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*Resource Name or #: Crystal Cove Historic District

P1. Other Identifier: Crystal Cove State Park *P2. Location: Unrestricted a. County Orange

*b. USGS 7.5' Quad Laguna Beach Date 1981 T 7S; R 9W of of Sec ; B.M.

c. Address Crystal Cove State Park, 8471 North Coast Highway City Laguna Beach Zip 92651

d. UTM: (Give more than one for large and/or linear resources) From National Register nomination:

1) Z11, E422 000, N371 5330

3) Z11, E422 100, N371 4920

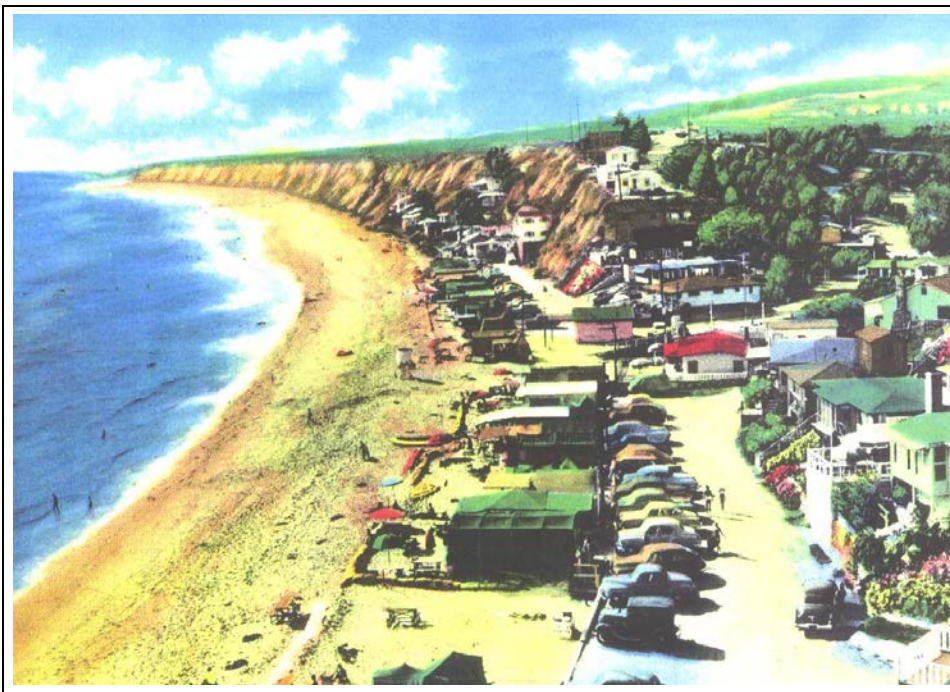
2) Z11, E422 180, N371 4960

4) Z11, E421 780, N371 5200

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

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Crystal Cove Historic District includes forty-six wood frame buildings and associated landscape features located in a natural cove at the mouth of Los Trancos Creek on the Pacific Ocean. The district forms a self-contained neighborhood of 12.3 acres within the nearly 3,000-acre Crystal Cove State Park. Approximately 1,200 feet in length, it is bordered by the Pacific Ocean on the west and Pacific Coast Highway (State Highway 1) on the east. Approximately 700 feet wide at its north boundary and 200 feet wide at its south boundary, the district is bracketed by State Park lands to the north and south. Access to the district is via a road off of Pacific Coast Highway. The majority of the buildings were first constructed as single wall cabins circa 1925 to 1936. The original cabins evolved over the decades into cottages with plumbing, gas, and electricity. Each cottage reflects a unique vernacular architectural design emblematic of "architecture without architects." Individual lessee/cottage builders constructed and adapted cottages to suit their own recreational home needs, available materials, and creativity. Motion picture producers discovered the remote beachfront location in the nineteen teens and twenties, which led to plantings of palms and other tropical flora making it a substitute south seas location. Irvine Company managers reportedly encouraged cottage lessees to clad their buildings in palm fronds during these early years. There are no legal property lines within

the district as all cottages evolved from specific use leases and not fee ownership. The district retains much of its original character, buildings, and landscape features that existed when the last cottage was erected circa 1950. As of 2013, twenty-nine Crystal Cove cottages are open to the public, restored in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the design and feel of the original buildings. Plans and permits are in process for restoration of the remaining seventeen cottages in the North Beach area. These cottages will be restored and made available to the public as soon as funds are secured.



P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: forty-six buildings and associated landscape features

P5b. Description of Photo: colored post card of Crystal Cove from late 1930s

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P3a. Description (continued)

General Site Character-Defining Features

The Crystal Cove Historic District is located along a natural cove at the mouth of Los Trancos Creek on the Pacific Ocean. The cottages are mostly one story buildings and are nestled into the hillsides of the property, with some two-story cottages or split-level additions completed within the period of significance 1925 to 1962. Seven cottages are located on the edge of the bluff above the main development. There is strong orientation of all cottages toward the beach, with several sets of wooden staircases running down the hillsides to provide pedestrian access both from the beach to the upper cottages and to provide access to the hillside and bluff-top cottages. Due to the hillside locations vernacular styled and engineered retaining and debris walls are also typical landscape features within the overall district. The site still retains its wooden utility poles, strung with wires, providing an important period-relevant landscape feature of the mid-twentieth century character of the district.

Some of the character-defining site features in the landscape include:

- Narrow single-track roads as the vehicular circulation system
- Wooden fences along roads and around cottage yards (picket and rail; varied styles by location)
- Outdoor use spaces such as yards, decks, or patios
- Wooden stairs and railings
- Vehicle and pedestrian bridges over Los Trancos Creek
- Wood utility poles
- Retaining walls (wood: vertical metal or wooden posts with horizontal boards; poured and formed concrete: with and without stone)
- Wood pier boardwalk with rubble-filled gabion cage support system along the north beach
- Modified natural hillside topography for creating building pads and exterior use areas (yards, patios)
- Exotic and native vegetation; a mixture of native scrubs with period-popular exotic trees, shrubs, and groundcovers including and not limited to: palms, eucalyptus, bougainvillea, cup-o-gold, and ice-plants

The narrative description from the 1978 National Register nomination is updated here as a result of the California Department of Parks and Recreation's work to restore and rehabilitate the district for public use per its 1982 General Plan, a 1994 Legislative Study, a 1998 Historic Structures Study prepared by Architectural Resources Group, and the Department-prepared 2003 Public Use and Preservation Plan (PPUP). Additional information came from the Phase I (2003-2006) and Phase II (2009-2011) Crystal Cove Historic District Restoration Projects as well as the active planning and design for the final Phase III Restoration Project.

Of the forty-six cottages in the district, thirty-four are one-story, nine are two-story, one is three-story and two are one-and-a-half story. Descriptions were transcribed from the National Register nomination with corrections and clarifications added, including any significant structural changes made during the Phase I and II Restoration Projects. The buildings in the district are organized into four area groupings: South Beach, Hollow and Beachfront, North Beach, and Bluff-top. Cottages are presented in the order of their alignment. Historically, they were not numbered geographically but as the lessees signed up for utility services.

South Beach is separated from the rest of the district by Los Trancos Creek and is connected to the rest of the district by a historic 28-foot-wide wooden vehicle bridge and a 6-foot-wide pedestrian bridge. South Beach has two distinct areas: the Commons adjacent to Los Trancos Creek and the south beach cottages nestled onto the hillsides stretched out along the south beach frontage. The vegetation adjacent to the bridge and amongst the cottages is lush with morning glory, bougainvillea, hibiscus, and cup-of-gold with a cluster of an uncommon species of eucalyptus trees nearby.

The Commons includes Cottages #42, 43, 44, and 40 and the space adjacent to the creek that formerly housed the public restroom and shower buildings removed after tent camping and public day-use was ended in 1962. Cottages #42, 43, and 44 are part of the park's Culture, Arts, Resources, and Education (CARE) interpretive

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program. Cottage #40 is an Americans with Disabilities Act (ADA) accessible overnight accommodation. The remaining South Beach cottages (#37, 32, 1, 19, 16, 17, 14, 21, 22, and 13) are located at the base of the south beach cliff and are bordered in front by the vehicle access road connected to the rest of the district by the vehicle bridge. Cottages #17 and 21 are used for park operations, Cottage #22 is adapted as a marine research facility, Cottage #13 houses an interpretive facility focused on Crystal Cove's motion picture history, and the remaining cottages (#37, 32, 1, 19, 16, and 14) are for overnight rental use.

The Hollow and Beachfront area includes the entrance road, Hollow parking area, historic auto garages, and Cottages #5, 45, 00, 15, 46, 2, 27, and 24. Cottage #5 is used as park offices and its former garages adapted as public restrooms, #00 as the district visitor center, #15 as a restaurant concession, #46 as an interpretive facility, and Cottages #45, 2, 27, and 24 as overnight rentals.

The North Beach cottages (#36, 20, 25, 26, 28, 30, 23, 11, 10, 9, 8, 7, 6, 4, 31, 3, and 12) extend from the north end of the beachfront promenade originally used as beachfront day-use parking to the northern boundary of the district. These cottages are currently mothballed awaiting implementation of the Phase III restoration project.

The Bluff-top cottages are located above the north beach on the coastal terrace (Cottages #34, 35, 18, 29, 39, 38, and 33). They are connected to the North Beach cottages by a single-track roadway down the bluff between Cottages #18 and #29, and to the Hollow via a pedestrian staircase on the bluff access road's south end adjacent to Cottage #33. A vehicle road leading to the Bluff-top branches off from the main district entrance road.

Numerous exotic and native examples of vegetation can be found in this area, as throughout the district. Cottage #34, the cottage adapted from the local pre-WWII Japanese-American community schoolhouse, is now used as a cultural interpretive/event center. Cottage #35 is the overnight rental check-in and concession office. Cottages #18 and #33 are individual cottage rentals while the multi-unit Cottages #29, 39, and 38, the only noncontributing cottage, are rented room by room dormitory style with common kitchens and bathrooms.

Public parking for the district is located across Pacific Coast Highway (PCH) in the park's Los Trancos parking lot. Some limited ADA parking is provided in the former Hollow parking area between the garages and Cottage #5 as well as in the shuttle pick-up and drop-off area just outside the district boundary along the entrance road. Another small short-term parking area is available on the Bluff-top to allow for cottage rental check-in. It is located just outside the northeast end of the district boundary. The small Bluff-top parking area between Cottages #34 and 18 is used for ADA check-in parking only.

Access to individual cottages on the bluff-top and hillsides is accomplished by a series of vernacular walkways, staircases, and landscaped pathways that add to the historic character of the landscape. The overall character of the site and its development is derived from the mosaic of individual vernacular seaside cottages nestled against and on natural coastal bluffs that converge at the mouth of Los Trancos Creek. The natural open space coastline, permanently protected within the park, isolates the district from the nearby coastal communities and accentuates the prominence of Crystal Cove as a unique and historic location.

The landscape of the cottages retains much of the topographical integrity of the district from its first manipulations in the 1920s. Early photographs indicate that originally the bluffs of the central and southern portions of the cove sloped gently into low hills which terminated at the beach. The terrain in the district was altered to provide vehicular and pedestrian access to the beach, infrastructure to and for public and resident uses, and safe building sites. The meandering course of the creek was straightened within the Hollow area to provide consistent and stable access to the beach; the sloping hillsides leveled and the dirt from them used to fill in the parking areas located at the beachfront promenade parking area. Running horizontally along sections of the roads fronting the beach, telephone poles were placed to form natural wheel stops for cars.

Where there is no road along the north beach, a boardwalk runs in front of the cottages on the beach beginning at the northern end and continuing to a point south to the beachfront promenade. This boardwalk also served as de-facto seawall, constructed of old drill pipe and rubble-filled gabions that is occasionally exposed during heavy

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storms. Its restoration is part of the Phase III scope.

Typical Cottage Character-Defining Features

Crystal Cove cottages are pragmatic vernacular architectural examples of “form following function” construction. The buildings reflect the preference of the original builders for a lifestyle that placed more emphasis on the enjoyment of the surroundings than on creature comfort. In some cases, tent frames and kit-cabins were the beginning of a house. In many other situations, available building materials salvaged from both on and off site sources were cobbled together, providing the definitive haphazard character and style. In all cases, single wall construction was dominant.

With the opening of PCH here in 1926, the camping site leases evolved to more permanent seasonal recreational homes. In 1940 Orange County required the Irvine Company to restrict additional cabins due to infrastructure concerns. Due to increased health and safety code concerns the County ended public day-use in 1962, leading to an increasing number of cottages being occupied year-round in the intervening decades. Increased use dictated some structural and utility upgrades such as indoor plumbing, construction of an additional bedroom, front or rear decks, landscaped patio areas, and retaining walls. Limited building space and restrictions imposed by tenant residency minimized most changes and helped maintain integrity of these vernacular buildings and spaces.

The 1978 National Register nomination, as well as the completion of two major restoration and rehabilitation projects in the district since 2003 with a third underway, confirmed the presence of the following materials and features characteristic of Crystal Cove cottage architecture and its historic landscape:

- Sash windows with wood frames and old sash weights in place
- French windows, wood frame
- Picture windows, wood frame
- Ninety pound asphalt mineral surface roofing paper
- Asphalt roof shingles
- Pitched or flat roofs, hip roofs, gable roofs
- 4”, 6”, and 8” tongue and groove siding
- 6” redwood siding
- Irregular shingled siding
- 4” perpendicular siding
- Imitation brick or wood shingles used for siding
- Asphalt roof shingles used for siding
- Picket fencing
- Lattice fencing
- Latticework underpinnings
- Stone walls
- Brick fireplaces and chimneys
- Palos verde rock walls
- Telephone pole foundations
- Original outdoor shower fixtures
- Small privacy and patio areas paved with brick or stone or marked by wood planks or fenced
- Side and front decks or porches covered and uncovered
- Parts of old stairways remain in place
- Plentiful artifacts, indigenous to life at sea, used in a practical way outside and inside
- 1” x 4” tongue and groove redwood siding no longer manufactured

The majority of cottages were constructed circa 1925 to 1936, utilizing similar types of local, available materials, and/or unskilled labor sources. This accounts for much of the repetition of vernacular construction elements and features. Generally, the cottages started as small, single-room buildings, including some small kit cabins, with

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either gabled or hipped roofs. In the early years following initial construction, additions were commonly added to the sides and backs of the main buildings. These additions were typically bedrooms, enclosed bathrooms, showers, and kitchens which took the form of shed roofs tying back to the main building. Where they occurred, porches were shallow, open-aired configurations oriented predominately toward the beach, although some lots allowed for rear and side yards or decks. The specific features are listed in the individual cottage descriptions. A number of character-defining features common to the majority of Crystal Cove cottages include the following:

Exterior Features

- Single wall construction with vertical board and batten siding, painted
 - evidence of earlier board and batten siding was noted at several cottages under additional historic-era wood shakes or asphalt shingle siding
- Horizontal drop siding, painted
- Low-pitch gable or hip roofs for the original cottage building, with shed roofs on porches or additions
- Exposed rafters with short overhangs
- Mineral-capped roll roofing
- A variety of window types may be found on each cottage, with the most common types being:
 - Paired wood casements, single-pane or 2/1
 - Single-pane fixed, casement, hopper, or sliding wood windows
 - Single-pane double-hung wood windows
- A variety of door types may be found on each cottage, with the most common types being:
 - Multi-pane wood and glass panel doors
 - 5-panel wood doors
 - Wood panel doors with upper glazing

Interior Features

- Vertical 12" beaded knotty pine walls, natural finish and painted
- Vertical board walls (board and batten, 12" beaded T&G), painted
- Exposed roof/second floor/ceiling framing
 - Natural or stained with natural finish walls
 - Painted with painted walls
- Vertical knotty pine doors, natural finish, with thumb latch hardware (only where walls are knotty pine)
- 3- or 5-panel wood doors, finished to match walls
- Wood flooring
- Linoleum flooring
- Exposed knob and tube wiring (not actively in use, visual only)
- Original sink, tub and lavatory fixtures
- Varied original period hardware for doors, windows, cabinet-pulls
- Built-in wooden cabinets, closets, and storage features including chests of drawers

Individual Cottage Descriptions

Cottage #13 (South Beach): Two-story, three bedroom 800 square foot natural wood shingled siding with white trim with sash windows, wood frames, and original sash weights in place. Long front porch and picket fence encloses beach front. This cottage was fully rehabilitated for adaptive use as the Crystal Cove Film History Center during Phase II Restoration (2011). Original kit cabin with side bedrooms and rear kitchen additions had 1970s additional first-floor modern restroom added to south wing, a non-period addition removed during restoration to the original configuration. The rear kitchen doorway includes the reversibly-designed accessible entrance ramp for this public use facility that was developed without altering the front-porch façade.

Cottage #22 (South Beach): One-story over garage, 1,500 square foot, four bedroom, one and one half bath, 6" redwood siding painted red with white trim and green roll roofing. Lessees remodeled the cottage in the sixties by enclosing the porch over the garage with large aluminum sash picture windows on three sides. The same window treatment replaced the old wood frame picture windows in the front wall of the living room. The restoration and

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rehabilitation during Phase I restored this addition as part of the period of significance. This cottage has been adapted into a marine research center in a partnership with University of California, Irvine and the Crystal Cove Alliance. An accessible ramp was added adjacent to the driveway on the north side for rear access without compromise of the historic façade.

Cottage #21 (South Beach): One-story, three bedroom, one bath, 1,000 square foot cottage with red asphalt shingle roof. Original 5" tongue and groove siding and 4' x 5' wood sash picture window with original wood sash French windows on each side. Cottage retains original character of the building and front landscape including restored rear patio with stone-faced concrete retaining wall shared with Cottage #14. Cottage restored for park operations use as per PPUP during Phase I (2006).

Cottage #14 (South Beach): 1,200 square foot two-story, two bedroom, two bath with living room and kitchen with front deck over detached garage. Wood shingle siding, painted white with green trim and grey roll roofing. Very sensitive remodeling done to this house in the sixties when tenting on the beach was discontinued. This resident installed 6' x 8' picture windows and a sliding door with aluminum sash to take advantage of the enhanced view due to lack of summer tent cabins on the south beach. All original architectural features were retained. Irregular shingled siding, sash windows, wood frame French windows along with built-in fixtures and cabinetry and brick fireplace. Restored in Phase I (2006) and refurbished in Phase II for overnight public use (2011).

Cottage #17 (South Beach): 1,100 square foot one-story, two bedroom, one bath cottage with rear kitchen and enclosed back porch with formed concrete full height retaining wall holding slope. Building has brown asphalt shingle siding with wooden siding and trim painted red and teal. Green rolled roof, stationary wood frame picture windows, and French windows along with interior natural finish wood siding and built-in cabinetry and casework. This cottage represents the rustic, typical single-wall cottages, and has strong integrity. Cottage restored in Phase I (2006) for park operations use.

Cottage #16 (South Beach): Two-story 900 square foot cottage with first floor bedroom and bath, and one bedroom second story addition with full-width front outdoor deck. Cottage features red asphalt siding with white wood trim and gray asphalt shingle roof. In the early sixties the tenants added the front deck and four wood frame stationary windows were replaced by 6' x 8' picture windows and a sliding door with aluminum sash which leads to the deck. These were rehabilitated in Phase I (2006) for overnight public rental use. The original outdoor toilet and shower in the rear were remodeled to become part of the house during that time. All other wood frame doors and windows remain and the original vernacular architecture is unchanged inside and in the landscape.

Cottage #19 (South Beach): This 1,100 square foot two-unit, one-story cottage includes two bedrooms and one bath on the main floor over a converted garage space below that is now a single room with small bathroom. The cottage has painted white wood siding and green trim with a grey rolled roof. During Phase I (2006), State Parks restored the original open-air front porch to its historic period appearance. The interior still includes most of the original features such as stained vertical board walls, built-in cabinetry, and wood frame windows with old sash weights in place. The restored cottage serves as two separate public overnight rental units.

Cottage #1 (South Beach): One-story cottage with two bedrooms, one bath, and an enclosed former outdoor patio area that serves as a living room totaling 700 square feet. The cottage features regular painted shingle siding and wood trim, all painted white along with a green rolled roof. This cottage is situated directly on the beach surrounded by a 3' white picket fence and rear poured concrete retaining wall that holds the building pad for its former garage, adapted into a public restroom during Phase II (2011). The poor condition of the cottage's foundation, originally placed directly on the sand, required the full dismantling of the building during restoration. The original wood siding, interior panel siding, wooden sash weight windows, fixtures, and wood shingles were documented and stored until a new foundation and structural support system was rebuilt, then re-installed to replicate the original floor plan and character. The cottage serves as a beachfront ADA cottage for the overnight rental program after Phase I (2006).

Cottage #40 (South Beach, Commons): A small, 320 square foot, one-story kit cabin with enclosed rear exterior

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shower and toilet room, now the bathroom, this cottage is original in its façade and spatial arrangement to the west end of the Commons. It features original wood shingle siding painted yellow with white trim and a green rolled roof. The almost entirely open floor plan, except for the enclosed bathroom, allowed for its easy adaptation as an ADA accessible cottage for the public overnight rental program. A modern covered, lean-to addition over the wooden deck which fronted the beach was removed to re-introduce the cottage's historic beachfront relationship and view shed during Phase II (2011).

Cottage #32 (South Beach): One-story 1,100 square foot cottage elevated onto hillside above south beach road features two bedrooms, one bath, and a small back patio enclosed with a stone and concrete retaining wall. The cottage is accessed by a wooden staircase and has 1" x 12" board and batten exterior siding painted white with green trim and roll roofing. White lattice work covers the hillside underpinnings. Front porch runs the entire length of the house, covered and partially enclosed on its southwest end by wood frame windows. The interior integrity is extremely high with original vertical wood paneling of various types and all the original kitchen cabinetry intact. Restored in Phase I (2006) and in use as part of the public overnight rental program.

Cottage #37 (South Beach): One-story 800 square foot cottage elevated onto hillside above south beach road, accessed by a wooden staircase, has two bedrooms, one bath, living room, and kitchen. The building has 8" tongue and groove white pine siding painted white with red trim. The roof is green rolled roof material. Lattice work covers the hillside underpinnings. The stationary wood frame picture window is flanked by louvered windows for ventilation. The roof of the adjoining garage has been converted into an outside deck covered with lath shade and connected to the cottage via an elevated wooden walkway. This cottage is nearly in its original state and has high integrity inside and out. Restored in Phase I (2006) for overnight public use.

Cottages #42, 43, 44 (South Beach, Commons): These very small over/under units (#42 is 500 square feet; #43 is 450 square feet; #44 is 900 square feet), apparently original one-room kit cabins, were constructed by one of the resident managers in the early 1930s for weekend rentals. There were initially four of them. The one that sat on the east side of the south beach road was demolished by an automobile that crashed down the hillside from PCH in the 1940s. When the public restroom and shower buildings were removed from the commons area along Los Trancos Creek, these three cottages were enlarged with living spaces below them during the 1960s and 70s. All three upper units, the original buildings, retain the wood sash windows and wood or shake shingle siding and interior features of their initial construction. All three of these support the park's CARE program. The three noncontributing lower spaces of these cottages, below in the commons, have been adapted for alternate public use. Cottage #42 Lower houses a public restroom and event support space, Cottage #43 Lower is used for program storage, and Cottage #44 Lower is a public interpretive space. These cottages and commons area were restored and adapted during Phase II (2011).

Visitors to the historic district generally enter through the "Hollow," the area along Los Trancos Creek, from either the pedestrian tunnel under PCH from the Los Trancos parking lot or by shuttle or vehicle on the entrance road. A shuttle and visitor drop-off is located just outside the distinctive alignment of exotic vegetation that signals the formal entrance into the historic landscape of the district.

Cottage #00 "Office" (Hollow): A 1,000 square foot one-story with rear kitchen and bath, and two side bedroom additions. This is one of the earliest cove buildings and it started as a kit cabin which is now the main room. The original pine 8" tongue and groove siding is intact as are all the original wood frame windows and interior wood paneling. The cottage was restored to its historic yellow with white trim color and includes a green rolled roof. The original cove manager's office and residence, it has been rehabilitated into the district's visitor center. In doing so, the south bedrooms were temporarily blocked off from the public space and a modern 1970s addition to that wing removed. A noncontributing 1980s era shed to the rear of the building was converted into a gift shop and attached via a wooden deck similar to one at that location in the historic period. The front yard includes numerous iconic exotic trees, plants, and landscape elements and was restored with the cottage during Phase I (2006).

Cottage #45 (Hollow): One-story, one bedroom, one bath, 450 square foot rectangular cottage on a raised pier foundation. It is painted white with red trim and its flat shed roof is covered in red rolled roofing material. Built in

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the mid-1920s near the mouth of Los Trancos Creek, directly adjacent to the beach in the central section of the district, it was used seasonally as a soda fountain, grocery store, and hamburger and hotdog stand. This establishment served members of the seasonal tent community, cottage lessees, and the day-use visitors who made the three-hour automobile journey from the Los Angeles area in those days. It was moved behind the Manager's Office (Cottage #00) and converted into a residential cottage circa 1950. The cottage features original 1" x 4" flooring used for vertical siding and original 2x4" balloon-framing. The original front wall open panel trapdoor shutters above the original service counters had been nailed shut and old canoe paddles crossed in a pattern over them. A new door was cut into the existing wall and aluminum sash windows have been installed at one corner when the building remodeled. The building was restored to this configuration for use as overnight public rental during Phase II (2011).

Garages: Two linear rows of wooden garages built in the 1930s, totaling approximately 900 square of enclosed space, stand to the north of Cottage #45. These were originally single-story wood-frame buildings with vertical 1x12" plank siding, painted a distinctive faded forest green. They were in a dilapidated state when restoration and rehabilitation was undertaken. Each was given a new adaptive use when preserving the historic façade in material, design, and elevation. New foundations and framing were required and approximately one-third of the original siding and distinctive garage doors were salvaged and re-installed along with in-kind replacement material. The 4-bay upper bank of garages now houses a commercial prep kitchen for the concession operation. The lower 10-bay bank is used as the overnight laundry service facility, and concession and park operations storage. The historic landscape of exotic vegetation was preserved and replaced around these buildings to enhance the role as setting for those entering the district. Garage restoration and adapted use was completed in Phase II (2011).

Cottage #5 (Hollow): A two-story, two bedroom, one bath, 1,000 square foot cottage with two small detached garage buildings. The original one room cabin, now the living room, had additions to the west for bedrooms, north for kitchen, east for bathroom, an enclosed south porch, and a second story bed, bath, and deck all during the period of significance. Original interior beams and roof framing along with a large granite slab and stone fireplace and hearth dominate the interior details. The cottage was restored to its red paint with white and blue trim finishes. It has a red rolled roof. During Phase I (2006) the noncontributing far north garage was adapted into a public restroom. In Phase II Restoration the second, single car garage was also rehabilitated as a public restroom and the front façade was restored. The main cottage has been adapted into a park office and has an accessible entrance through the rear so as to not impact the historic façade of this prominent cottage. It was also restored during Phase II (2011).

After exiting the Hollow out toward the beach, visitors enter the beachfront and promenade, the former day-use parking area.

#15 (Beachfront): One-story rectangular, 1,100 square foot open plan cottage with slightly pitched hipped roof. The cottage has original 1" x 12" board and batten siding painted light blue with pink and white trim and green asphalt single roof. A front porch was enclosed with careful attention paid to its blending with the original building. Wood frame picture windows were installed in the front with louvered side additions for ventilation. A modern rear outbuilding was removed as part of the rehabilitation of the building into its current use as a concession restaurant. The historic front yard stone landscaping was preserved under a new reversible wood deck that encompasses the front yard and wraps around the rear to provide accessibility to the public venue. Restoration and adaptive use was completed in Phase I (2006).

Cottage #46 (Beachfront): This prominently-placed 400 square foot building stands on the beach at the mouth of the creek south of Cottage #15. It was built circa 1950 as a replacement for the cove's first store, which had been moved to its present location (now Cottage #45). #46, also known as the "Yacht Club," served as the cove store and snack stand until 1962 when Orange County ended beach tent-cabin camping and restricted public day-use at the cove. It was later stripped of its restaurant equipment and turned into a studio for one of the cove lessees. The single story building has horizontal wood siding painted teal with dark green trim and a low-pitched gable roof covered with green asphalt roofing and wood-frame pergola off its beachfront façade. It was rehabilitated into an

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interpretive exhibit gallery during Phase I (2006).

Cottage #2 (Beachfront): This cottage is a single-story open plan 600 square foot rectangular shaped cottage with its back end divided into kitchen and bathroom spaces. It was built onto a flat pad cut into the hillside and is accessed via a wooden staircase up to the single floor. A small storage area now used as concession support space was dug out below and enclosed in the 1960s. The siding is a combination of board and batten, driftwood, and wood shingles and is painted white with green trim. The cottage had significant additions in the 1970s including new bedrooms and a bathroom to the rear, the enclosure of the front porch, and the excavation of additional space under the cottage. During Phase I (2006) the deterioration of the structural members and framing was determined to be significant. Exterior siding and windows were salvaged and a new structural system reconstructed in the original configuration with the salvaged original finish materials re-installed. In addition, the front porch was restored to its original configuration and the rear noncontributing additions removed. The cottage is now part of the overnight public rental program.

Cottage #27 (Beachfront): An original 650 square foot, one and a half story with loft, two bedroom, one bath, A-frame style with front gable roof, natural wood shingle sided cottage with red painted trim. Another early cottage, this building features a distinctive multi-pane industrial factory window on its front façade, 1"x12" redwood plank interior paneling and hand-crafted built-in cabinetry and shelving. The cottage also sits on a building pad cut into and upon the hillside slope. As such it has two sets of distinctive vernacular stairs, one of red brick which leads to the front porch and side deck, and another of stone steps providing access up to the elevated cottage on the south side. The rear yard also has a gate in the rear fence to connect to the Bluff-top to Hollow staircase. Restored for use in the overnight public rental program during Phase I (2006).

Cottage #24 (Beachfront): The third and farthest north beachfront slope cottage, this is another older and distinctive one-story, one bedroom, one bath with living room, front gable A-frame with natural redwood shingle siding and white painted trim and a wood shingle roof. The 575 square foot interior features 1"x12" redwood plank paneling, built-in kitchen cabinetry, and a small single bed sleeping loft in the bedroom. The cottage is built onto a cut pad approximately two-thirds of the way up the slope and subsequently has a very distinctive long wooden step and lumber staircase providing access to the cottage. There is a landscaped back yard as well for this cottage perched on the slope. Cottage restored for the overnight public rental program during Phase I (2006).

North Beach is the area of seventeen cottages north of the beachfront promenade, the former day-use parking lot, and is accessed by the distinctive wooden boardwalk over gabion structure.

Cottage #12 (North Beach): The southernmost of the north beach cottages. Cottage #12 is a two-story, four bedroom, one bath, 1,000 square foot wood-frame building. The single-story north wing includes the main living room, kitchen, and two bedrooms. The second story south wing is accessed through a steep, narrow staircase to the other two bedrooms. The building is set on a pad cut into the steep north beach bluff that is supported by a rear retaining wall and also includes an elevated wooden deck at the upper elevation. One of its most unique features is the set of first floor windows transferred from an old interurban electric railway car that ran on the Los Angeles and Balboa Beach line. The exterior siding is vertical 1" x 12" tongue and groove with latticework covering the cottage underpinnings; all exterior surfaces are currently painted white. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program as part of Phase III.

Cottages #3 and #31 (North Beach): Originally a single unit, this one-story building has been slightly remodeled into two separate units. The two-unit cottage features natural redwood shake siding over all exteriors with white painted wood trim. Cottage #31 features two bedrooms, one added behind the rear kitchen and against the retaining wall at the base of the bluff totaling 600 square feet. Cottage #3 is a 700 square foot one bed, one bath building with similar additions to the rear. The cottages were mothballed in 2002 and are scheduled for restoration into the overnight rental program in Phase III.

Cottage #4 (North Beach): This 1,200 square foot, two-story wood frame grey with white trim painted cottage was built initially as a duplex with first and second floor units, and retains nearly original footprint and room

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configurations. Exterior 1" x 4" redwood siding; old leaded windows; decorative fasciae provide a gingerbread effect. At some time, to protect the upstairs bedroom from wind and rain during sea storms, combed-plywood siding was added to one exterior wall. This is another pristine example of one of the typical and distinctively unique cottages in the enclave. The cottage was mothballed in 2002 and is scheduled for restoration back into two units for the overnight rental program in Phase III.

Cottage #6 (North Beach): This one-story side gable cottage is estimated to have been constructed in 1928, and is another example of the classic single-wall construction building typical of the district's vernacular integrity. The 700 square foot one bedroom, one bath with rear kitchen addition and partially enclosed porch features board and batten and cedar shingle siding, painted red with white trim, paper roof, and sliding wood frame and stationary windows. Ship decking was used for the outdoor patio and an old ship's mast still stands in the landscape; wood planks form the walk leading to the front door. The beachfront yard is surrounded by lattice-work fencing. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #7 (North Beach): This one-story, one bedroom, one bath was originally a very small cottage which was enlarged to just over 500 square feet by enclosing the front porch. Its 1960s addition was made compatible through the use of old wood sash doors and windows, clear wood shingle siding and adding a front deck of unpainted wood planks. The front yard is landscaped with ice plant through which a pathway provides access to the cottage. The rear slope is upheld with a heavy wood plank retaining wall. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #8 (North Beach): One story 600 square foot, two bedroom, one bath cottage in nearly original condition both inside and out. The cottage features clear rough regular shingle siding, unpainted with white trim. The covered front porch with picket fence rail also has been enclosed underneath for storage. The front landscape featured an unrivaled and unparalleled collection of beachcombers' discoveries and native artifacts, currently in storage. The rear retaining wall featuring steel posts and timber lagging and a white picket fence separating its yard from that belonging to #7 next door are distinctive features. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #9 (North Beach): Small 500 square foot two bedroom, one bath cottage also with minimal alterations inside and out. Cottage features vertical wood board and batten siding painted red, red and white painted trim, and a covered deck with lattice-work underpinnings. The main building has a side gable roof with shed roof rear additions. It is built on pad cut into the foot of the slope elevating the cottage from the beachfront. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #11 (North Beach): One of the most picturesque cottages in the district, this 1,200 square foot two-story features two bedrooms and one bath. The lower story is covered with cut-notched wood shingle siding while diamond cut asphalt shingle siding is used on the upper story, all painted grey with white trim. All original wood frame windows are in place and the scalloped fasciae adds a gingerbread effect. The second story is accessed both from an exterior staircase and a metal frame spiral staircase from inside the kitchen. Built in 1928, the high integrity cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #28 (North Beach): One-story, two bedroom, one bath 600 square foot cottage with 1" x 12" board and batten siding painted white with blue trim features a full length covered front porch. Another cottage with significant integrity, the only change being for a red brick fireplace added in the late 1950s. The interior also features the original wood paneling, and single-wall construction is evident. The cottage was mothballed in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #25 (North Beach): Another of the early, and relatively unaltered cottages, this one-story 500 square foot two bedroom, one bath cottage also sits a pad cut from the slope toe. It has board and batten siding painted white with blue trim, a low slope set of gable roof lines, and distinctive picket railing around the elevated front porch. The interior single-wall construction with wood paneling and built-ins is unchanged. The cottage was mothballed

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in 2002 and is scheduled for restoration into the overnight rental program in Phase III.

Cottage #20 (North Beach): A full two-story, upper and lower two unit, 1,500 square foot cottage with a two bedroom one bath upper floor and a one room, one bath lower floor. This is another cottage unspoiled by contemporary intrusions. It has a side gable roof with part board and batten, part shingled siding, all painted red with a combination of red and white trim. It features original wood framed windows and doors and built-in cabinetry and fixtures. It is accessed both from walkways attached to the boardwalk and from a long wooden staircase extending down from the garage-carport at the end of the mid-Bluff vehicle road. The landscape also features stone and concrete retaining walls, steps, and patio areas with distinctive mature trees and plantings. The cottage is scheduled for restoration into two separate overnight rental program units in Phase III.

Cottage #36 (North Beach): One of the last cottages to be built, this 1,000 square foot one-story cottage with roof top deck has two bedrooms and one bath, and features 1" x 12" tongue and groove siding painted white, with green trim and wood framed stationary picture windows. It is the northernmost cottage with its exotic groundcover landscape plantings and concrete and stone retaining walls designating the district boundary. Its enclosed northern porch, done during the period of significance, provides an additional interior room and its roof a view deck accessed by an exterior rear wooden staircase. The cottage is scheduled for restoration for park operations or overnight rental program use in Phase III.

North Beach area Cottages #30, 26, 23, and 10 cling to their hillside locations between the beachfront and the bluff-top. All are early 1930s vintage and are supported via a series of retaining walls and pier foundations. The hillside flora that has flourished through the years shields and shades them. Two sets of wooden staircases provide pedestrian access between the mid-bluff road and the north beach, and access to some adjacent cottages. Small porches, wooden decks, and bricked patios are tucked into the hillside: a character-defining landscape element. Verandas and balconies are directed toward the ocean views. A carport type garage, formerly serving Cottages #20 and 36, is located at the north end of the mid-bluff road and is a contributing building slated for restoration in Phase III. This is a three-side wood frame building with an open front built into the hillside.

Cottage #30 (North Beach, hillside): This cottage is a 1,200 square foot two-story, upper and lower two unit building. The upper unit features one bedroom, one bath, and a living room; the lower unit is a one room, one bath studio unit. The cottage has board and batten siding painted tan with tan and brown trim. Some windows and doors have been nailed shut and others framed in to accommodate some slight interior remodeling such as the north front porch being enclosed. The cottage is accessed via wooden staircases on either side of the building. The lower unit has an elevated wooden deck and the cottage is surrounded by dense mature decorative vegetation. The cottage was mothballed in 2002 and is scheduled for restoration into two units for the overnight public rental program in Phase III.

Cottage #26 (North Beach, hillside): A 1,400 square foot three-story, upper and lower two-unit cottage built into the north bluff hillside. The two-story upper unit features a kitchen and living room on the main floor with a two bedroom one bath upper floor. The lower unit includes a studio with bedroom, living room, and bathroom. The building is clad in grey colored diamond asphalt shingle siding over board and batten with white painted trim. French windows and stationary picture windows in wood casings are distinctive features of the cottage as is the upper unit wood balcony deck. The units are accessed via a series of steps and staircases. The cottage was mothballed in 2002 and is scheduled for restoration into two units for the overnight rental program in Phase III.

Cottage #23 (North Beach, hillside): This 800 square foot one story main cottage also includes a detached studio room located above the cottage near the mid-bluff road. The two bedroom one bathroom main cottage is elevated with piers. It features a shed roof and white painted board and batten siding latticework underpinnings and white trim work. The cottage has good integrity including most of the original wood framed windows, interior finishes, and the distinctive near façade-length front deck. The cottage is accessed via a wooden staircase from the mid-bluff road and is surrounded by mature decorative vegetation. The cottage was mothballed in 2002 and is scheduled for restoration for the overnight public rental program in Phase III.

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Cottage #10 (North Beach, hillside): A 900 square foot one-story with one bedroom and one bathroom cottage. Perched onto the hillside on piers, this cottage features a significant view from its large stationary picture windows and elevated deck, accessed via the living room. The cottage has vertical wood siding painted yellow with 6" diagonal latticework underpinnings and other trim painted white. The cottage interior with its built-in cabinetry retains good integrity. Access to the cottage is from a wooden staircase descending from the mid-bluff road and a set of steps and walkway down slope to the beachfront along the south side of the cottage. The cottage was mothballed in 2002 and is scheduled for restoration for the overnight rental program in Phase III.

The following cottages are located on the Bluff-top above the north beach facing the ocean. A vehicle road branches off the main entrance road before entering the Hollow and ascends up to where it tees to run the length of the cottages from #34 to the north and #33 to the south. These cottages, running north to south include #34, 35, 18, 29, 39, 38, and 33, and enjoy the only clear views inland to the San Joaquin Hills.

Cottage #34 (Bluff-top): This cottage has added significance in that it originated as the local Japanese-American farming community's schoolhouse and meeting hall in the 1930s. The local men of the community built the one-room gable-front building in 1934 adjacent to Pacific Coast Highway. It was purchased and moved to its current location at Crystal Cove in 1949 after the Japanese community was relocated during World War II. The cottage was remodeled for use as dwelling space and the original room was partitioned. The two bed one bath building also includes a later built auto garage converted into a guest bedroom and half bath, totaling approximately 1,200 square feet. The cottage has 1" x 4" redwood siding painted grey with white trim. The auto garage, using the same siding and the roof line, blends into the old and all has the appearance of the local vernacular architecture of the early period. The main building was rehabilitated during Phase I (2006) for use as the district's Cultural Center, supporting interpretive uses and special events. The garage/studio is used for park operations.

Cottage #35 (Bluff-top): This cottage includes the historic main cottage and a noncontributing garage/studio building. The original two bedroom one bath cottage and one room one bath garage/studio total 1,100 square feet of space. The historic cottage features original horizontal redwood siding painted blue with white trim and a low pitch hipped roof. The newer circa 1970s garage/studio has T1-11 plywood siding painted in the same colors and is of a size and scale that does not detract from the district. The historic cottage was rehabilitated into the overnight rental program check-in station and concession office during Phase I (2006). The garage/studio is used as concession support. The interior features original panel siding, wallpaper, and other details. This cottage and the adjacent Cottage #34 connect via a new full length deck to provide ADA access from the accessible parking area into these two public facilities, and for public use and event gathering space. This deck replaced other noncontributing, modern, private patio areas.

Cottage #18 (Bluff-top): A 700 square foot one-bedroom one bathroom with living room and half-enclosed porch cottage. The cottage has gray asphalt shingle siding over the original vertical board siding with yellow and white painted trim. This cottage has excellent integrity including original wood doors and windows, and interior materials such as stained wood wall panel finish, built-in cabinets, shelving, and kitchen counter and sink. With a modernized bathroom and adjacency to the ADA parking lot this cottage was rehabilitated into an ADA accessible cottage during Phase I (2006).

Cottage #29 (Bluff-top): This is a 1,200 square foot one-and-a-half story side gable building with two bedrooms, two bathrooms, and a loft. The building is all wood framing with wood frame windows and wood shingle siding painted white with white trim. An aluminum sash sliding glass door and window into the north bedrooms are the only contemporary features. The cottage features original interior wood paneling and a full length front deck facing the ocean. With two separate bathrooms the cottage was restored as a two-unit with common kitchen dorm-style unit for the overnight rental program during Phase I (2006).

Cottage #39 (Bluff-top): A nearly 1,300 square foot cottage with three bedrooms and two baths, this cottage was also rehabilitated for dorm-style use for the overnight rental program during Phase I (2006). The original 1" x 4" redwood tongue and groove siding is painted white with green trim. The building features a low pitch front gable roof aligned parallel to the bluff-top road with rear wing protruding out to the bluff edge. The building and patio are

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protected from the bluff edge by a concrete wall that encloses the area. The physical elements of the cottage retain great integrity including interior paneling and kitchen cabinetry.

Cottage #38 (Bluff-top): This is the only noncontributing cottage in the district. It had experienced the most expansions, several outside the period of significance. It had doubled in size and most of the original interior and exterior finishes had been removed and/or severely altered. The one story footprint of the initial building remains within and the additions are of the same height and scale providing its status as a compatible building within the district. Natural shake siding covers the entire façade. The cottage now includes five bedrooms and three bathrooms totaling approximately 1,900 square feet. The cottage also has a common patio on the bluff side which provides outstanding ocean views. With its noncontributing status it was renovated as the ADA accessible dorm-style cottage during Phase I (2006).

Cottage #33 (Bluff-top): Another original 550 square foot one story, one bedroom, one bathroom cottage, including enclosed front porch space with large windows providing an ocean view. The 1" x 12" tongue and groove siding is painted blue-gray with white trim. Interior integrity of cabinetry and built-in is excellent. A side deck at the current main entrance door is located behind a five foot board fence which provides the small cottage with a small private yard. The cottage was restored for the overnight rental program during Phase I (2006).

Location

The district's geographic location along this section of coastline is unique in Orange County. Crystal Cove State Park is one of the only remaining locations where the coastal side of the highway is primarily undeveloped. Although the area immediately east of the district is now developed with large homes and a commercial resort in close proximity, once one descends into the historic district, neither the Pacific Coast Highway nor the urban development can be seen. The visual character of Crystal Cove Historic District cannot be separated from its historic or breathtaking natural setting. Therefore the location is prized by artists and photographers for its subject matter as well as by the passing recreational user.

Historic Integrity

Crystal Cove Historic District is the benefactor of its unique "property owner to tenant/lessee" agreements as well as Orange County's restrictions on development at the site. After the regular campers of the 1920s began to improve their tent and kit cabins through the 1930s, the County informed the Irvine Company property owners in 1940 to stop any additional cabin construction due to concerns with sewerage and utility demands at the then-rural location between Laguna Beach and Newport Beach. This resulted in the establishment of yearly renewed leases for the cabin owners and summer season south beach tent campers. In 1962, the County, concerned with public health and safety considerations, shut down day-use parking and beach camping, thus signaling the end of the district's period of significance as a seasonal recreation home and summer resort community.

These contractual and jurisdictional restrictions, followed by California State Parks' purchase of the property in 1979, helped hold any significant development or alterations to the Crystal Cove cottage community to its pre-World War II boundaries and spatial arrangement. This was confirmed with the district's listing in the National Register of Historic Places in 1979.

The significant site characteristics reflected in the integrity of Crystal Cove include: the personal, small, human scale of the buildings and landscape; the concentrated and secluded spatial layout with its diverse and compatible patterns of wood-framed buildings; the use of vernacular single wall style construction techniques and available/recycled materials to build the inexpensive summer cottages; the homogeneity of topographic siting; the unity of visual elements around the focal points of the creek outlet and bluffs; and the dynamic continuity through time of the cottages nestled against, on, and into coastal bluffs, all of which, when combined, provide a clear physical expression of feeling and association for the historic district's integrity as a distinct and intact representative of both itself, and other long-gone regional recreational community property types of the period.

Since the first cottages were built in the 1920s, modifications have occurred to the general landform at Crystal Cove and the surrounding lands. These contribute to the character and integrity of the historic landscape at

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Crystal Cove Historic District. These modifications have included:

- The construction of Highway One in 1926 permanently altered the natural stream channel of Los Trancos Creek and all other drainages between Corona del Mar and Laguna Beach. Widening of the highway in the 1990s added more changes including the pedestrian tunnel on the eastern boundary of the district that provides safe access from the park's Los Trancos parking lot.
- The stream channel in the Hollow has been moved twice from the far west side of the Hollow: once in the late 1920s to the middle and again by 1937 to the east side of the Hollow at the base of the highway fill slope. Stream flow has been constricted by the highway arch culvert and by upstream modifications.
- Extensive flooding, seen in a 1937 aerial photograph, washed out the mouth of the creek. By 1939, the creek outlet from the highway fill slope to the beach was completely rebuilt and channeled. Tidal flow to the Hollow area has been permanently restricted.
- In 1937, the northern bluff-top was graded off and the resulting soil material was dumped off into the Hollow, further constraining the stream channel area. The graded bluff-top is visible in a 1937 aerial photograph.
- The southern coastal terrace area was also graded and re-contoured for the access roadway and the hillside was terraced for the southern grouping of cottages.
- Modern jetties constructed at Newport Bay to the north have limited natural beach sand replenishment and Crystal Cove Beach has retreated from its prehistoric and historic configurations. The vegetated beach area with access steps visible in front of the northern beachfront cottages in the 1937 and 1939 aerial photographs was gone by 1998. Current conditions consist of a boardwalk that provides access and a buffer for shoreline wave action. In addition, the depth of the south beach, formally the home to seasonal tent campers until 1962, has retreated.

In summary, modifications associated with the development of the historic property have taken place on the original natural landform that existed at Crystal Cove and Los Trancos Creek during its establishment as a summer cottage enclave. Most of these reflect the evolution of the historic landscape at Crystal Cove and have become a part of the contributing landscape features of the district. For the most part, due to contractual and permitting restrictions, modifications to the cottages have been additive rather than subtractive to the basic historic elements and character. Cottage owner renovations were done with mostly compatible materials, with the obvious exceptions of some aluminum frame windows and sliders. California State Parks has been restoring historic elements per the Secretary of the Interior's Standards as documentation and opportunities arise.

In general there is little that is significantly different since the district's last major build-out in 1939. The district remains remarkably intact as to materials, feeling, and landscape. For the individual cottages, about 80% of the room and second story additions to the various cottages had already taken place by 1939 and certainly by the end of the period of significance in 1962. The cottages are a remarkably authentic representation of the Crystal Cove vernacular recreational cottage style and layout as it existed from the late 1920s to the late 1930s. With the absence of any late twentieth century buildings, this district and its cottage groupings remain less modified than many significant urban residential historic districts and Main Street commercial historic districts.

As of 2013, twenty-nine of the forty-six cottages are restored and back in use. Some modern alterations and small outbuildings remain as part of the acceptable changes that have occurred through time. Generally these have been allowed if they do not significantly detract from the overall vernacular appearance of the individual cottages and if they blend in with the greater historic vernacular landscape. As an example, of the extant exterior cottage changes, only those for Cottage #38 are such that it was determined to be the only noncontributing cottage. Its scale and California State Parks-led renovation makes it a compatible building within the district.

The Crystal Cove cottages have excellent integrity and still retain their basic scale, appearance, construction materials, and cottage groupings of South Beach, Hollow, North Beach, and Bluff-top. In addition to the cottages themselves, landscape elements such as topography, vehicle roads, footpaths, stairs, boardwalks, fences, paving materials/details, bridges, streets, planted and natural vegetation, telephone poles and overhead wires, retaining

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and debris walls, drainage features, creek walls, and cottage yards, patios, decks, gardens, decorative landscape furnishings and objects, and ornamental and native vegetation, are important character-defining features of the Crystal Cove Historic District. These features and elements contribute to the cultural landscape.

***P6. Date Constructed/Age and Source:** majority circa 1925 to 1936/Historic/NRHP Nomination March 1978

***P7. Owner and Address:**

Brian C. Ketterer
State Park Superintendent V
California State Parks
Orange Coast District
3030 Avenida Del Presidente
San Clemente, CA 92672-4433

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

Content from National Register nomination, historic structures studies, project monitoring reports, restoration project drawings, and California State Parks Plans and Environmental Impact Reports consolidated, edited, and formatted for DPR 523 forms by Amy H. Crain, State Historian II, California State Office of Historic Preservation, 1725 23rd Street, Suite 100, Sacramento, CA 95816-7100;

Updated and supplemented by James D. Newland, Supervising Historian, Manager, Resources and Interpretive Services, California State Parks Southern Service Center, 2797 Truxtun Road, San Diego, CA 92106.

***P9. Date Recorded:** 1978, 1994, 1998, 2001, 2002, 2003, 2006, 2011, 2013

***P10. Survey Type:** (Describe) California Historical Landmark

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

National Register Nomination March 1978
Crystal Cove State Park (CCSP) General Plan 1982
Crystal Cove Legislative Report April 1994
Historic Resources Evaluation: Recreational Residences, USDA-Forest Service Cleveland National Forest 1995
Historic Structures Study August 1998
Public Use and Preservation Plan and Final Environmental Impact Report February 2003
Crystal Cove Historic District Phase I Restoration "as-built drawings" 2006
Crystal Cove Japanese History Cultural Stewardship Project Report 2006
Phase II Cultural Resources Monitoring Report (draft) 2007
Historic Landscape Management Plan (draft) 2007
Crystal Cove District Phase II Restoration Project "as-built drawings" 2011
North Beach Cottages Preliminary Structural Review August 2011
Phase II Cultural Resources Monitoring Report (draft) August 2012
Crystal Cove Historic Photograph Collections, CCSP, including Davick Collection, Crystal Cove Alliance

***Attachments:**

Location Maps Continuation Sheets Building, Structure, and Object Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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- B1. Historic Name: Crystal Cove
 B2. Common Name: Crystal Cove Historic District; Crystal Cove State Park
 B3. Original Use: Recreation
 B4. Present Use: Recreation
 *B5. Architectural Style: Vernacular
 *B6. Construction History: (Construction date, alterations, and date of alterations) Majority of the forty-six buildings were constructed circa 1925 to 1936; last building constructed late 1940s; full restoration began 2003
 *B7. Moved? No Date: N/A Original Location: N/A
 *B8. Related Features: N/A
 B9a. Architect: N/A b. Builders: Friends of James Irvine II and III; employees of the Irvine Company
 *B10. Significance: Theme Recreation Area Coastal Orange County
 Period of Significance 1925 to 1962 Property Type District
 Applicable Criteria Last historical property of its type in Southern California

Summary

Crystal Cove Historic District was listed in the National Register of Historic Places in June 1979 for its exceptional significance as the best preserved, and last self-contained Southern California beachfront recreational community. The district's buildings and landscape feature an unmatched example of vernacular architecture and construction style that has remained spatially intact in its historic landscape since the 1940s. Being a privately-held property of annual lease holders, this example of a once numerous recreational beachfront community type was sheltered from southern California's massive Post-World War II development. As such, Crystal Cove Historic District is eligible as a California Historical Landmark as the last historical property of its type in that region. The period of significance is 1925 to 1962 and the California State Parks *Preservation and Public Use Plan* (2003) identifies the period of historical interpretation during its period of prime use: the 1920s through the 1950s. With no new buildings constructed in Crystal Cove since the late 1940s it retains exceptional historical integrity. Additionally, the property has been associated with the early years of the movie industry, with Japanese truck farmers who occupied a small settlement on the hills behind Crystal Cove in the 1920s until 1942, and with the potential for archaeological information. Native American middens have been found within and nearby the district.

Historical Significance

As listed in the National Register the Crystal Cove Historic District is significant under Criterion A (association with historical events) as "the site for the silent film industry's 'south sea island' productions, and as a naturally evolving early twentieth century California recreational beach community which survives intact from California's early automobile era." It is also significant under Criterion C (design) as a "place of exceptional significance as a unique self-contained California coastal community" in which vernacular single-wall cottages built between 1925 and 1936, its long row of 1930s garages, and its exotic landscaping dating from the early 1920s create an entity unique among California coastal recreational communities in sense of time and place. Photographs illustrate the unique character of these coastal cottages, their cultural landscape, and how they associate with one another.

The historic district was established in 1979 to protect and preserve Crystal Cove's basic characteristics and to maintain the scale and character of its cottages. The district was found to possess a significant concentration of buildings that together create an area of architectural and environmental uniqueness and importance which contributes to the overall history and ambiance of Orange County and the Corona Del Mar – Laguna Beach locale. Important characteristics include: the unique history of Crystal Cove as a seaside recreation area, the use of vernacular single wall style construction to build the inexpensive summer cottages, and the dynamic continuity through time of the cottages and of the district itself.

The district's period of significance is 1925 to 1962. About 90% of the cottages were in place by 1939, with only Cottages #34, #39, and #46 added after this time. By the late 1960s only the public restroom/shower buildings in the Commons and two un-numbered cottages had been lost. One cottage was lost at the north end of the beach due to landslide, and one cottage by the creek bridge was lost due to a car coming off PCH and crashing into it. This space is now covered with highway fill. Cottage #45 was a former store moved near the garages along Los Trancos Creek and the new store, Cottage #46, was put in place during the period of significance. Only remodeling of individual cottages has taken place; no new cottages have been constructed in the district since its period of significance.

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B10. Significance (continued)

Synopsis of Local History

Euro-American occupation of present-day Orange County began in 1776 when Spanish colonial missionaries under the direction of Father Junipero Serra founded Mission San Juan Capistrano. In 1833 the Mexican government secularized these religious institutions and began to grant former mission lands to private individuals. The first grant of the land on which Crystal Cove is located was awarded to Jose Andres Sepulveda in 1837. After considerable protests from Mission San Juan Capistrano's priests, Sepulveda acquired a second grant which, combined with the first, became known as the Rancho San Joaquin. An adjoining tract, Rancho Santiago de Santa Ana, was in the possession of the Yorba and Peralta families.

Following the United States acquisition of California in 1848, many rancho-owning families of the Mexican Era found it difficult to keep their properties. Californio landholders regularly lost their holdings when confronted with the bureaucratically onerous and legally unscrupulous land confirmation process directed through the California Land Act of 1851. The mandated process often required decades of costly legal battles for the land-rich, cash-poor Californios. Subsequently by the 1860s these three grants had come under the control of San Francisco merchant and real estate developer James Irvine, and his ranching partners Benjamin and Thomas Flint and Llewellyn Bixby operating as Flint, Bixby & Company. These former rancho lands would become the largest portion of the future Irvine Ranch of Orange County.

In 1864, Rancho San Joaquin on which present day Crystal Cove is located belonged to James Irvine and his three partners as tenants in common. In 1867-68 30,000 head of Flint, Bixby & Company sheep grazed on the hills where cattle had previously fed. Irvine bought out his three partners in 1876. During these early decades of the Irvine Ranch, operations focused on the inland agricultural areas. The remote and undeveloped coastal lands of the ranch saw little use. In 1886 James Irvine died. Seven years later his son, James Irvine II, formed the Irvine Company to oversee the family's vast business and land holdings. During his lifetime (1867-1847) Irvine Ranch comprised nearly one-third of all land within Orange County. The Irvine Ranch continued as a mostly rural area during this period. In 1907, Irvine Company management considered selling approximately a mile of coastal land between Newport and Laguna for \$200 an acre, and apparently there were no takers for the remote property. This land remained undeveloped until the late 1920s when the Irvine Company began leasing land along the coastal bluffs in this area to Japanese truck farmers who established a small settlement on the hills of the future Crystal Cove State Park.

During the second decade of the twentieth century the burgeoning southern California movie industry discovered, and began to utilize, the beach and bluffs at present-day Crystal Cove. As early as 1917 reports persisted that palm trees had been planted and a "paradise of the south seas" set created for the benefit of film-makers who could easily reach this remote coastal location from Los Angeles. It appears that the very early history of Crystal Cove is therefore integrally interwoven with the regional motion picture industry. In fact, current research is uncertain on whether the cove was first used as an Irvine Company employee beach camp or first discovered as an ideal location for south seas film sets. The first commercial film reported to be filmed at the cove was an early version of "Treasure Island," released in 1920.

The silent to early talkie era appears to have been the most prolific period of filming at the cove. Especially after Irvine hired E. Roy Davidson, a Hollywood technical director, to manage camping and beach use access, along with location coordination, at the cove in 1925. An early version of Somerset Vaughn's "Sadie Thompson" (1928) and its remake "Rain" (1932) were supposedly shot along this stretch of coast as well as south seas-set films including "Half a Bride" (1928) and "White Shadows of the South Seas" (1928). At Table Rock, located adjacent to Cottage #13 at the southernmost end of the cove, the early film "Storm Tossed" was made in 1921. Filmmakers continued to use the location throughout the following decades with the classic 1934 "Treasure Island" and other second-run movies such as "Two of a Kind" (1951). During the late 1920s and early 1930s, cottage owners remember being asked to clad their cottages with palm thatching, providing the cove with the exotic appearance of the south seas. For the first decade or so, every cottage built at the cove kept its palm thatch to make the cove attractive for potential movie producers.

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The key event that opened the cove to its initial development was the state highway department's completion of Pacific Coast Highway through to Laguna Beach in 1926. Landowners James Irvine II and James Irvine III spent much time enjoying the beach setting. They generously allowed employees and friends to tent camp and to build small shelters and cottages along the beach and against the bluffs. Some current cottages began as one room tents with canvas walls. Houses often began as one room kit cabins purchased via catalogs and popular with the growing number of urbanites looking for inexpensive weekend or summer recreation homes. The palm-thatched constructions of the 1920s gave way slowly to more permanent, wood-framed buildings. Additions were made as families grew and needed more space and/or materials became available. Sometime in the 1920s a lumber ship capsized and wood suitable for the construction of more cottages drifted ashore. Part of the north beach boardwalk was reportedly salvaged from the teak deck of another wrecked ship.

In 1927, regular visitor Elizabeth Wood, whose husband Merrill was good friends with Hollywood technical director Roy Davidson, named the beach and creek mouth area "Crystal Cove." By this time the unique seaside spot was already becoming well known as a recreation area. On August 14, 1927 *The Los Angeles Examiner* noted "On the Coast Highway between Balboa and Laguna is a bathing resort that has the atmosphere of a South Sea atoll. Touring along the highway recently, a party from the Paige Company of Southern California...saw thatched huts and long-fronded palms marking the beach of Crystal Cove."

During these early years the cove began to see its historic spatial arrangement established. Los Trancos Creek was redirected and straightened and some of the hillsides cut for tent/cabin building pads to the north and south of the creek. Some of the material was used to lay out a parking area to the north of the creek outlet for both day use and campers. Tents were annually pitched on the south beach for each summer. It was at this point and throughout the 1930s that cottages began to be built up against the northern bluffs towards Balboa (Newport Beach) as well as into the foot of the south beach slope. With no room for automobiles on the north beach, provisions had to be carried in along the beach until the narrow boardwalk was built. Even with such challenges, over forty recreation home cottages were constructed within the cove by 1940.

The natural beauty, and rural and rustic character of the growing cove community soon made it a place that drew the same families to return to their cottage and tent camp plots each summer. The Irvines had been generous with permission for the construction of the cottages leaving the details up to their site managers. As the cottage owners made improvements and lengthened their stay, the Irvines became concerned about squatters' rights and the County about health and safety codes. In the late 1930s, the Irvines decided that those with cottages must make a choice. They were invited to either move their cottage elsewhere or to relinquish ownership to the Irvine Company. Reportedly, one or two small cottages were moved to Laguna Beach but most people agreed to stay.

The resulting short term leasing system instituted by the Irvine Company, and the County's request to limit any new cottages, actually served to preserve Crystal Cove in its original form. Being that these were temporary summer home buildings, the County did not require code updates and regulations that would likely have resulted in major alterations or replacement of the buildings. Therefore the vernacular style that is most essential in the architectural significance of these cottages has been retained along with the physical character of the community.

Under the Irvine leases it was possible to paint, resurface, or change a water heater or a light fixture, but no significant alterations in dimensions or additions of rooms were technically allowed after 1950, although some minor changes did naturally occur. As a result the district appears much as it did in the 1930s and 40s, with the exception of the absence of seasonal visitors who were no longer allowed to pitch tents on any of the Orange County beaches after the County restricted such use in 1962. Together the Crystal Cove cottages and associated historical landscape features and elements constitute a unique historical resource.

Community as Cultural Value

Community values combine with Crystal Cove's historic, natural, and recreational values to create a truly unique and treasured place that people want to enjoy and protect. Crystal Cove has experienced at least five different kinds of community across the years: Native Americans, Japanese truck farmers, automobile tent campers,

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summer cottage vacationers, and year-round tenants. Native American people hunted, gathered, and built villages in this area for at least 9,000 years before the present. Japanese truck farmers leased bluff land near today's Crystal Cove Historic District from the Irvine Company as early as 1927. The Japanese farms evolved into a small hard-working and close-knit community that included a one room public school and a Japanese Language School, now incorporated into Cottage #34. The U.S. government abruptly ended this Japanese agricultural community in 1942 when, during the initial frenzy after the attack on Pearl Harbor, it gathered up and relocated Japanese-Americans for the duration of the war.

Crystal Cove's evolving beach recreation community is an expression of the 1920s nationwide availability and popularity of the family automobile-oriented vacation. At that time many Southern Californians acted on the opportunity to take advantage of newfound leisure time and the personal freedom afforded through the automobile to temporarily escape the routine patterns of the city's urban landscape. The mass production of automobiles and the improvement of the road and highway system provided access to weekend vacation trips that once required extensive travel time. As such the popularity of camping and second, or vacation, homes, grew exponentially during this period. Ironically, the very means used to escape industrialized urban life were two of the chief products of 1920s industrial society: the automobile and the modern highway.

Reflecting these trends, and looking to scenic and undeveloped open space areas as an antidote to the real and perceived evils of urban existence, more and more city dwellers yearned for rustic experiences in natural surroundings, if even for a short period. Especially in Southern California, where year round good weather and a growing transportation system allowed easy access to mountains, deserts, and beaches, the concept of the weekend getaway flourished. Soon local urbanites from many walks of life discovered isolated, undeveloped spots such as Crystal Cove as an attractive and inexpensive beach vacation destination.

Beginning with the opening of the Pacific Coast Highway in 1926, auto-campers arrived in large numbers to pitch tents on Crystal Cove's beach. The camping experience at Crystal Cove has been described as a democratic and cooperative village community. Reflecting its status as a family-oriented camping and vacation cottage destination, Crystal Cove was once referred to by some of the early residents as "Family Cove." Seeking more comfort, returning auto-campers improved their tent sites with each passing summer. Tent pads became foundations for semi-permanent thatched huts and then rustic cottages. By around 1936 there were forty-seven cottages at Crystal Cove and in 1938, the Irvine Company began formalizing cottage leases with individuals. Under these leases the tenants had little incentive to invest in expensive improvements because the Irvine Company retained ownership of both the land and the cottages. In addition, Orange County restricted construction of any additional buildings without significant infrastructure improvements. This situation is largely responsible for preserving the original character and appearance of this early beach recreation community. Former Crystal Cove resident Christine Shirley wrote in 1979, "We have literally been locked in the past here since we have not been allowed to change or add to our cottages by the short term leases with the Irvine Company."

After the war, the forty-six remaining cottages and the summer beach tent-campers experienced the peak years of Crystal Cove as a recreational community. When the County ended the south beach tent camping and day use due to increased public health and safety concerns in 1962, the historic period of the cove ended with it. Afterwards, more and more cottages were occupied year-round until Crystal Cove became a community of part-time and full-time tenants. This was the situation when California State Parks purchased the property from the Irvine Company in 1979 to form Crystal Cove State Park. The *Development and Public Use Plan* (1982) identified twenty-one of the forty-six cottages as being used for "weekend or summer use" only and twenty-five cottages being used "all year."

In 1979 the Crystal Cove cottage community was listed in the National Register of Historic Places as Crystal Cove Historic District. Being a state park, the 1982 General Plan called for the future use of the cottages for overnight public rentals. In the meantime the remaining lease holders received a twenty-five-year extension from the State. After additional legal attempts to remain, the lessees moved out of the cottages in July 2001.

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Japanese Farming at Crystal Cove

The short-lived but successful Japanese farming community is another of the significant contexts within Crystal Cove's history. The Yamashita family arrived in Crystal Cove in 1927, the first of what would soon be a small but successful farming community. These families of Japanese immigrants and their American-born children leased the hills and bluffs along the Pacific Coast Highway from the Irvine Company to grow beans, celery, tomatoes, and other crops. The climate here was perfect for these vegetables, as the early frost-free season enabled them to have the first beans on the market, maximizing profits.

The difficulties of farming at Crystal Cove were multiple. All but a few fields were located in the hills, the steep slopes making tractor work difficult and dangerous. Many fields continued to be plowed by horses. Modern farming chemicals had yet to be developed, leaving crops susceptible to diseases and pests. The biggest worry, however, was rainfall. Except for a single irrigated field on the Yamashitas' leasehold near Reef Point, crops were exclusively dry-farmed, relying on rainfall to provide the necessary moisture.

Some families sold their produce from roadside stands along the highway. Most of the families trucked their crops to market. Produce was packed into heavy wooden crates and usually shipped to the Central Market in Los Angeles, although families would occasionally sell directly to the bigger supermarkets. Late-season tomatoes were shipped to a cannery in Buena Park. Three Japanese American-owned trucking companies, Kobayashi, Tamisato, and Ikeda, served the area. Harvest time was a big event, with dozens of Mexican-American field hands brought in from the Santa Ana area to help with the crops.

In 1931 the Tustin School District established a school for the farm children, San Joaquin #2. Most of the children then attended Newport Harbor Union High School, although the Ishida and Yamashita children fell on the "Laguna side of the line" and went instead to Laguna High School. Saturdays were devoted to *Gakuen*, Japanese School, where the children were instructed in Japanese language and culture. Parents were concerned that their American-born children spoke very little Japanese, while they themselves had not mastered English.

In response to the parents' concerns, Reverend Kenji Kikuchi of the Wintersburg Japanese Presbyterian Church founded the school in 1929, originally in the home of the bachelor Mr. Shinichi Matsuyama. Teachers, mostly Christian ministers and their wives, were brought in from Irvine, Gardena, and Wintersburg. After spending the rest of the week in regular school and farming on Sundays, however, the children had little interest in learning as evidenced in oral histories completed in 2006.

The community built a new schoolhouse adjacent to Mr. Matsuyama's home in 1934. The building soon became a social center, hosting parties, Buddhist and Christian religious services, sporting events, *kendo*, and dances. Sports were popular, particularly softball, basketball, and football, and many of the boys practiced *kendo*. Fishing for abalone and octopi was a popular pastime, and most families collected Indian artifacts found in the surrounding hills.

Things changed rapidly with the bombing of Pearl Harbor in December 1941. The government imposed curfews and travel restrictions upon Japanese and Americans of Japanese ancestry, and confiscated contraband items including weapons, radios, flashlights, and cameras. Although nobody remembers any hostile acts or ill treatment following Pearl Harbor, wartime events did affect relationships with the Caucasian community. Following Executive Order 9066 in February 1942 ordering all Japanese and Americans of Japanese ancestry to evacuate the Pacific Coast, the families of Crystal Cove began preparations to leave.

They sold automobiles and tractors for whatever price they were offered, and made arrangements for their foremen to take over the farming operations. A few, including the Yamashitas, chose to leave on their own and resettle in non-restricted interior states. The majority, however, were relocated on May 17, 1942 to the government-run camp at Poston, Arizona for the duration of the war. Many of the young men went on to serve in the Army. The military took over the Japanese schoolhouse and other buildings for use as a coastal defense guard post until the end of the war.

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The Irvine Company eventually razed the farms and all their buildings, with the exception of one building. Mr. Ray Kuchel, of Santa Ana, moved the Japanese Schoolhouse to the Historic District in 1949 and converted it into one of the vacation cottages at Crystal Cove. Now known as Cottage #34, it is in use as the Cultural Center of the Historic District. The building also features exhibits on the history of the Japanese farming community at what became Crystal Cove State Park.

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

*B12. References:

Architectural Resources Group. *Crystal Cove Historic District, Historic Character Defining Features*, 1-4. August 7, 1998. \\mshqgeo\GIS\UDF\Park_Unit_594\Cultural\AR_594_1379.pdf. Accessed via UDF Metadata Portal 08/16/2013.

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Byrnes, Ilse M. *Crystal Cove Historic District National Register of Historic Places Nomination Form*. March 1978. <http://pdfhost.focus.nps.gov/docs/NRHP/Text/79000514.pdf>. Accessed via National Park Service Focus Database 08/16/2013.

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Steen, Karen E., Laua Davick, and Meriam Braselle. *Crystal Cove Cottages: Islands in Time on the California Coast*. San Francisco: Chronicle Books LLC, 2005.

B13. Remarks: California State Parks began acquiring land from the Irvine Company in 1979. Naming and classification of the park occurred on April 11, 1980. The General Plan was approved by the State Parks and Recreation Commission on March 12, 1982 and approved and certified as a Public Works Plan by the California Coastal Commission on May 20, 1982. During the early 1990s State Parks recorded and studied the Crystal Cove Historic District to assess the condition and costs associated with future public use of the historic district. In 1998 the State of California engaged in a fifty year concession contract with Preservation Partners, Inc. to restore the cottages as a luxury resort that would have resulted in the replacement of many of the cottages and alteration of the historic landscape.

In 1999 the nonprofit Alliance to Rescue Crystal Cove proposed alternative plans to the luxury hotel resort concept. In 2001 the Alliance and a coalition of community, environmental, and preservation groups pressured the State to end the resort plans. State Parks concurred and bought out the concession contract that year. State Parks planners, designers, and preservation specialists worked with stakeholder groups to prepare the 2003 Preservation and Public Use Plan to guide the appropriate restoration and re-use of the Crystal Cove Historic District. State Parks completed the Phase I restoration of the infrastructure and twenty-two of the forty-six cottages in 2006 using state bond and Coastal Commission low-cost accommodation funds.

In 2003 the Alliance shifted its mission from rescue to restoration and education, and changed its name to Crystal Cove Alliance (CCA). In 2006 CCA also became the first State Parks cooperating association to be awarded a concession contract for management of overnight rental and food services, a unique model that keeps revenues in the park for future restoration. During Phase II (2009-2011) seven additional cottages, included those remaining in the Hollow and Commons areas, were restored using CCA-raised funds with state parks technical oversight.

As of 2013, twenty-nine Crystal Cove cottages are open to the public. Many are available for overnight rental; others are used for visitor-serving functions, including operational support, concessions, and the check-in office. Each cottage has been restored in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the design and feel of the original buildings. Plans and permits are in process for restoration of the remaining seventeen cottages in the North Beach area. These cottages will be restored and made available to the public as soon as funds are secured for implementation of Phase III.

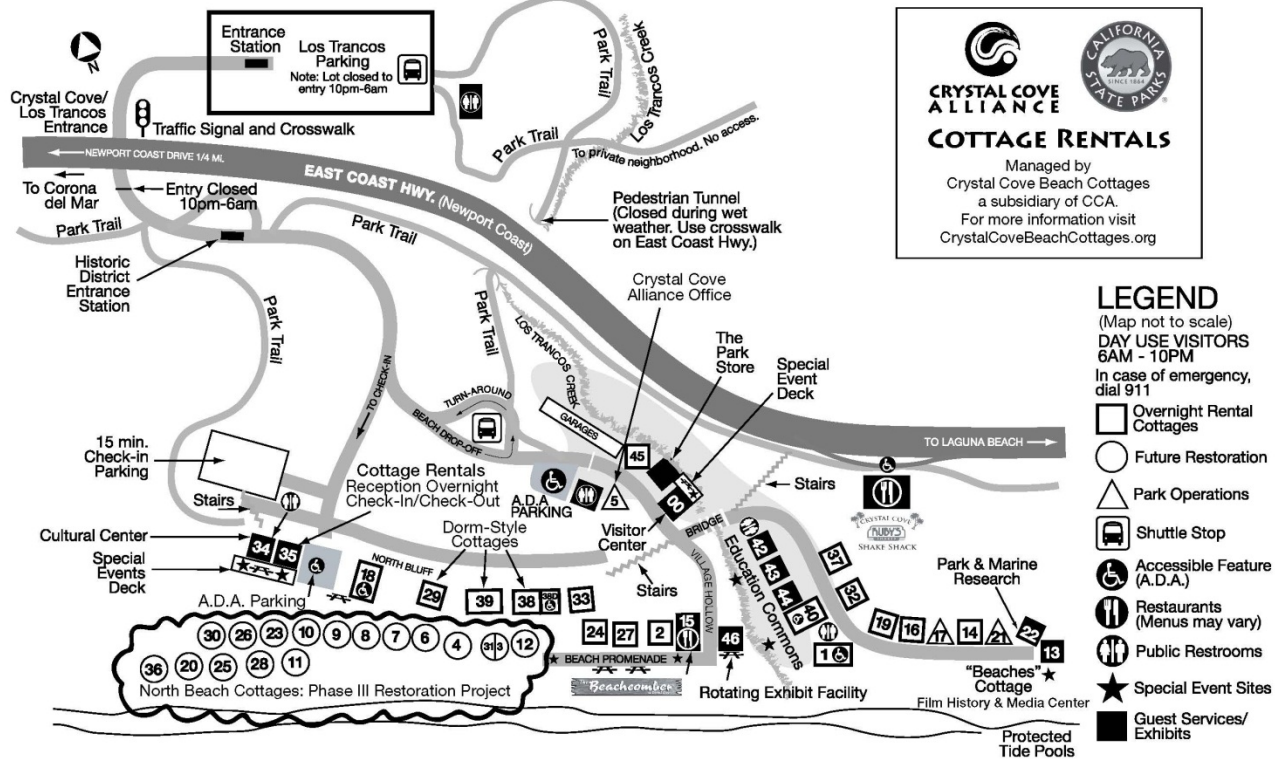
***B14. Evaluators:** Amy H. Crain, State Historian II, California State Office of Historic Preservation;
James D. Newland, Supervising Historian, Manager, Resources and Interpretive Services,
California State Parks Southern Service Center

***Date of Evaluation:** October 2013

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CRYSTAL COVE STATE PARK HISTORIC DISTRICT



Cottage Rentals Map, Revised December 2012

Source: Crystal Cove Alliance

<http://www.crystalcovebeachcottages.com/files/HDMapCottagesDistrict2013.pdf>

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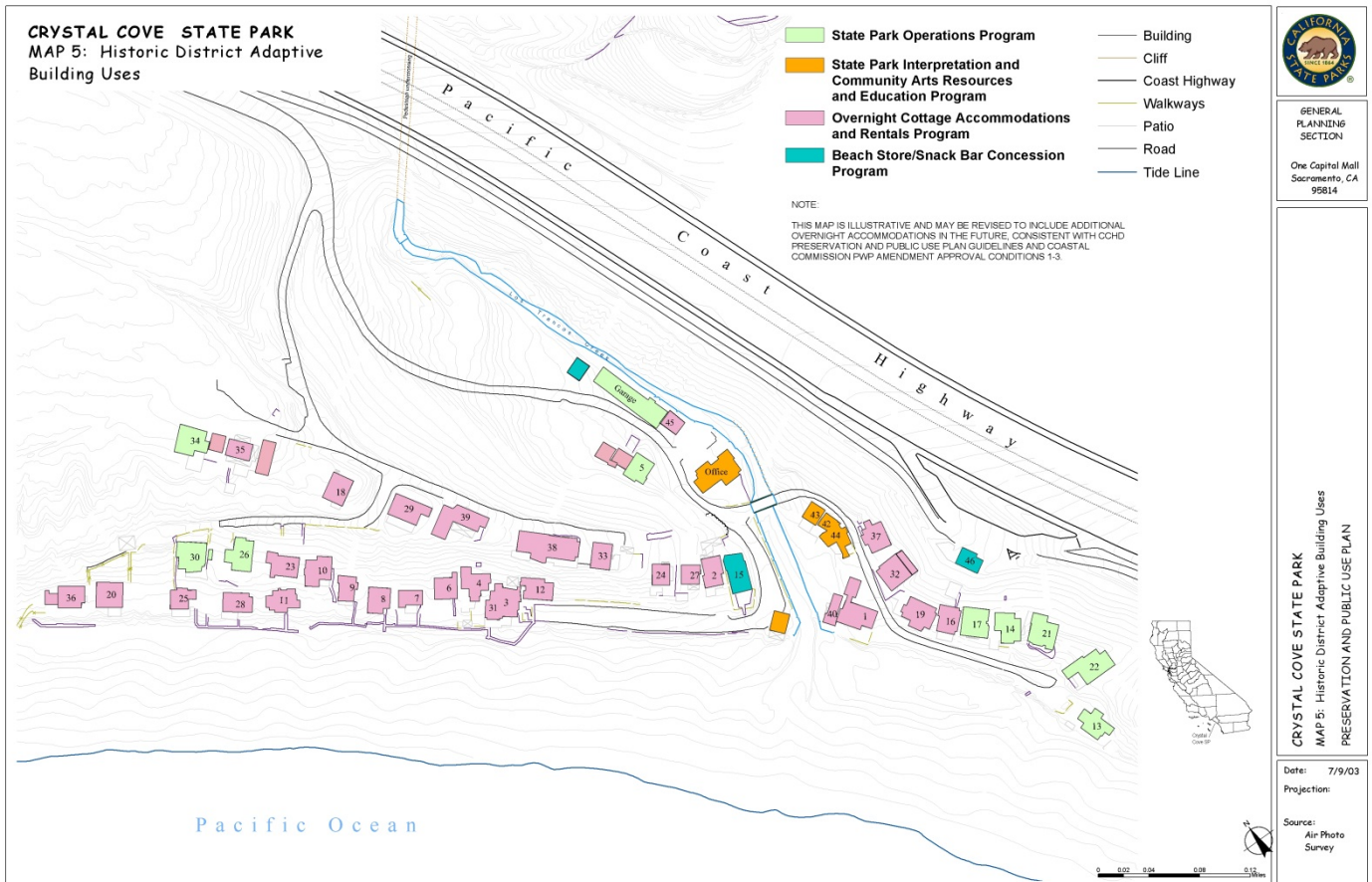
Crystal Cove State Park Brochure Maps, 2011

Source: California State Parks

http://www.parks.ca.gov/MediaGallery/?page_id=644&m=brochures

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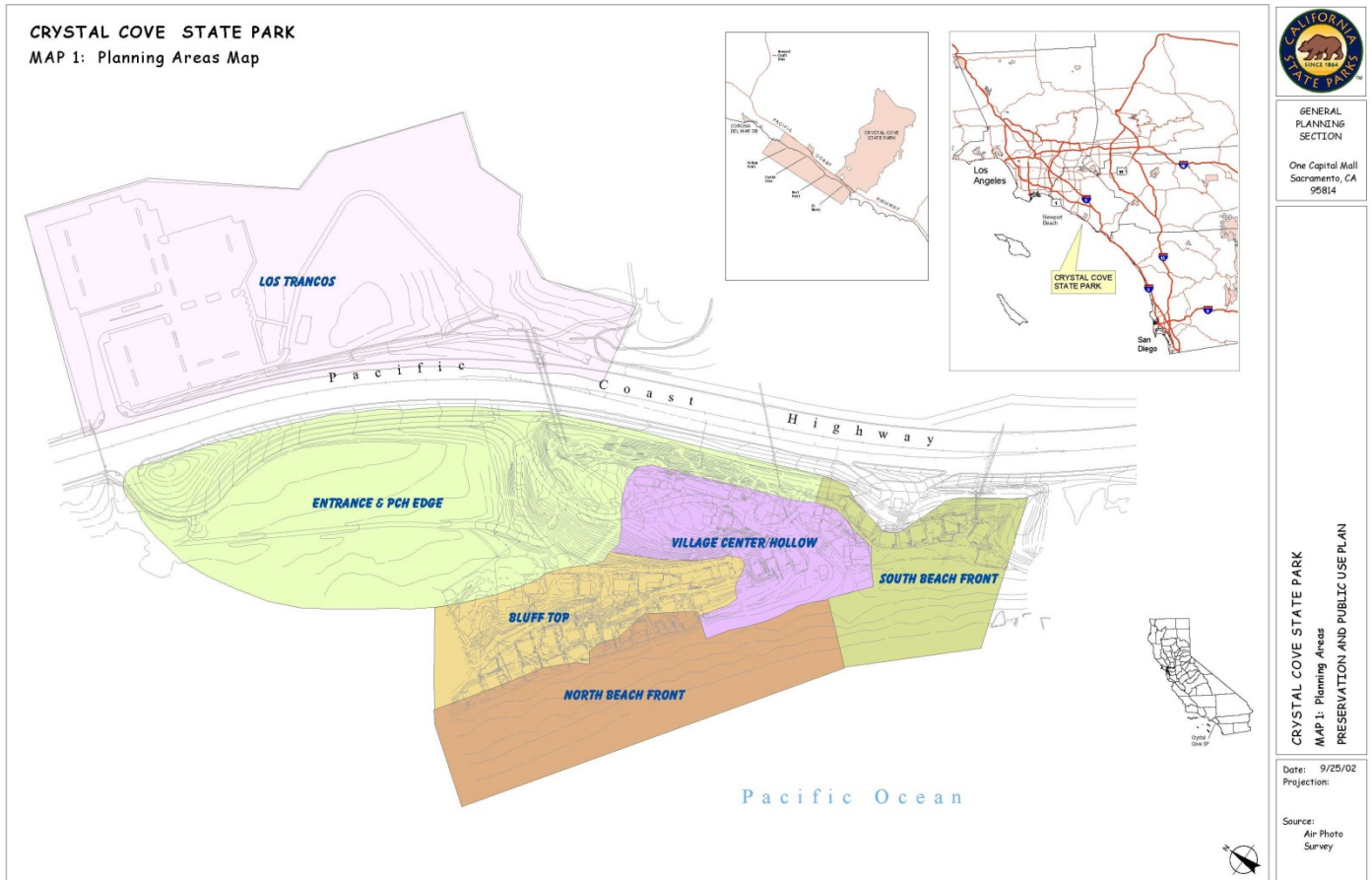
Preservation and Public Use Plan Adaptive Building Uses Map, 2003

Source: California State Parks

NOTE: A few of the proposed uses changed in the ten years since this map was produced;
 Narrative indicates cottage use as of 2013

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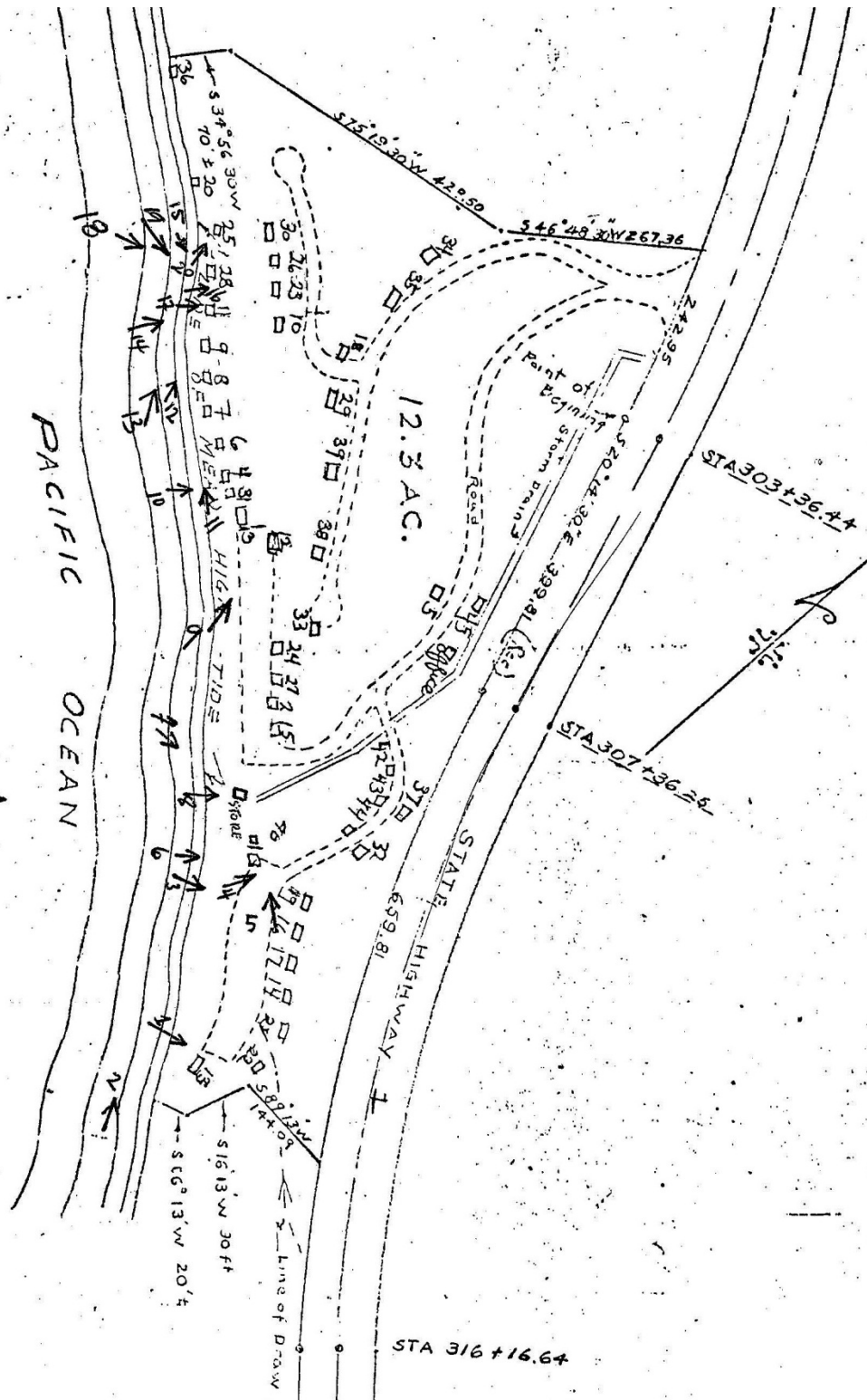


Preservation and Public Use Plan Planning Areas Map, 2002
Source: California State Parks
NOTE: 2002 Planning Areas differ slightly from 2013 Description

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TITLE CRYSTAL COVE			
DATE 21 SEPT 60	DRAWN BY	CHECKED BY	SCALE 1" = 200'
FILE			



Sketch Map from National Register Nomination, 1978

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Varied Camera Format; Film Type and Speed; Original photographs, archival material, and digital images on file at California State Parks Southern Service Center, unless otherwise indicated.

Date	Subject/Description	View	Page #
Late 1930s	Colored post card of Crystal Cove		1
June 1924	Map of Pacific Coast Highway plans for route through Irvine Ranch		30
Circa 1925-26	Crystal Cove prior to construction of Coast Highway with a few tent cabins erected and day users swarming the beach		30
Circa 1925-26	Los Trancos Creek still meandering through the Hollow, and some of the initial thatched cottages of Crystal Cove during filmmaking heyday		31
Aug 14, 1927	<i>Los Angeles Herald-Examiner</i> article noting "Crystal Cove"		32
Circa 1928	Entrance to Crystal Cove through the Hollow		33
Early 1930s	Initial day-use parking area and South Beach full of tent campers		33
Circa 1930s	Full extent of district within the undeveloped Irvine Ranch coastline	Aerial	34
Circa 1930s	Crystal Cove and coast showing historic district at mouth of Los Trancos Creek, and graded hills being worked by Japanese farmers	Aerial	34
Late 1930s	North Beach and Bluff-top; Japanese Schoolhouse not yet moved	Aerial	35
Circa 1937	South Beach and Hollow	Aerial	35
Circa 1937	Entirety of Crystal Cove: cottages & newly channeled Los Trancos Creek	Aerial	36
Circa 1939	Most cottages in place; tent campers occupied South Beach for summer	North	37
Circa 1940s	South Beach cottages		37
Circa 1940s	South Beach cottages and Beachfront	North	38
1951	Filming of Columbia's "Two of a Kind" at Cottage #13		38
Circa 1952	North Beach, Bluff-top, Beachfront, portion of South Beach	Aerial; SE	39
Circa 1952	Similar shot centered on Los Trancos Creek		39
Late 1950s	Bluff-top showing South Beach	South	40
Late 1950s	Store/snack stand (Cottage #46), creek; office (Cottage #00) behind	East	40
Circa 1940s	Crystal Cove, for comparison with next image	Aerial	41
Circa 1980s	Crystal Cove, for comparison with previous image	Aerial	41
Circa 1930s	Cottages L to R #24, 27, and 2, for comparison with next image		42
2013	Cottages L to R #24, 27 and 2, for comparison with previous image		42
2006	Beachfront and South Beach	Panorama	43
2006	South Beach	Panorama	43
2006	From Commons toward Cottages L to R #15, 2, 27, 24	North	43

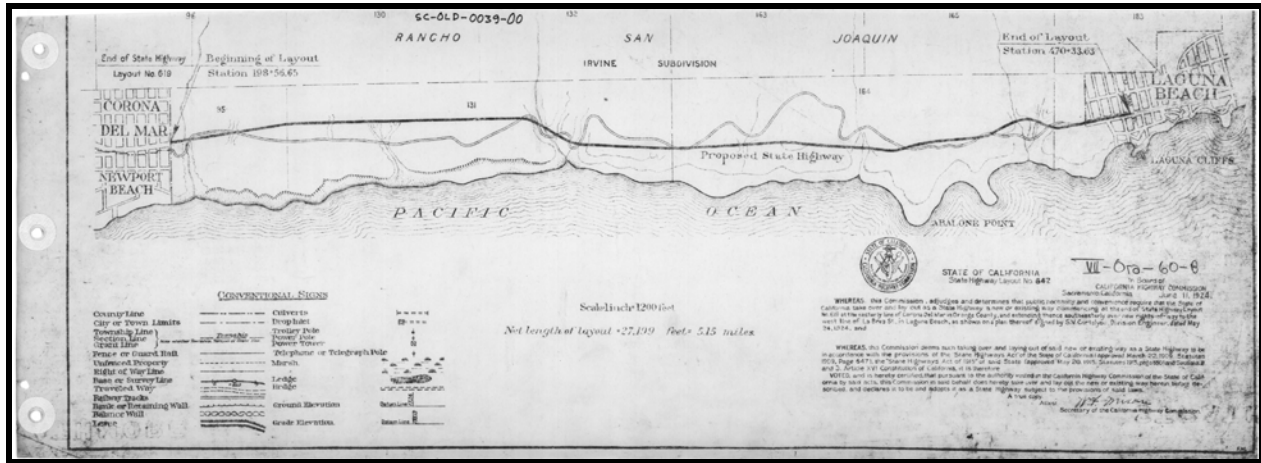
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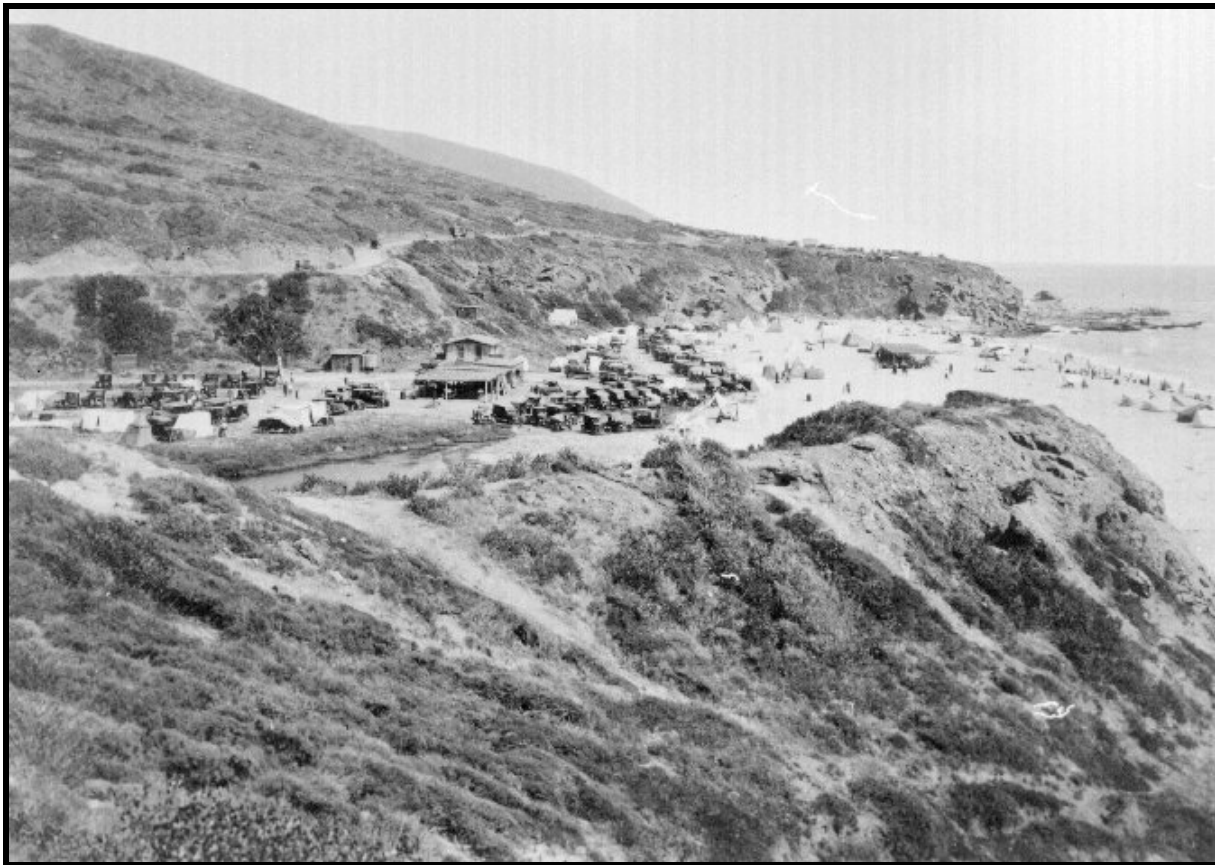
Date	Subject/Description	View	Page #
2006	Vehicle bridge and Beachfront, Cottages L to R #46, 15, 2, 27, 24		44
2006	From Cottage #24 toward South Beach	South	44
2006	From Bluff-top, Cottage #39	South	45
2006	South Beach, Cottages L to R #19, 16, 22, 13		45
2006	Mothballed North Beach		46
2006	North Beach Cottages L to R #10, 9, 8, 7; Bluff-top #18, 29	Close up	46
2013	Pedestrian entrance to Hollow	West	47
2013	Bank of Garages, Hollow	Southwest	47
2013	Hollow, L to R Garages, Cottages #00 and #5	West	48
2013	Hollow, L to R Cottage #5, Garages and #45, #00	East	48
2013	From between Cottages #5 and 45, toward Garages	East	49
2013	From Bluff-top staircase down toward Cottage #00 and Hollow	South	49
Circa 1950s	Cottage #00 (Office), courtesy Laura Davick Collection		50
2013	Cottage #00 front yard, Visitor Center	Southeast	50
2013	From Bluff staircase toward Commons and South Beach	Southwest	51
2013	From pedestrian bridge to Commons, Creek, Cottage #00, and Hollow	East	51
2013	Toward Commons, Cottages L to R #42, 43, 44	Southwest	52
2013	Restored interior of Cottage #44B, Commons		52
2013	Commons, foundational vegetation and landscaping elements	East	53
2013	Wooden row boat with tree and groundcover growing over it, in yard behind Cottage #40 in Commons area		53
2013	Toward South Beach, Cottages L to R #46, 40, 1, 37; 19, 16 above	Southeast	54
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2013	South Beach Cottages L to R #19 and 16; 22 and 13 in distance		55
2013	South beach road between Cottages #37 (L) and 43 (R)	West	55
2013	From promenade toward Bluff-top, Cottage #12, North Beach to left; Bluff-top Cottages L to R #29, 39, 38, 33		56
2013	Bluff-top Cottages L to R #33, 38, 39, 29	South	56
2013	Bluff-top Cottages L to R #33, 38, 39, 29	North	57
2013	West façade, Cottage #35, overnight check-in cottage		57

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Map of Pacific Coast Highway plans for route through the Irvine Ranch, June 1924. Other than the private dirt ranch road between Corona del Mar and Laguna Beach, the coast was undeveloped.



Early photo of Crystal Cove prior to construction of Coast Highway circa 1925-26 with a few tent cabins erected and day users swarming the beach.

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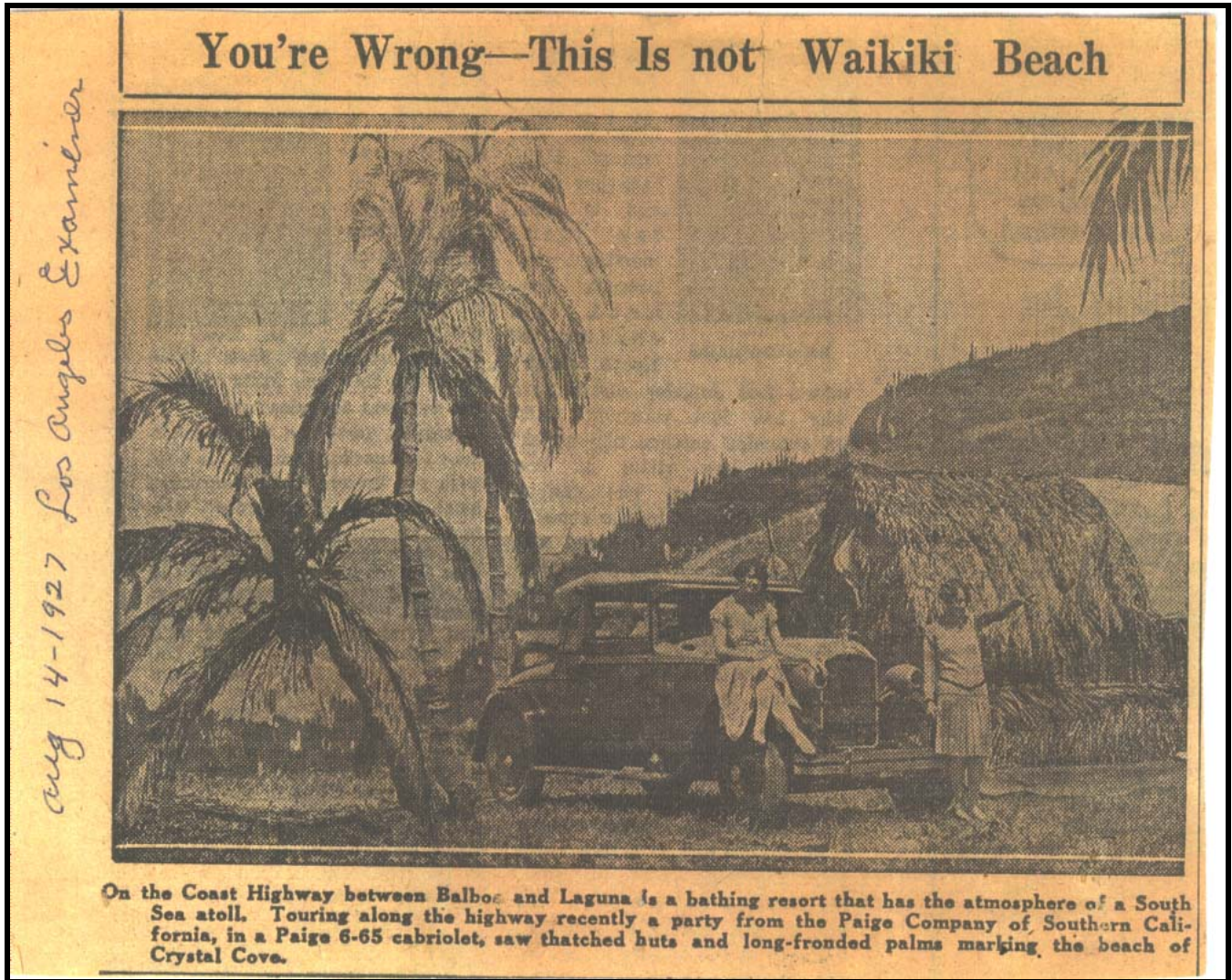
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Early photograph circa 1925-26 of Los Trancos Creek still meandering through the Hollow, and some of the initial thatched cottages of Crystal Cove during the filmmaking heyday.

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Los Angeles Herald-Examiner article August 14, 1927, noting "Crystal Cove."

Caption reads: "On the Coast Highway between Balboa and Laguna is a bathing resort that has the atmosphere of a South Sea atoll. Touring along the highway recently a party from the Paige Company of Southern California, in a Paige 6-65 cabriolet, saw thatched huts and long-fronded palms marking the beach of Crystal Cove."

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Photo of entrance to Crystal Cove through the Hollow, circa 1928.



Initial day-use parking area and South Beach full of tent campers, early 1930s.

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Aerial photo showing full extent of the Crystal Cove district within the undeveloped Irvine Ranch coastline, circa 1930s.



Aerial photograph of Crystal Cove and coast showing historic district at mouth of Los Trancos Creek, and the graded hills being worked by the Japanese farmers, circa 1930s.

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Aerial photo showing North Beach and Bluff-top late 1930s.
Note Japanese Schoolhouse at upper center, not yet moved into district.



Aerial photo circa 1937 showing South Beach and Hollow.

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Aerial photo circa 1937 showing entirety of Crystal Cove with all its cottages and the newly channeled Los Trancos Creek.

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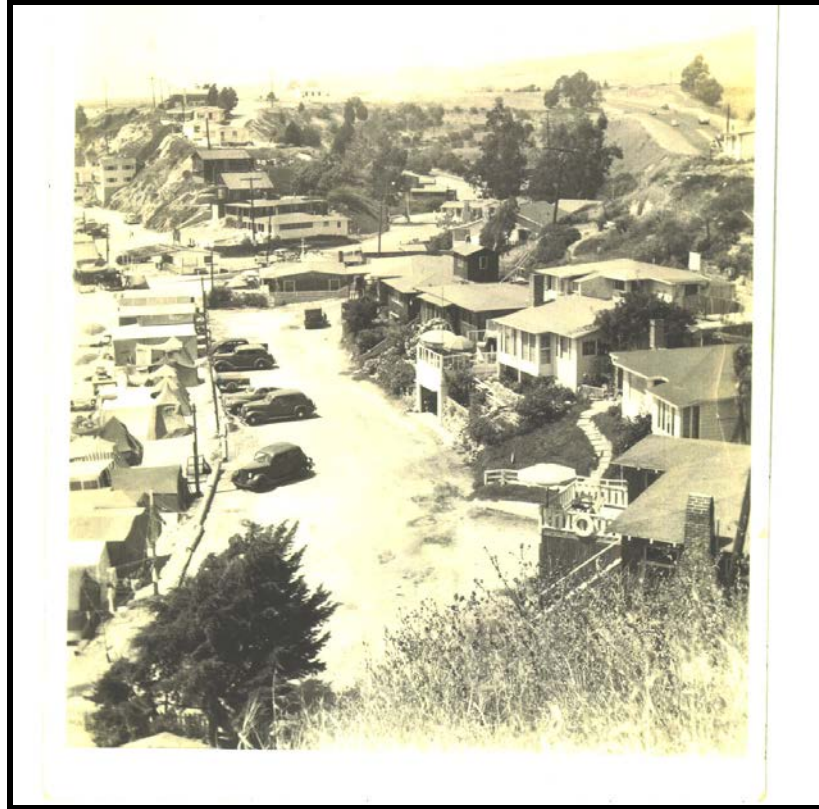
View north of Crystal Cove, circa 1939. Most cottages are in place and the tent campers have occupied South Beach for the summer.



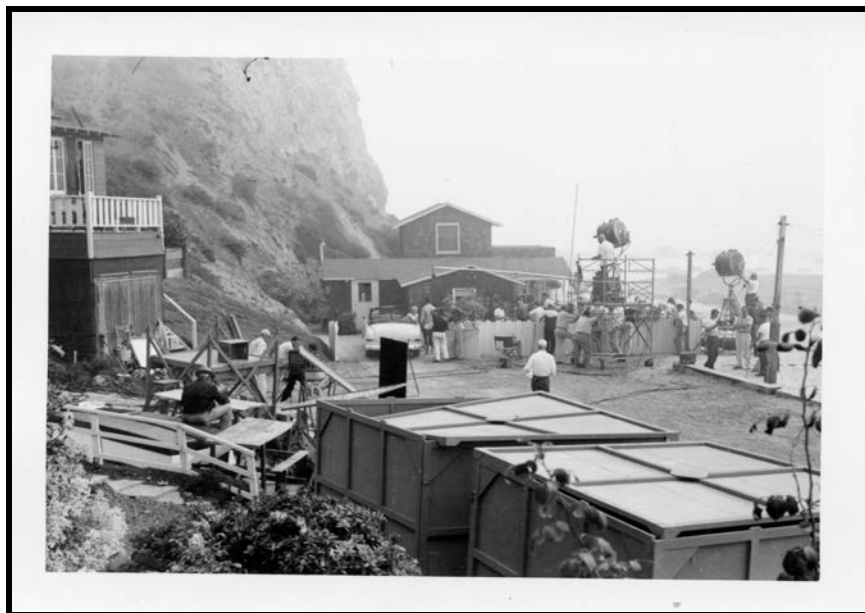
View of South Beach cottages circa 1940s.

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View north of South Beach cottages and Beachfront circa 1940s.



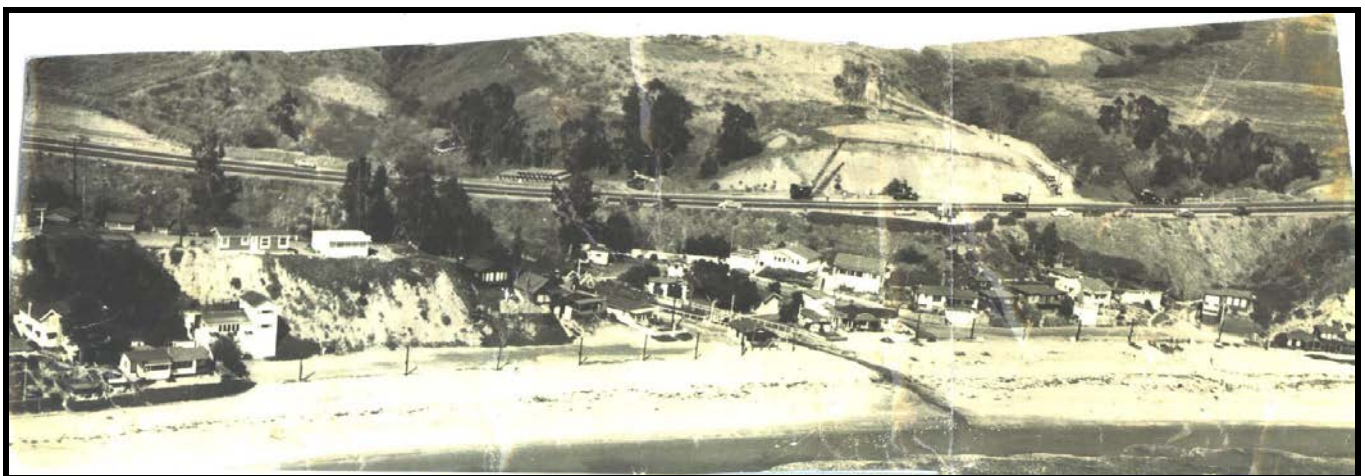
Filming of Columbia's "Two of a Kind" at Cottage #13, 1951.

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Aerial view southeast showing North Beach, Bluff-top, Beachfront, portion of South Beach, circa 1952.



Similar shot centered on Los Trancos Creek, circa 1952.

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View south from Bluff-top showing South Beach, late 1950s.



View east from beach: store/snack stand (Cottage #46) and creek,
office (Cottage #00) in background, late 1950s.

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Aerial photo of Crystal Cove circa 1940s.



Aerial photo of Crystal Cove circa 1980s.

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Cottages L to R #24, 27, and 2, circa 1930s.



Cottages L to R #24, 27 and 2, 2013.

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Crystal Cove panorama showing Beachfront and South Beach, 2006.



South Beach panorama, 2006.



View north from Commons toward Cottages L to R #15, 2, 27, 24.
Power poles, wires, and vegetation enhance the historic landscape, 2006.

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View of vehicle bridge and Beachfront, Cottages L to R #46, 15, 2, 27, and 24, 2006.



View south from Cottage #24 toward South Beach, 2006.

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View south from Bluff-top, Cottage #39, 2006.



View of South Beach, Cottages L to R #19, 16, 22, and 13, 2006.

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View of mothballed North Beach, 2006.



Close up view of North Beach Cottages L to R #10, 9, 8, and 7;
On Bluff-top, at center of image, #18 and 29, 2006.

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View west, pedestrian entrance to Hollow (pathway in center), 2013.



View southwest, lower bank of Garages, Hollow, 2013.

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View west, Hollow, Cottage #5 to right, #00 to center, Garages on left, 2013.



View east, Hollow, Cottage #5 to left, Garages and #45 to center, and #00 to right, 2013.

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View east from between Cottages #5 and 45, toward Garages, 2013.



View south from Bluff-top staircase down toward Cottage #00 and Hollow, 2013.

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Cottage #00 (Office), circa 1950s; courtesy Laura Davick Collection.



View southeast, Cottage #00 front yard, Visitor Center, 2013.

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View southwest from Bluff staircase toward Commons and South Beach, 2013.



View east from pedestrian bridge to Commons, Los Trancos Creek, Cottage #00 (center) and Hollow's tree line, 2013.

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View southwest toward Commons, Cottages L to R #42, 43, and 44, 2013.



Restored interior of Cottage #44B, Commons, 2013.

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View east into Commons showing foundational vegetation and landscaping elements, 2013.



Wooden row boat with tree and groundcover growing over it, in yard behind Cottage #40 in Commons area, 2013.

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View southeast from beach toward South Beach,
Cottages L to R #46, 40, 1, and 37; 19 and 16 above; 2013.



View south of South Beach, 2013.

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View of South Beach Cottages L to R #19 and 16; 22 and 13 in distance, 2013.



View west on south beach road between Cottages #37 (left) and 43 (right), 2013.

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View from promenade up toward Bluff-top, Cottage #12 and North Beach to left
Bluff-top Cottages L to R #29, 39, 38, 33; 2013.



View south of Bluff-top Cottages L to R #33, 38, 39, 29; 2013.

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View north of Bluff-top Cottages L to R #33, 38, 39, 29; 2013.



West façade, Cottage #35 (Bluff-top), overnight check-in cottage, 2013.