



CHAPTER 11

HISTORIC AND CULTURAL RESOURCES ELEMENT

The Historic and Cultural Resources Element identifies the historic and cultural resources found throughout the City. Goals and supporting policies related to the preservation of these resources are described in this Section.

11.1 PURPOSE

The purpose of this Historical and Cultural Resources Element is to promote the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, sites, districts, neighborhoods, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, or community value in the City for the following reasons:

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

11.2 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The policies of the Historical and Cultural Resources Element are directly related to the policies within the conservation and open space and recreation elements. The goals, policies, standards and proposals within the Historic and Cultural Resources Element are consistent with all other elements of the Costa Mesa 2000 General Plan.

11.3 SUMMARY OF EXISTING CONDITIONS

HISTORICAL DEVELOPMENT OF COSTA MESA

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

Sometime after 1800, three adobes were built along the bluffs of Costa Mesa overlooking the Santa Ana River. The first adobe, known as the Polloreno or Banning Adobe was located about one-third of a mile south along the bluff from Adams Avenue. It fell to ruin between 1903 and 1906 after treasure hunters dug around the old building looking for hidden gold. The second adobe, known as the Gabe Allen Adobe or the Estancia still exists. It is believed that the Estancia adobe was built by the padres from Mission San Juan Capistrano as a way station for herders. The third adobe, called the Rice Adobe was located just north of Gisler Avenue. This adobe was torn down by Edward Pomeroy, the owner at the time, in 1919, to keep treasure hunters off the property.

FAIRVIEW

Between the fall of 1887 and the summer of 1888, the town of Fairview was introduced. The town centered around the present day intersection of Adams Avenue and Harbor Boulevard. In October 1887, a syndicate consisting of local businessmen formed to purchase various tracts in the Newport District and develop portions of them. Over the next few years development of Fairview grew at a rapid pace. During this time, the Fairview Post Office was established in a corner drug store and the three-story Hotel Fairview was also completed. Four other developments demonstrated the rapid rise of this new town: the discovery of a hot mineral water spring and natural gas, the publication of a local newspaper, and the Santa Ana, Fairview & Pacific Railroad.

Despite attempts to promote the continuing development of Fairview, by spring of 1889 it was over. The town began to collapse as rapidly as it had appeared. By 1889 the land boom of Southern California was over. Many of the land transactions throughout the region fell through. Fairview's expansion was curtailed at this point. In mid-March, a severe rainstorm washed out a section of the Fairview Railroad tracks. The roadbed midway between Fairview and Santa Ana, next to the Santa Ana River, which had overflowed, was gone. In addition, many of the residents began to leave town including the editor and owner of the local paper, the town physician, the butcher, and the local sign painter. The once

crowded streets soon became deserted. Formerly successful business establishments boarded up their doors and windows.

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

PAULARINO

Paularino was considered a typical farming community which contained approximately 800 acres bounded by today's Fairview Road to the west, Newport Boulevard on the east, the San Diego Freeway on the north, and by a boundary line approximately one-half mile south of Baker Street. The Paularino community did not amount to more than a name with a few scattered farm houses, one public school building, and a railroad siding complete with a loading platform and a warehouse. The Paularino railroad siding was located on what is now the west side of Newport Boulevard between Paularino Avenue and Baker Street. It was connected to the Santa Ana & Newport Railroad, which ran between Santa Ana and Newport Beach. The lack of growth of Paularino eventually led to its demise.

HARPER

Harper was named after a rancher who came to the area after the Fairview land boom. Building activity was quiet on the mesa from 1903 to 1906. Developers and oil discoveries during the next six years promoted further settlement. These two factors led to the addition of stores, schools, highways, water systems, and churches. Parallel with the land development, the area experienced its first oil boom, which served to promote and expand population. Three oil wells went up in 1906 just south of the present Newport Harbor High School location. In the latter part of 1907, several more wells were installed on the northern end of the Newport Heights Tract. The oil boom was short-lived. The oil that had been found turned out to be a thick, sticky substance and thus, very difficult to pump. Within two or three years the old derricks were abandoned. The growth and development of Harper fell back upon land development.

In 1920 the farming community of Harper was renamed to Costa Mesa. In the summer of 1920, the second store on Newport Boulevard, the Wayside Market, opened for business. Several more store buildings went up along the boulevard during 1921, including a garage and blacksmith shop, barber shop and soda fountain.

Development increased throughout Costa Mesa, until January 21, 1932 when the Costa Mesa Branch of the Bank of Balboa closed its doors. The Great Depression continued unabated to any extent through 1933 and 1934. In December 1933, the branch line of the Southern Pacific Railroad, which ran from Santa Ana to Newport Beach along Newport Boulevard through the heart of town, was abandoned. The tracks were pulled up some two years later.

Growth continued in 1940 with the opening of several commercial stores including the new Sprouse-Reitz Variety at 1830 Newport Boulevard, the Myers & Myers Department Store at 1816 Newport Boulevard, and the Post Office at

1809 Newport Boulevard. Through 1940 Costa Mesa continued to be recognized as a small town. Then World War II accelerated Costa Mesa's growth.

COSTA MESA AND THE SANTA ANA ARMY AIR BASE

As world tension mounted, additional military installations were planned throughout the nation. A prime contract was awarded to the Griffith Company of Los Angeles for the construction of the United States Air Corps Replacement Training Center. Construction of the base intensified after the United States formally declared war. On April 7, 1942, the base was renamed the Santa Ana Army Air Base (SAAAB). It consisted of three schools: the Air Force Classification Center, the Air Force Pre-Flight School for pilots, and the Air Force Pre-Flight School for bombardiers and navigators. The base eventually reached the size of 1,283 acres. It included the territory west from Newport Boulevard to Harbor Boulevard, south from Warehouse Road to the present Vanguard University. The main gate was located on Newport Boulevard.

After the war, in 1946, the War Department announced that the Base was for sale to any educational institution for the price of one dollar. Two hundred and forty-three acres of what had been choice farming land and sixty-nine old Air Force buildings were transferred from the War Assets Administration to the Orange Coast Junior College District. School opened for the first time on September 13, 1948. Also, in 1948, the Southern California Assemblies of God Churches purchased 126 acres of the Army Air Base from the War Assets Administration for a future campus. In 1950, a new Southern California Bible College opened. Today, all that remains of the SAAAB are a few "standardized designed" warehouses located near the corner of Dale Way and College Avenue, plus a few "standardized designed" buildings on the Orange County Fairgrounds, including the 1.4 acre Memorial Garden and Bird Sanctuary also located on the Fairgrounds.

PRESENT DAY HISTORICAL RESOURCES

To determine any existing evaluations and designations in the City of Costa Mesa, a records search and review of the National Register of Historic Places and its annual updates and, the 1995 California Historic Resources Inventory maintained by the State Office of Historic Preservation, was conducted. Table 13-1, *City of Costa Mesa Historic Resources Inventory*, reflects the results of the research conducted for the City of Costa Mesa.

CULTURAL RESOURCES

Costa Mesa is rich in archaeological resources. Indians first settled here prior to 1500 B.C. Over the years, discarded pottery and implements made of bone and stone found their way into the soil to await discovery hundreds or thousands of years later. Occasional burial sites have also been discovered. The most common indications of Indian habitation are concentrations of shells collected for food.

Seven previously recorded archaeological sites exist in Costa Mesa. These are primarily located on or near the bluffs overlooking the Santa Ana River or Upper Newport Bay. A brief description of each site follows. (The classification number indicates California - Orange County - site number.)

Ca-Ora-163. This site consists of two major segments located under what is now the Mesa Verde Country Club and surrounding homes. The site is described as a large elongated shell midden ranging from one to four feet in depth. (A midden is a

heap of refuse - in this case shells - discarded from the kitchen or eating area of a previous civilization.) The site has been investigated on several occasions since 1938 and has yielded artifacts including hunting and food processing implements and human burials. The site has been subjected to considerable impacts due to the construction of the Country Club and adjacent homes, although portions of the site are believed to remain intact.

Ca-Ora-76. This location lies approximately 2,200 feet south of Ca-Ora-163 in the area around the intersection of Adams Avenue and Placentia Avenue. Like the previous site, substantial impacts have been incurred due to construction of residences and public streets, especially Adams Avenue. There are portions of the site which are believed to remain intact, near the intersection and in the vicinity of the Estancia Adobe. The site contains a shell midden with evidence of two habitation levels.

Ca-Ora-58 and Ca-Ora-506. Commonly referred to as the "Fairview Indian Site", these sites are located within the area of Fairview Park. Ca-Ora-76, described above, is believed to be a northerly extension of the same habitation complex on the bluff overlooking the Santa Ana River. Relatively minor damage has occurred in these areas as the land is largely undeveloped. The significance of these sites is indicated by the fact that they have both been placed on the National Register of Historical Places.

Ca-Ora-165. Located at the intersection of Valley Road and Victoria Street, this site is comprised of shell midden containing several stone artifacts. Although the site is assumed to have been largely destroyed by residential construction in the area, portions may underlie undeveloped properties north of Victoria Street along Canyon Drive and Pacific Avenue.

Ca-Ora-297. Several fragments of stone tools were found when the site, located at the northwest corner of 17th Street and Pomona Avenue, was surveyed in 1971. At that time, bulldozers were operating adjacent to and on the site, and it is assumed to have been destroyed as it is presently occupied by industrial buildings.

Ca-Ora-687. This site, located south of Bristol Street and east of Santa Ana Avenue, was recorded in 1978. The site consists of two distinct locations, the more recent having been occupied some time between 500 A.D. and 1500 A.D. Prior to 1980, artifacts were salvaged from the site due to impending development plans. Artifacts included fragments of stone tools and two human burials.

In July and August of 1978, a systematic survey was conducted of the remaining undeveloped areas in the City. This project included a search of previous records and a field survey of vacant land. Besides the seven previously recorded sites, the survey identified at least nine additional locations of possible archaeological significance based on surface observations. The actual significance of the sites can only be determined after subsurface testing. Further information can be obtained from the report prepared for the City of Costa by Archaeological Associates in 1978.

PALEONTOLOGICAL RESOURCES

Most of the paleontological resources in Costa Mesa are found in the Palos Verdes Formation - a collection of sand and gravel deposits approximately 100,000 years old. These deposits were made during the time the Costa Mesa area was covered by the Pacific Ocean. Often referred to as Palos Verdes Sand, these deposits contain evidence of the kinds of life that inhabited the area prior to man's arrival.

Scientists working in the Costa Mesa-Newport Beach area have identified more than 500 species of marine invertebrate fossils. These primarily include varieties of gastropods (marine snails) and bivalves (clams, oysters, mussels). Significant numbers of both marine and nonmarine vertebrate fossils have also been found (fish, birds, sea and land mammals).

Ten paleontologic localities have been identified within the City of Costa Mesa. These sites have been prioritized as to significance and urgency of action based on location and accessibility; mode of preservation; quality and abundance of specimens; ease of collecting; taxonomic composition (types of organisms) and diversity of the fossil assemblage; unique or special attributes; occurrence of previously undescribed, unusual or otherwise noteworthy taxa (genera or species); past, present and potential future contributions to academic research and public education. Sites were evaluated within the context of Orange County paleontological resources. The rating system ranges from first order (highest priority - recommended for in situ (in its present location on the site) preservation and accessibility for scientific study and public education to sixth order (poorly preserved fragments - no impact foreseen, no salvage recommended).

Sites identified in Costa Mesa are classified as third, fourth or fifth order. Third order (high priority) suggests further search for fossils prior to and during grading operations. Fourth order sites indicate the possibility of more significant resources being found beneath the surface. Monitoring by a qualified paleontologist of grading operations on and near the site is recommended. Fifth order sites include those not subject to impacts from impending development. Collections, especially for educational purposes, could be salvaged if destruction becomes imminent.

The sites, their approximate locations and significance are discussed below.

F-91. Near the intersection of Boa Vista Drive and Nevis Circle, a 1962 excavation produced the partial skeleton of a mastodon. The specimen was removed and is now on loan from the Costa Mesa Historical Society to the Natural History Foundation of Orange County. Although classified fourth order, the site has since been developed for single-family homes.

A-3129. This site is located on the plateau of Fairview Regional Park not far from the Fairview Indian Site. Fifty-two species of molluscs were identified here. The species identified indicate that the site has previously been covered by a bay or a protected beach. A-3129 has been classified as a fifth order site.

LACM-3267. This site is located at the northwest corner of 19th Street and Anaheim Avenue. An excavation here produced a mammoth tooth and a limb bone of an elephant (either mastodon or mammoth). Both are now in the collection of the Los Angeles County Museum. No further specimens were found and the site has since been developed. Fourth order classification has been assigned.

LACM-4219. A large assortment of vertebrate and invertebrate fossils were recovered from this site which is in the excavation for the Costa Mesa Freeway just south of Santa Isabel Avenue. Molluscs comprise the majority of the find and include more than 100 species. Vertebrate fossils recovered include those of fish, birds, sharks, sea lions and seals. The composition of the fauna suggests that this was once an open, shallow, sandy bottom marine environment. The site is considered to be third order.

JDC-CM-1. This is the first of four sites discovered during research for the 1980 General Plan. This locality is in the cliff on the north side of Victoria Street east of the Santa Ana River. Fragmented shell material from bivalve and gastropod molluscs have been identified. A fifth order classification has been assigned.

JDC-CM-2. Fossil molluscs occur in at least two separate intervals at this location. This fifth order site is in the west-facing bluffs of Canyon Park.

JDC-CM-2A. This site occurs directly north of JDC-CM-2 in a west-facing slope and contains numerous oyster shells and other molluscs. It lies stratigraphically above JDC-CM-2 and when considered together, they merit a third order priority.

JDC-CM-3. A small collection of shells representative of a bay-type environment can be found at this site located at the west end of 19th Street. The site is ranked fifth order.

JDC-CM-4. Although topographically lower than JDC-CM-2 and 2A, this site is younger or more recent. The site lies south of the bluffs containing sites JDC-CM-2 and 2A and is designated as a fifth order locality. It contains marine shells that barely, if at all, qualify as fossils due to their young geologic age.

VAC-CM-4. This site is located between Mesa Drive and Del Mar Avenue within the excavation for the Costa Mesa Freeway. Resources are similar to those found at LACM-4219 several hundred feet to the southwest. A wide variety of molluscs are exposed and in good condition, leading to the site's classification as third order.

11.4 HISTORIC AND CULTURAL RESOURCES ISSUES AND CRITERIA

HISTORICAL RESOURCES CRITERIA

The City of Costa Mesa, through provisions cited in the Municipal Code, has established procedures for preserving its designated historic and cultural resources. The provision relative to historic preservation is documented in the City's Historic Preservation Ordinance (Ordinance). The Ordinance was adopted on November 1, 1999 by the Costa Mesa City Council. The Ordinance encompasses significance criteria requirements, the obligations required of historic property ownership, and a broad range of incentives available to owners of historic properties.

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

- ◆ Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- ◆ Is identified with persons or events significant in local, state, or natural history; or

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

CULTURAL RESOURCE ISSUES

Development of sites containing archaeological resources brings the possibility of damage or destruction to those resources. Previously recorded and investigated sites in Costa Mesa have yielded artifacts at depths ranging from one to seven feet, with the greatest number of items being found between one and two feet. The construction of nearly any type of building or road involves excavation or scarification of the soil to a depth of one to two feet or more. Construction of parking lots and installation of groundcovers normally involve disturbance of the first six inches of soil or less. New shrubs and trees, however, require planting holes ranging from one to three feet in depth.

In summary, almost any kind of development on land containing archaeological resources will directly impact those resources. The scientific, cultural and educational value of historic or prehistoric artifacts can be severely reduced by such disturbance. Items may be damaged or lost and their distribution in the soil may be altered from the original condition, thus misleading investigators as to their use and the location of various activity centers within the original settlement.

Additional activities with potential for adversely impacting archaeological resources are vandalism and "pot-hunting". The latter term refers to the nonmalicious activities of persons simply looking for souvenirs for their own collections. Although

no harm is meant, digging by unqualified persons results in disturbance to the site, damage to artifacts and loss of materials which might be valuable to a scientific investigation of the site.

PALEONTOLOGICAL RESOURCE ISSUES

The risk of impact to paleontological resources is much the same as for archaeological resources. Development or excavation on paleontological sites can destroy or disrupt resources to a point that they are lost or valueless. Paleontological resources are deposited in geologic strata and represent plants and animals over a larger area - not concentrated in specific small settlements. For this reason, fossil deposits may extend beyond the perimeters of an identified site.

11.5 DESCRIPTION OF HISTORICAL AND CULTURAL RESOURCE PROCEDURES

HISTORICAL RESOURCES

The research conducted and analysis performed resulted in the identification of buildings that have been evaluated and classified according to the California Office of Historic Preservation categories 1 through 6 previously discussed. The following evaluation codes were found to apply to one or more surveyed properties and appear on the DPR 523 forms:

- 2S2 Determined eligible for separate listing in the National Register through a consensus determination by a federal agency and the State Historic Preservation Officer.
- 3S Appears eligible for separate listing in the National Register.
- 5S1 Not eligible for the National Register but of local interest because the property is eligible for separate designation under an existing local ordinance.
- 5D1 Not eligible for the National Register but of local interest because the property is a contributor to a fully documented district that is eligible for designation as a local historic district under an existing local ordinance.
- 5S3 Not eligible for the National Register but of local interest because the property is not eligible for separate designation under an existing local ordinance, but is eligible for special consideration in the local planning process.
- 6Z1 Found ineligible for listing in the National Register with no potential for any listing.

RESOURCES LISTING IN OR ELIGIBLE FOR THE NATIONAL REGISTER

One property in the survey area is currently listed as eligible for the National Register. This property is the Station Master's House located at 2150 Newport Boulevard.

Five properties, including the Station Master's House, in the survey area appear to meet the standards for listing in the National Register, and shown on Exhibit HCR-1. These properties have been given an OHP rating of "3S" and are as follows:

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

RESOURCES WORTHY OF LOCAL DESIGNATION

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

RESOURCES WORTHY OF LOCAL NOTE

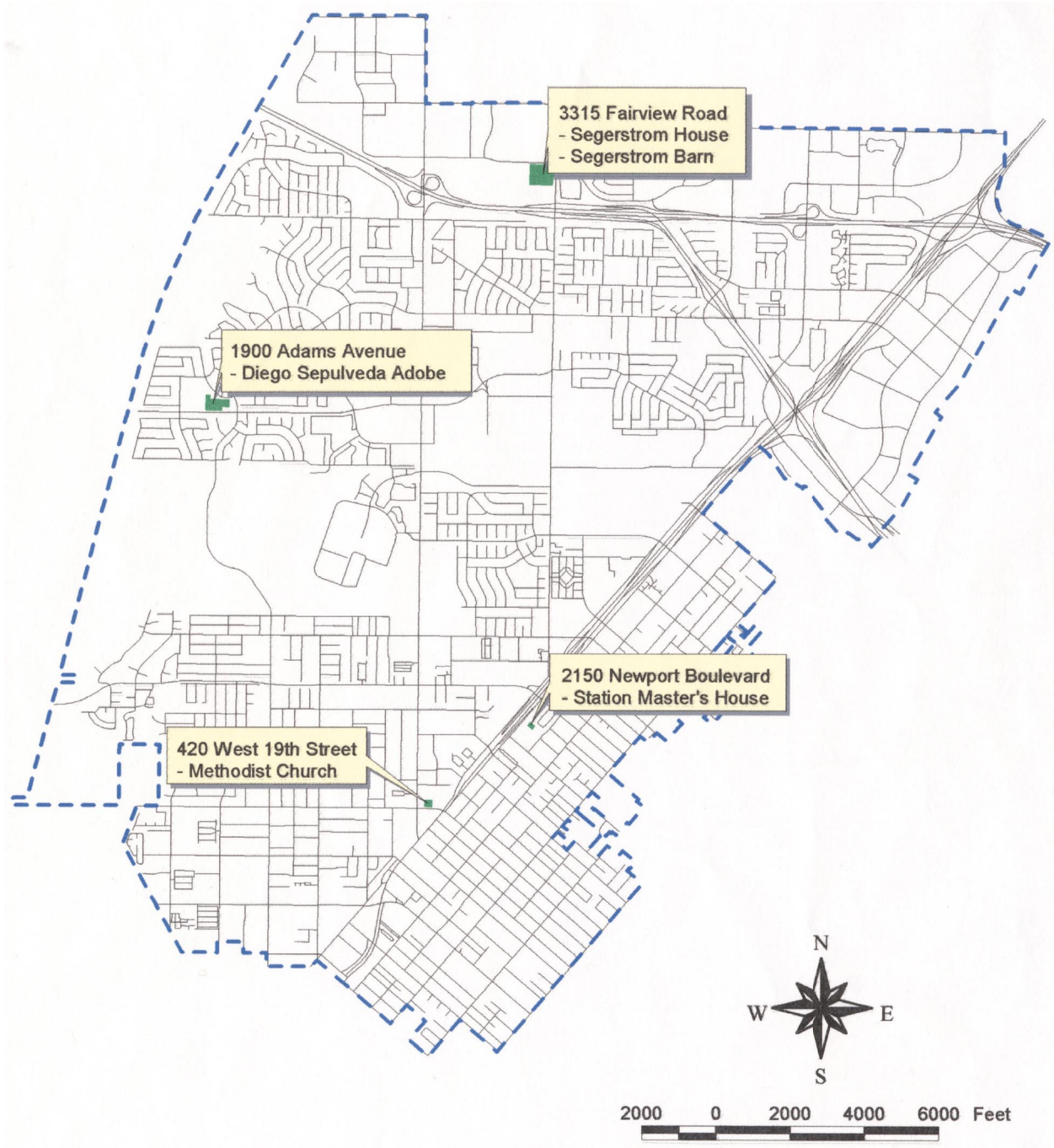
A total of 141 properties in the survey area were evaluated as worthy of note at the local level. These resources, primarily single-family residences, derive their significance from the historic development patterns and architectural characteristics which give the study area a cohesive identity. The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

In summary, the Citywide Survey conducted by PCR Services Corporation during July 1999, identified 4,332 properties that were constructed prior to 1954 (45 years or older), of which 3,348 were inventoried after completing the initial windshield survey and field research. Upon completion of in-depth field research and an intensive level survey approximately 29 properties were identified as significant federal, state, and/or local historic resources. Approximately 60 properties, including the 29 significant properties, were formally documented on State Inventory Forms (DPR523 forms).

CULTURAL RESOURCES

Impacts from development on archaeological resources may be mitigated in a variety of ways. The most obvious is to prohibit further development in archaeologically sensitive areas. However, this is normally not a practical solution unless the land is publicly owned or can be used, in its natural state, to satisfy open space requirements of a larger private development. Even if the "no development" alternative were feasible, and it may be in some cases, the possibility would remain for damage to the site from vandals or souvenir hunters. With proper design and

PROPERTIES THAT MEET THE STANDARDS FOR LISTING IN THE NATIONAL REGISTER



**TABLE HCR-1
HISTORIC RESOURCES INVENTORY**

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

¹ This house has been relocated to a temporary location at the Orange County Fairgrounds until a permanent location can be determined.

protection, archaeological sites could become integral parts of public parks. This would be the preferred course of action with the Fairview Park sites, as they are probably the two most significant archaeological sites in Costa Mesa.

If development must occur over a known archaeological site, it may be possible to place fill over the site for protection and to install the least disruptive improvements (landscaping or open parking lots) on the filled area.

If archaeological deposits cannot be protected, it may be necessary to excavate artifacts to prevent their loss or damage. This process involves a systematic survey and delicate salvage operation to be conducted by qualified professional archaeologists. As most educational institutions and cultural organizations do not have sufficient staff or funds to undertake such operations without charge, financing must come from either the developer or the City.

Excavation is generally considered by archaeologists to be the last resort if artifacts cannot be preserved *in situ*. Preservation of the site is preferred in order that it may be studied by future generations having greater skills and more advanced methods and analytic abilities.

PALEONTOLOGICAL RESOURCES

The primary value of paleontological study is to determine the previous environment at the site. This can be done through scientific examination of the site and careful collection of the fossils for further study.

Disclosure of paleontological locations and proper study and collection of specimens prior to development are the primary results of project review. Once a site has been studied and sufficient material collected, discovery of paleontologic resources need not pose any further obstacle to development.

11.6 GOALS, OBJECTIVES AND POLICIES

The goals, objectives and policies that address Historic and Cultural Resources Element are as follows:

GOAL HCR-1: HISTORIC RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the protection and conservation of historic and cultural resources.

Objective HCR-1A. Encourage the preservation and protection of the City's natural and man-made historic resources.

- HCR-1A.1 Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources and the impact of proposed development on those resources.

- HCR-1A.2 Require monitoring of grading operations by a qualified paleontologist or archaeologist when the site is reasonably suspected of containing such resources. If, as a result, evidence of resources is found, require the property to be made available for a reasonable period of time for salvage of known paleontological and archaeological resources by qualified experts, organizations, or educational institutions.
- HCR-1A.3 Require development on land containing known archaeological resources to use reasonable care to locate structures, paving, landscaping, and fill dirt in such a way as to preserve these resources undamaged for future generations when it is the recommendation of a qualified archaeologist that said resources be preserved in situ.
- HCR-1A.4 Encourage the preservation of significant historic resources as identified on Table HCR-1 by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, implementing the State Historic Building Code and other incentives as identified in the City's Historic Preservation Ordinance.
- HCR-1A.5 Promote the preservation of significant historical resources and encourage other public agencies or private organizations to assist in the purchase and/or relocation of sites, buildings, and structures deemed to be of historical significance.
- HCR-1A.6 Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.