



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644-3235

Memorandum

To: City Arts Commission
From: Community Development Department, Planning Division
Date: August 14, 2014
Re: Application for Listing of the Goldenrod Avenue Footbridge in the City's Register of Historical Property

RECOMMENDATION

- 1) Review information provided in this memorandum; and
- 2) Recommend to the City Council the classification of the property as a Local Historic Site (Class 3)

INTRODUCTION

On July 22, 2014, the City Council directed staff to proceed with the application process to list the Goldenrod Avenue Footbridge in Corona del Mar in the *City of Newport Beach Register of Historical Property*.

Pursuant to City Council Policy K-2, *Places of Historical and Architectural Significance* (See Attachment AC 1), applications for listing in the *Register of Historical Property* must be reviewed by the Parks, Beaches, and Recreation Commission, the Arts Commission, and the Newport Beach Historical Society for recommendation to the City Council.

DISCUSSION

The Goldenrod Avenue Footbridge is a six-foot-wide, 243-foot-wide concrete pedestrian bridge that spans Bayside Drive to connect the 300 block of Goldenrod Avenue with the 400 block of Goldenrod Avenue (See Figure 1). The bridge was constructed in 1928 to span what was known then as "Pacific Gulch" to provide a more direct access to the beach.



Figure 1 - Aerial View of Goldenrod Avenue Footbridge

Register of Historical Property

The *Register of Historical Property* is a listing of properties, structures, and monuments, having importance to the history or architecture of the City. Currently, there are nine (9) properties listed in the *Register*.

City of Newport Beach Register of Historical Property			
Property	Location	Class	Description
Balboa Pavilion	400 Main St.	1	Constructed in 1905, the Balboa Pavilion has been the site of numerous social and cultural activities over the turn of the century. It is one of the state's last surviving examples of great waterfront recreational pavilions.
Rendezvous Ballroom Site	600 Ocean Front	5	A popular Balboa Dance Hall that featured numerous famous Big Bands of the 1930s and 1940s. It was destroyed by fire in 1966.
Wilma's Patio	203 Marine Ave.	4	Located on Balboa Island, the exposed structural components of Wilma's Patio are timbers used in the original Balboa Island Bridge and McFadden Wharf.
Balboa Inn	105 Main St.	1	Built in 1929, the Balboa Inn is representative of Spanish Colonial Revival architecture and beachfront tourist development.
Bank of America Site	611 E. Balboa Blvd.	5	Bank of America provided services from 1928 to 1984 (now demolished).

Balboa Theater	707 E. Balboa Blvd.	-	Built in 1928, the Balboa Theater is a former vaudeville theater that at one time housed an infamous speakeasy during the prohibition period.
Dory Fishing Fleet	Newport Pier	1	The fleet and open-air fish market have operated at this location since the founding of the fleet in 1891 by Portuguese fishermen. The last remaining fleet of its type.
Balboa Saloon	700 E. Bay Ave./701 Edgewater	3	The 1924 building is representative of the nautical history and Main Street commercial masonry style of Newport Beach.
Solar House	804 S. Bay Front	2	A significant example of the work of Los Angeles architect John Lautner, and an excellent example of Modernist residential architecture.

The primary benefit for listing in the *Register* is local recognition of the structure's importance. There are no economic incentives for listing the property, as neither the Mills Act nor the Federal Historic Rehabilitation Tax Credit would apply. However, listing does make the property's eligibility to apply the California Historical Building Code (Title 24, Part 8) if building permits are needed in the future.

Analysis

Designation Criteria

Policy K-2 provides two sets of standards for the designation of historical property, one for properties with architectural significance and one for properties with historical significance.

The footbridge is not connected to any persons or events that are historically significant. Nor does the footbridge employ unique architectural features or a notable work of a master builder, designer, or architect. However, the footbridge meets one of the criteria for architectural significance:

- Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area

The footbridge is certainly a unique structure and serves as a landmark that is important to the character and visual quality of the area.

Classification System

A *Historic Resource Inventory* conducted in 1992 by an Ad Hoc Historic Preservation Advisory Committee, established by the City Council, included the footbridge (See Attachment AC 2). While the *Historic Resource Inventory* has not been officially adopted, the 61 properties classified for their significance according to criteria that was later incorporated into Policy K-2. The bridge was assigned a Class 4, "Structure of Historic Interest", status of significance at the local level. Per Policy K-2, a Structure of Historic Interest (Class 4) is defined as a "building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised but is still worthy of recognition."

The footbridge is not representative of historic/architectural themes of statewide importance; therefore, a Class 2 (Historic Landmark) or Class 1 (Major Historic Landmark) designation is not warranted. However, the basic design and form of the footbridge is essentially the same as when it was constructed (See Attachment AC 3). Therefore, staff finds that the footbridge was incorrectly classified as Class 4 and should be classified as Class 3:

Class 3 - Local Historic Site. A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.

Environmental Review

This application is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a "project" as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Public Notice

Notice of this application was provided pursuant to the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:



Patrick J. Alford, Planning Program Manager

Attachments:

- AC 1. City Council Policy K-2
- AC 2. Historic Resource Inventory Record 24
- AC 3. Construction Plans
- AC 4. Site Photos

Attachment No. AC 1

City Council Policy K-2

PLACES OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The City Council may designate as historical property any building or part thereof, object, structure, monument, or collection thereof having importance to the history or architecture of the City of Newport Beach in accordance with the criteria set forth below. The City Clerk shall maintain a register, which shall be known as the City of Newport Beach Register of Historical Property. The City Council may at any time repeal, revise or modify any such designation upon reconsideration of the historical or architectural importance of the places therein described.

A. Criteria for Selection.

1. Property may be designated as historical property if it meets any of the following standards of architectural significance:
 - a. Structures or areas that embody distinguishing characteristics of an architectural style, period, or method of construction, or of architectural development with the City.
 - b. Notable works of a master builder, designer, or architect whose style influenced the City's architectural development, or structures showing the evolution of an architect's style.
 - c. Rare structures displaying a building type, design, or indigenous building form.
 - d. Structures which embody special architectural and design features.
 - e. Outstanding examples of structures displaying original architectural integrity, structurally or stylistically, or both.
 - f. Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area.
2. Property may be designated as historical property if it meets any of the following standards of historical significance.

- a. Sites and structures connected with events significant in the economic, cultural, political, social, or civic history of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.
- b. Structures or areas identified with the lives of historical personages of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.
- c. Sites and groups of structures representing historical development patterns, including, but not limited to, urbanization patterns, railroads, agricultural settlements, and canals.

B. Classification.

Historical property shall be categorized in relation to their significance and condition in the Newport Beach Register of Historical Property under the following hierarchical classification system:

- Class 1. Major Historic Landmark. A building, structure, object, site, or natural feature of major historical significance. The property exemplifies historic/architectural themes of local and statewide importance and serves as a significant part of the heritage of Newport Beach.
- Class 2. Historic Landmark. A building, structure, object, site, or natural feature of historical significance. The property is representative of historic/architectural themes of local and statewide importance and serves as a physical link to the historical past of Newport Beach.
- Class 3. Local Historic Site. A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.
- Class 4. Structure of Historic Interest. A building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised but is still worthy of recognition.

Class 5. Point of Historic Interest. A site of a building, structure, or object that no longer exists, but is associated with historic events or persons, or architecturally significant structures.

C. Application of State Historical Building Code.

Any building or structure rated as Class 1, 2, 3 or 4 in the Newport Beach Register of Historical Property shall be deemed a "qualified historical building or structure" for purposes of applying the State Historical Building Code, as set forth in Part 2.7 (commencing with section 189050) of Division 13 of the Health and Safety Code of the State of California and Part 8 of Title 24 of the California Administrative Code. The Building Official may apply the said State Historical Building Code to any such building or structure, providing, however, that the highest standards of structural and fire safety are maintained. Class 5 properties shall be listed in the Newport Beach Register of Historical Property for recognition purposes only.

D. Procedures.

1. The owner of any structure who desires that such structure be included in the Register shall make application to the City Council in form prescribed by the City Manager stating the characteristics of such structure in terms of the criteria outlined above. The City Manager shall submit applications to the Parks, Beaches, and Recreation Commission, the Arts Commission, and the Newport Beach Historical Society for review and recommendation before submitting such application to the City Council for consideration. The City Council shall consider all recommendations before making its determination.
2. The City Council, itself or on the recommendation of the Parks, Beaches and Recreation Commission, the Arts Commission, or the Newport Beach Historical Society, may initiate submission of an application for designation of a structure or site as a historic property. In either case, planning staff shall prepare an application for the property, seek the consent of the property owner(s), and refer the application to the City Manager for review and City Council consideration as described above. If the consent of the property owner(s) can not be obtained, staff will notify the City Council of the reasons, withdraw the application, and seek City Council direction on further negotiations, if any.

E. Incentives for Preservation.

The City Council shall consider granting reductions or waivers of applications fees, permit fees, and/or any liens placed by the City to properties listed in the Newport Beach Register of Historical Property in exchange for preservation easements.

Adopted - May 28, 1985

Amended - January 24, 1994

Amended - January 25, 1999

Amended - September 27, 2011

Formerly A-15

Attachment No. AC 2

Historic Resource Inventory Record 24

Historic/Common Name: GOLDENROD AVENUE FOOTBRIDGE

Area: CORONA DEL MAR

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

Resource Type: STRUCTURE
Status: DEVELOPED
Existing Land Use: N/A
Use Code: 0
General Plan Designation: N/A

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

Owner: CITY OF NEWPORT BEACH
Address:

Telephone Number:

Available Documentation: HISTORICAL PHOTOGRAPHS.

Historical Period: SHIPYARD

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

Historic Classification: CLASS 4

Year Constructed: 1928
Architect: JOHN A. SIEGEL
Architectural Style: N/A

Distinguishing Features: N/A

Associated Structures: N/S

Condition of Feature: EXCELLENT

Exterior Alterations: N/S

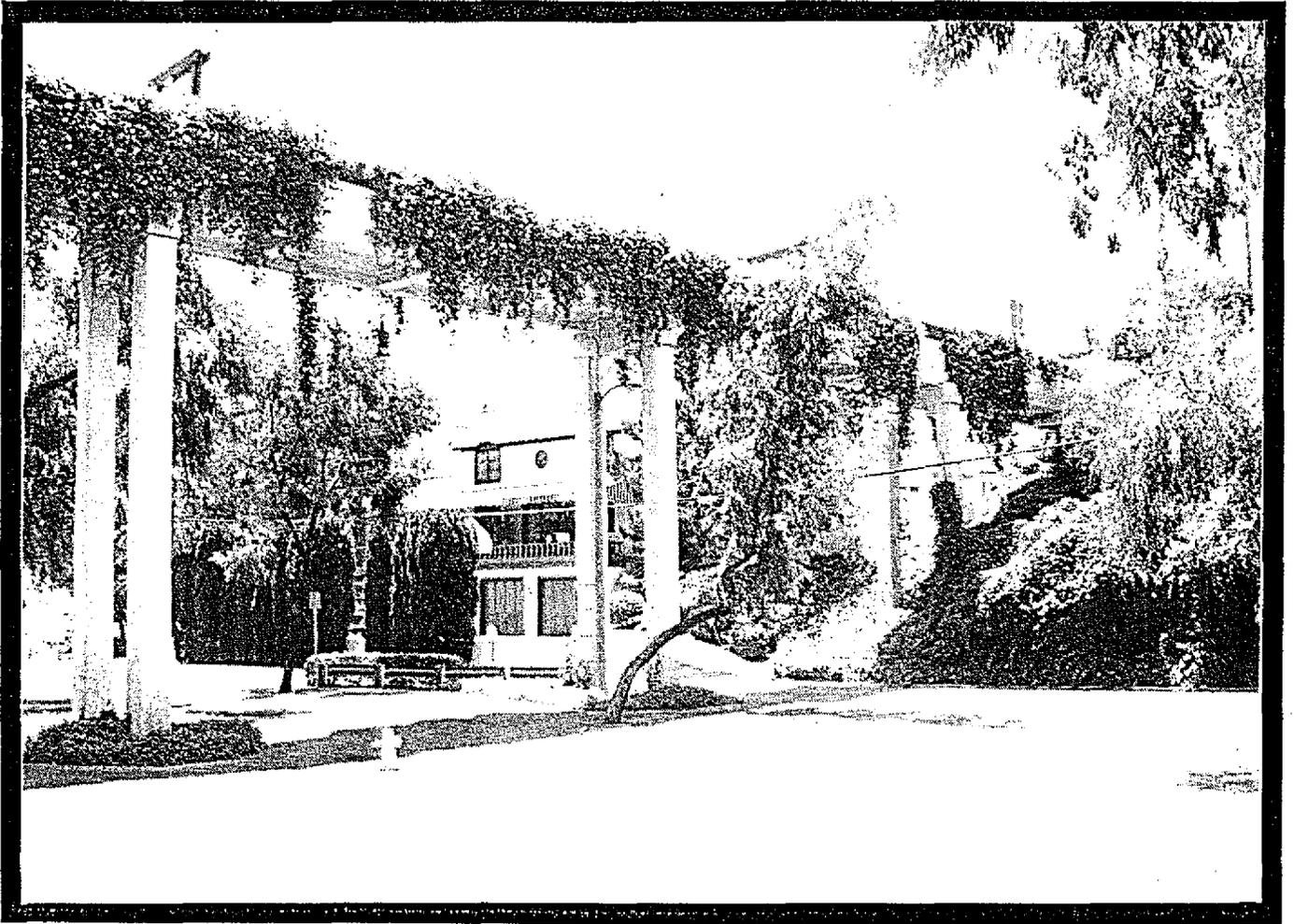
Interior Alterations: N/S

Comments: PAID FOR BY ASSESSMENT DISTRICT.

Preparer: G. HOWALD

Date: 10/01/91

GOLDENROD AVENUE FOOTBRIDGE

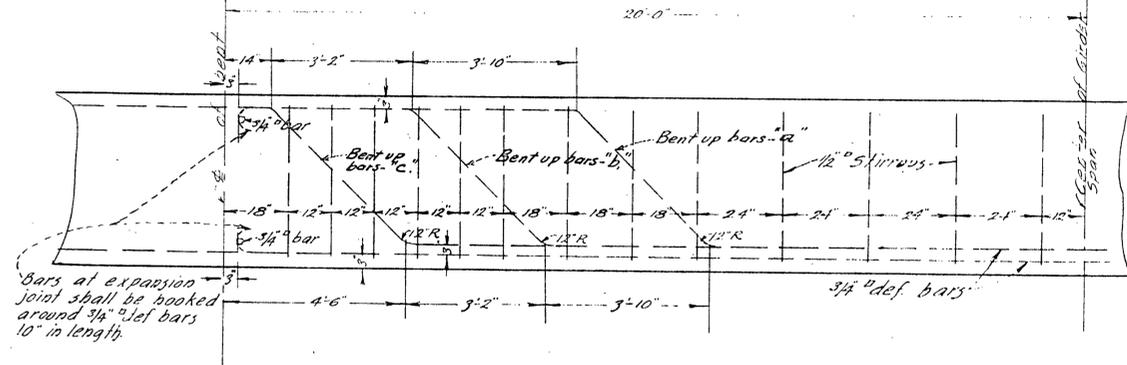


RECORD NO. 24

Attachment No. AC 3

Construction Plans

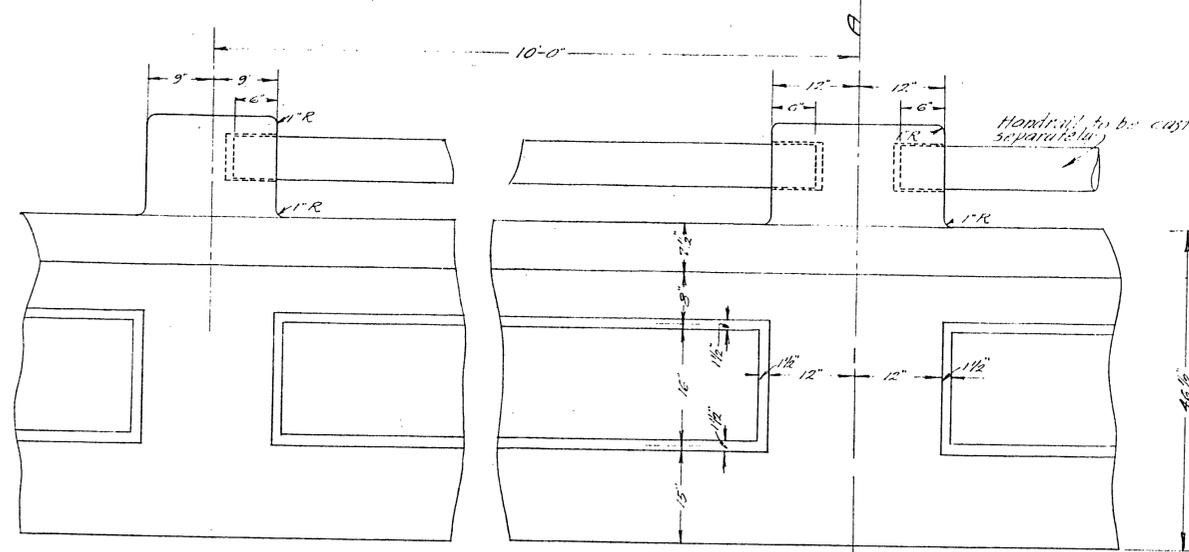
SIDE ELEVATION OF ONE HALF OF GIRDER
Scale 1/2"=1'



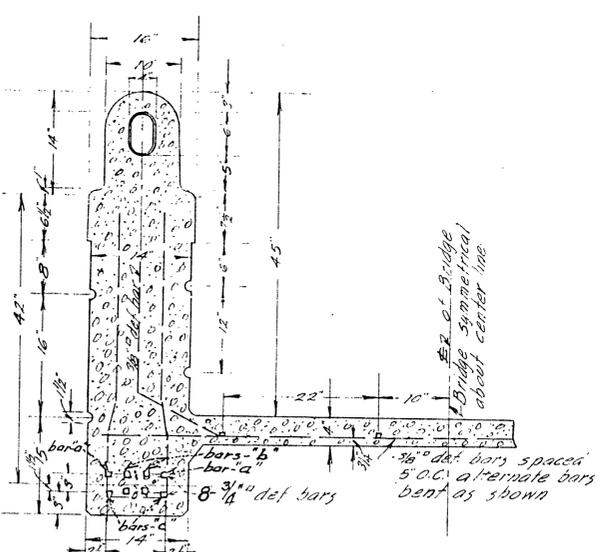
5/16" def. bars
17#6 galvanized
iron wire spirally
wound at 6" o.c.
def. bars on 6 piles



CROSS SECTION OF
HAND RAIL
Scale 3"=1'



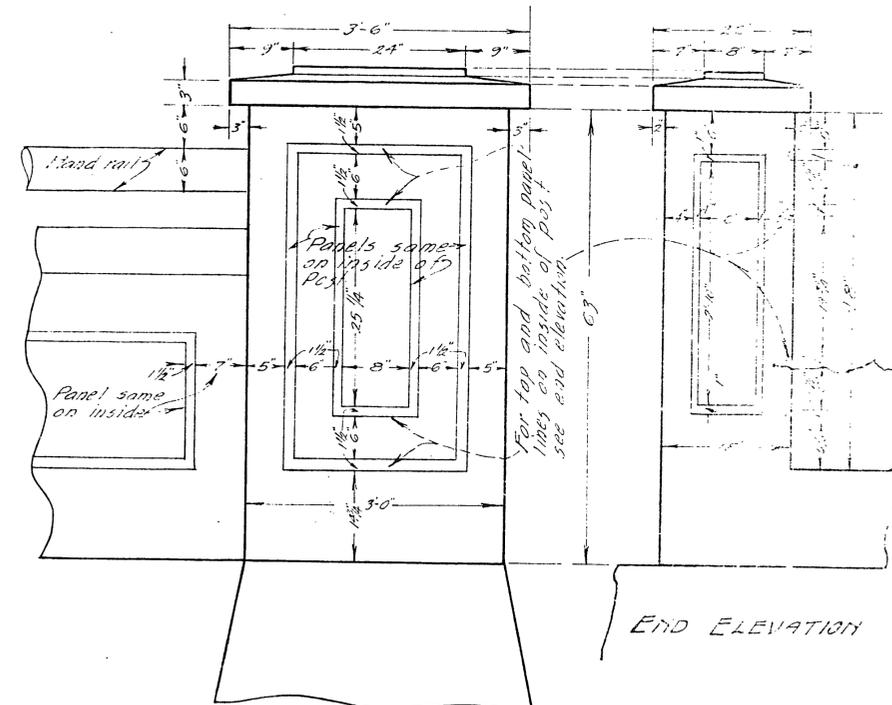
PART SIDE ELEVATION



SECTION A-A

Scale 1"=1'

DETAILS OF CEMENT CONCRETE GIRDERS



SIDE ELEVATION
(outside)

END ELEVATION

END POST DETAILS
Scale 1"=1'

Attachment No. AC 4

Site Photos

GOLDENROD AVENUE FOOTBRIDGE SITE PHOTOS

