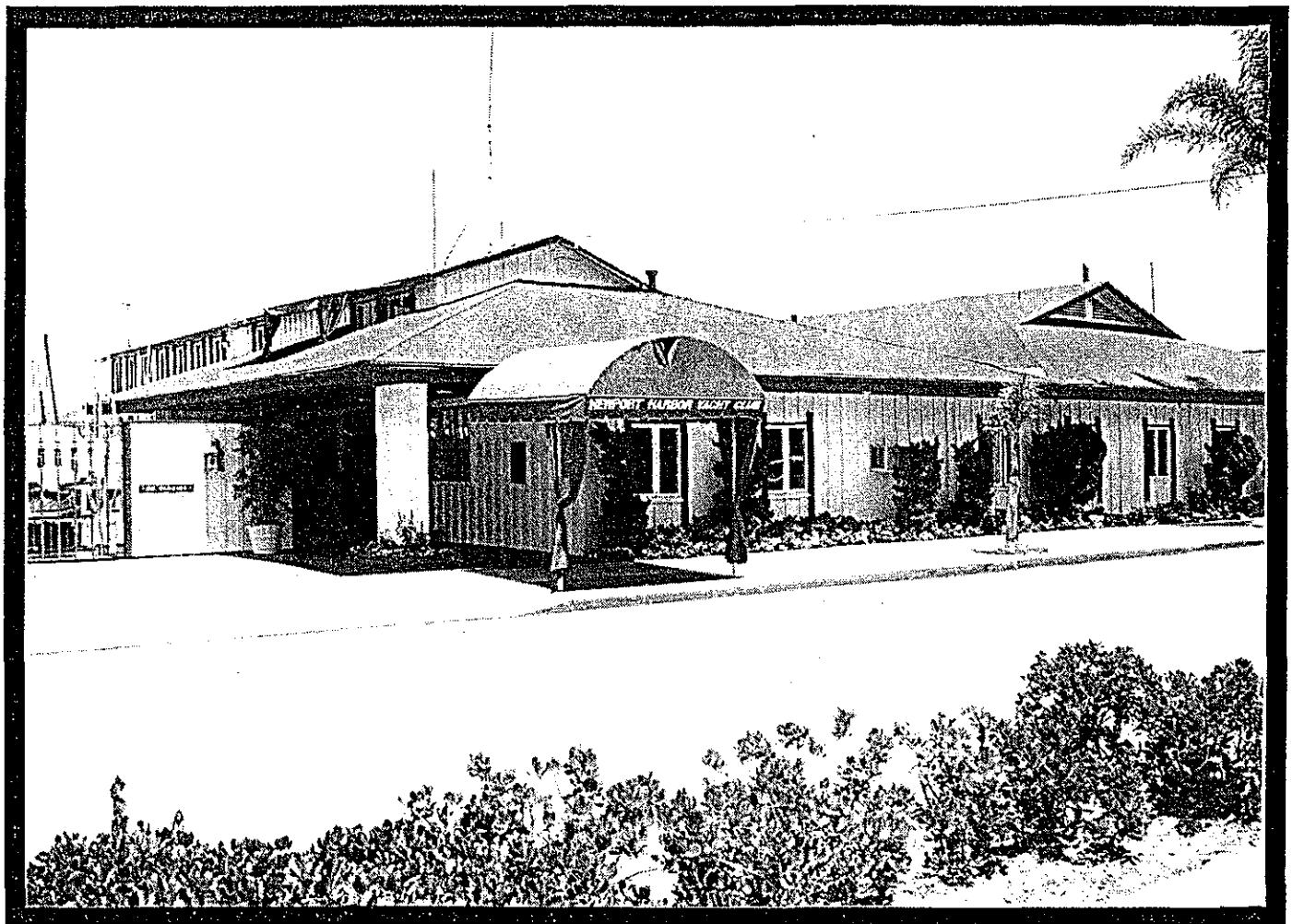
Interior Alterations: N/S

Comments:

Preparer: P. ALFORD

Date: 4/28/92

NEWPORT HARBOR YACHT CLUB



RECORD NO. 58

City of Newport Beach
Historic Resource Inventory

RECORD 59

Historic/Common Name: RENDEZVOUS BALLROOM SITE

Area: BALBOA

Address: 600 BLK. OCEAN FRONT Accessor Parcel Number: 048-123-009

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: RESIDENTIAL
Use Code: 8811
General Plan Designation: MFR

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner: RENDEZVOUS CONDO ASSOCIATION
Address: P.O. BOX 893
NEWPORT BEACH, CA 92661
Telephone Number: (714) 675-1787

Available Documentation: PHOTOGRAPHS, BOOK REFERENCES.

Historical Period: SHIPYARD

Historical Significance: POPULAR DANCE HALL, FEATURED NUMEROUS FAMOUS BIG BANDS IN THE 1930'S AND 1940'S.

Historic Classification: CLASS 5

Year Constructed: 1928
Architect: UNKNOWN
Architectural Style: N/A (DESTROYED)

Distinguishing Features: N/A (DESTROYED).

Associated Structures: N/A (DESTROYED).

Condition of Feature: DESTROYED

Exterior Alterations: N/A (DESTROYED).

Interior Alterations: N/A (DESTROYED).

Comments: FIRST CONSTRUCTED IN 1928, BURNED DOWN IN 1935, RECONSTRUCTED, BURNED DOWN AGAIN IN 1966.

Preparer: P. ALFORD

Date: 4/28/92

RENDEZVOUS BALLROOM SITE



RECORD NO. 59

**City of Newport Beach
Historic Resource Inventory**

RECORD 60

Historic/Common Name: WESTERN CANNERS SITE

Area: CANNERY VILLAGE

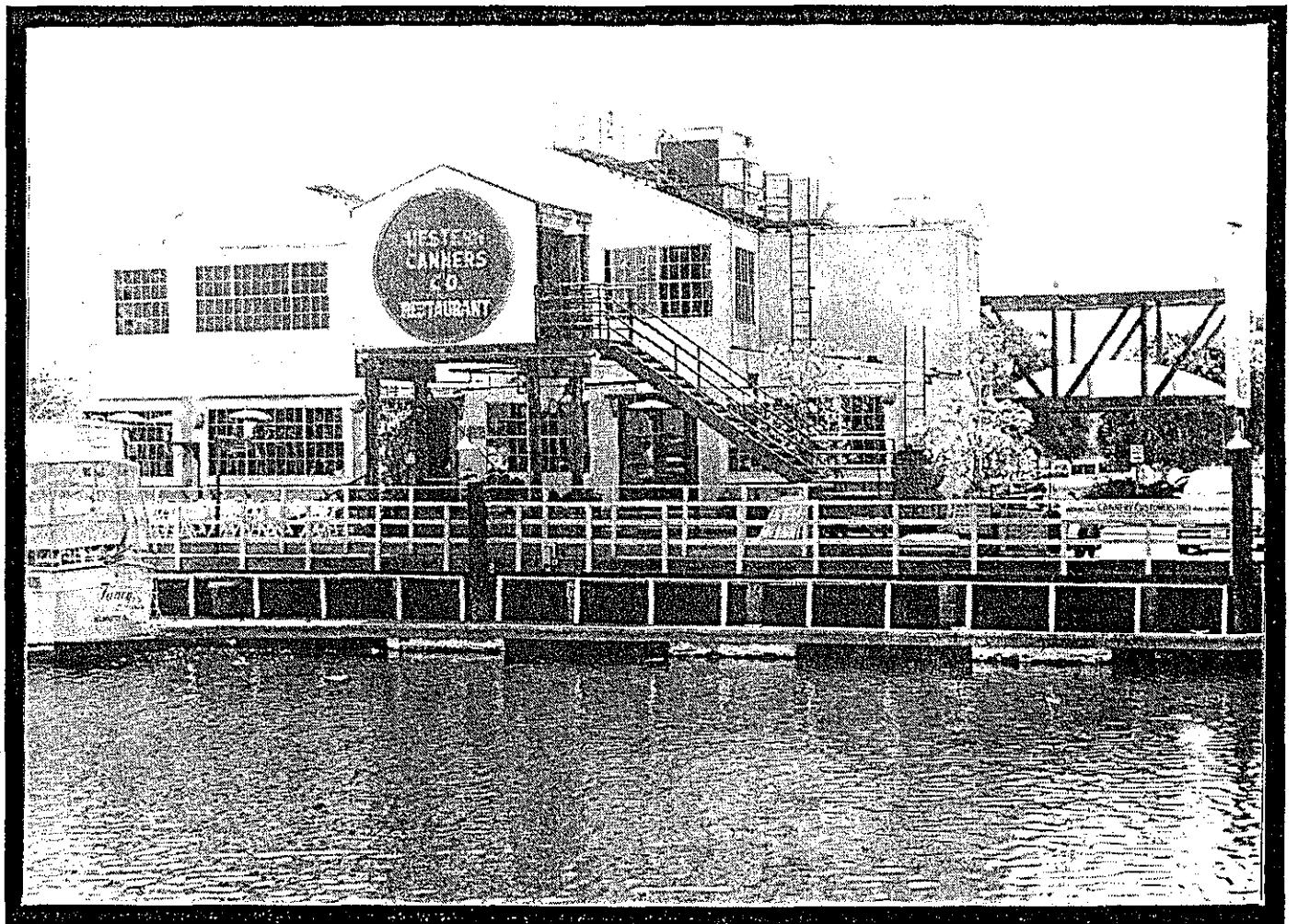
Address: 3010 LAFAYETTE **Accessor Parcel Number:**

Resource Type:	SITE
Status:	DEVELOPED
Existing Land Use:	COMMERCIAL
Use Code:	5812
General Plan Designation:	RSC
Ownership:	PRIVATE
Original Location?	N/A
Date Moved:	
Location of Original Site:	N/A
Owner:	WESTERN CANNERS LTD.
Address:	3010 LAFAYETTE RD NEWPORT BEACH, CA 92658
Telephone Number:	
Available Documentation:	PHOTOGRAPHS, BOOK REFERENCES.
Historical Period:	EARLY CITY
Historical Significance:	REPRESENTATIVE OF FISH CANNERY INDUSTRY IN NEWPORT BEACH.
Historic Classification:	CLASS 3
Year Constructed:	1921
Architect:	UNKNOWN
Architectural Style:	UNCLASSIFIED
Distinguishing Features:	N/A
Associated Structures:	N/A
Condition of Feature:	N/A
Exterior Alterations:	N/A
Interior Alterations:	N/A
Comments:	ARCHITECTURE EMULATED BY PRESENT CANNERY RESTAURANT CONSTRUCTED ON THE SITE.

Preparer: P. ALFORD

Date: 4/28/92

WESTERN CANNERS SITE



RECORD NO. 60

**City of Newport Beach
Historic Resource Inventory**

RECORD 61

Historic/Common Name: DUNNELL'S WHARF

Area: PROMONTORY BAY

Address: SE OF COAST HWY. BRIDGE **Accessor Parcel Number:** 050-312-057

Resource Type: SITE
Status: DEVELOPED
Existing Land Use: COMMERCIAL
Use Code: 0
General Plan Designation: RMC

Ownership: PRIVATE
Original Location? N/A
Date Moved:
Location of Original Site: N/A

Owner:

Address:

Telephone Number:

Available Documentation: PERIODICAL ARTICLES.

Historical Period: SEAPORT

Historical Significance: SITE OF NEWPORT'S FIRST SETTLEMENT AND FIRST PORT.

Historic Classification: CLASS 5

Year Constructed: 1871

Architect: N/A

Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/A

Condition of Feature: N/A

Exterior Alterations: N/A

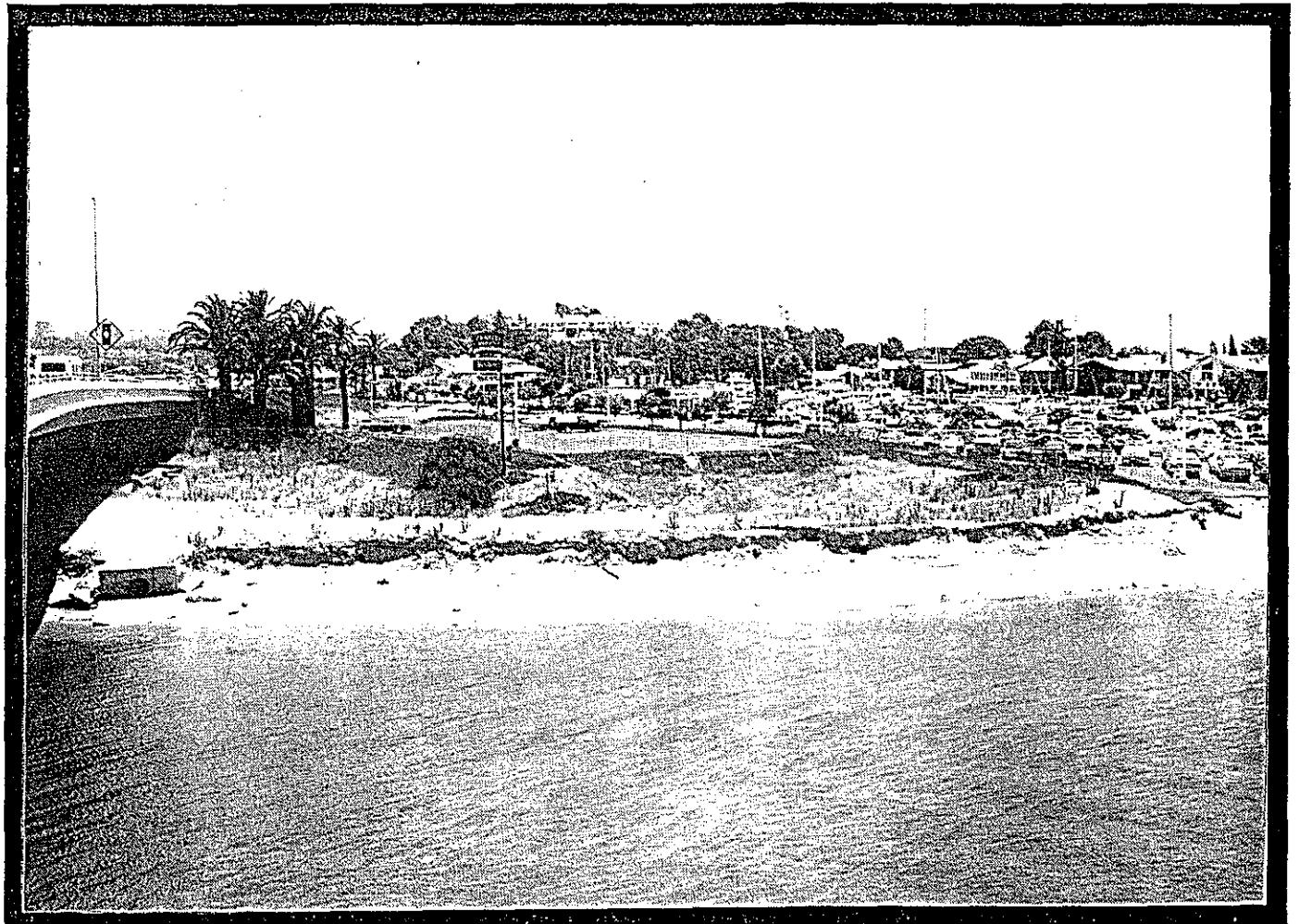
Interior Alterations: N/A

Comments: SEE THE FIRST FORTY YEARS: THE STORY OF OLD NEWPORT BY JIM SLEEPER.

Preparer: R. SNOW

Date: 5/05/92

DUNNELL'S WHARF



RECORD NO. 61

