

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **SEP 23 1985**

date entered **OCT 24 1985**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Newland House

and/or common The Newland House Museum

2. Location

street & number 19820 Beach Blvd. N/A not for publication

city, town Huntington Beach N/A vicinity of

state CA code 06 county Orange code 059

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> other:

4. Owner of Property

name W.T. Newland Estate
c/o Jean Hamill

street & number 2300 Private Road

city, town Newport Beach N/A vicinity of

state CA 92660

Note: Signal Landmark holds the lease to this property and has assigned the House to the City of Huntington Beach.

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Recorder's Office

street & number 639 N. Broadway

city, town Santa Ana state CA 92701

6. Representation in Existing Surveys

title Orange County Historical Site #9 has this property been determined eligible? yes no

date Sept. 19, 1976 federal state county local

depository for survey records Orange County Historical Commission, P.O. Box 4048

city, town Santa Ana state CA 92702

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____ N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Newland House, a 1-1/2-story frame Victorian, was built as a ranch house in 1898 for William and Mary Newland and their family. It remains, highly visible, in its original location on a blufftop swept by breezes from the Pacific Ocean less than four miles to the south. Here, it overlooks Saddleback Mountain and the land that was once its cultivated fields in the Santa Ana River Basin. The major architectural feature of note is an octagonal turret at the front of the house. With the exception of a water tank (referred to here as a water tower) in the backyard, none of the ranch's outbuildings, such as barns or bunkhouses, remain. The original 500-acre property has been reduced through subdivision to this 2/3-acre remnant. The major alteration was a 1915 addition of a sunporch and sleeping porch by the Newlands. The house has been restored for use as a house museum.

This house has a distinctive octagonal turret which has a separate, angled, and peaked roof. Because of its prominence, it gives much of the architectural interest to the structure. There is also some decorative scrollwork on the facade. The front porch overhang is supported by four narrow decorative wood posts. There are vertical turned spindles along the handrail and as a horizontal trim suspended below the porch's roof.

The shingled, hipped roof has one gabled, front-facing dormer window, and there is a small gable above an angled bay window on the north facade. In this gable is a non-ornamental vent. Windows are vertical, narrow, and double hung. On the front (west) facade is a set of three windows which form another angled bay which retains its original bevelled glass set in lead in the center transom. A small undecorated chimney rises from the roof near its center. Only the turned spindles and posts of the porch, small brackets above the porch, on the turret, and above the angled bay windows provide decoration to the front facade. All of the shiplap siding and trim is painted white.

On the south side of the house, a compatible addition was tastefully completed in 1915 by the Newlands. On the first floor, a sunporch provided an additional warm and sunny room. Above it, an extra sleeping room was added, and the original window openings remain in an interior wall. Nine sets of casement windows provide light and ventilation for the sleeping room addition.

On the rear of the house (east), there is an enclosed porch. Before the Newlands enclosed it, it had been an open porch where their ranch workers were fed.

There is a small, dirt floor cellar beneath the kitchen. It has an exterior and nearly horizontal door close to the back door of the house.

On the interior, all of the woodwork, moldings, and Douglasfir floors remain in excellent condition, and there are functioning transom windows above the doors opening onto the hallway. Walk-in closets exist in each bedroom, and built-in cabinets and drawers were included in the upstairs bedroom, front hall, sunporch, and the dining room where food and plates could be passed directly into a small walk-in pantry which is also filled with built-in cabinets. The floor-to-ceiling drawers and glass-front shelves in the sunporch were built especially to display Mrs. Newland's Indian basket collection. Much of the original hardware, such as doorknobs, hinges, and cabinet knobs, exist throughout the house.

(Continued)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1898, 1915 **Builder/Architect** Dawes and Kuechel, Santa Ana contractors

Statement of Significance (in one paragraph)

The Newland House is significant because it is a rare example of pre-1900 architecture remaining in Huntington Beach, and it is the only known Queen Anne style house. In this city, many houses were torn down and some moved when oil was discovered along Huntington Beach's coast in the 1920s, but the Newland House remained a functioning ranch house for the same family into the 1950s and was never moved nor significantly altered. Furnished with items dating from the 1900-1920 time period, some having been owned and used by the Newland family, it now provides an invaluable glimpse into early farm life in the Huntington Beach area. The Newland House is also significant because of the pervasive role William and Mary Newland played in the creation and development of the City of Huntington Beach. As they prospered in their farming operations, they were active participants in many phases of the small seaside community in the first half of the 20th century. Such involvements included the encouragement of settlement of the new town, formation of its first schools, churches, newspaper, bank, and civic groups.

Mr. Newland chose this hilltop site above the swampy lowlands to build a house for the same reason that the prehistoric Indians who had occupied the site as a seasonal camp did -- to avoid the periodic floods. Their ancient campsite, now officially recorded as CA-Ora-183, was explored by archaeological excavations more than once and most recently as 1979. Detailed information is available in the final report, dated May 1983. (See last item of Bibliographical Reference.)

It was in 1896 that William Newland purchased approximately 500 acres from Sterns Ranchos. This land had been part of an original 200,000-acre grant made to Manuel Nieto in 1784. Abel Sterns of Los Angeles eventually acquired part of it but, in the 1860s, a San Francisco company bought all of Sterns' cattle ranches and began selling the land in parcels.

Much of the land that Mr. Newland bought was a swamp filled with tule and considered by many to be worthless. The remaining land had only been open range.

The Newland property extended from Beach Boulevard (then a dirt road called Hampshire) on the west, Magnolia on the east, Yorktown on the north, and Atlanta to the south. (Today the former ranch land is divided by a north/south street with the name of "Newland".) Barley was planted on the mesa, but the lower land, the floodplain of the Santa Ana River, was swamp.

(Continued)

9. Major Bibliographical References

Please refer to the continuation sheet.

10. Geographical Data

Acreeage of nominated property 2/3 acre

Quadrangle name Newport Beach

Quadrangle scale 1:24000

UTM References

A 11 408495 3726510
 [1 1] [4 0 8 4 9 5] [3 7 2 6 5 1 0]
 Zone Easting Northing

B [] [] [] [] [] [] [] [] [] []
 Zone Easting Northing

C [] [] [] [] [] [] [] [] [] []

D [] [] [] [] [] [] [] [] [] []

E [] [] [] [] [] [] [] [] [] []

F [] [] [] [] [] [] [] [] [] []

G [] [] [] [] [] [] [] [] [] []

H [] [] [] [] [] [] [] [] [] []

Verbal boundary description and justification

The lot is recorded as Parcel # 153-091-29. Following is a legal boundary description for the Newland House yard. That portion of the west one-half (W $\frac{1}{2}$) of the southwest one-quarter (SW $\frac{1}{4}$) of Section 1, (continued)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code

state	code	county	code

11. Form Prepared By

name/title Kathleen A. Dahms (OHP Staff Revision 7/85)

organization Huntington Beach Historical Society date revised June 1985

street & number 3808 Walnut Avenue. telephone (213) 595-7958

city or town Long Beach state CA 90807

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtieri, Kathryn Gualtieri

title State Historic Preservation Officer date 9/10/85

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I hereby certify that this property is included in the National Register of Historic Places.

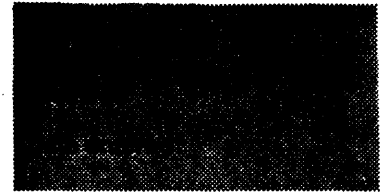
Meloree Byers
 Keeper of the National Register

date 10-24-85

Attest: _____ date _____
 Chief of Registration

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Lease holder: Roland Wedemeyer
Signal Landmark Properties
17890 Skypark Circle
Irvine, CA 92714

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Title: State of California Point of Historic Interest, ORA-010

Date: December 1, 1977 X State

Depository for records: State Office of Historic Preservation

P. O. Box 2390

Sacramento, California

95811

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A narrow and steep stairway leads to the upstairs which contains a bedroom, a playroom, a closet, a dressing room alcove, and the turret in which the pattern of the radiating supportive beams of its peaked roof construction are visible overhead.

Altogether, the rooms of the house number thirteen and include the following: enclosed backporch, breakfast room, kitchen with pantry, sunporch, dining room with fireplace, parlor with "pocket doors", guest bedroom, master bedroom, nursery, boys' bedroom, long hallway, bathroom, turret or "tower room", and the upstairs bedroom with its partially connected playroom.

The property has been reduced over the years through subdivision. The house and water tower occupy the 2/3-acre remnant of the original 500-acre ranch. Landscaping consists of a surrounding lawn, a mature palm tree, and a pine tree. A two-story utilitarian building was constructed east of the house in 1984. This stained-wood frame building is barn-like in character and is used as a caretaker's residence, office, and meeting facility; it is located at the rear of the property. A handicap access ramp was installed at the rear of the house in the mid-1970s. The Newland House has been restored and is open to the public as the only house museum in Huntington Beach.

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This swampy land of willow trees, tules, and natural springs made planting impossible until Mr. Newland drained and cleared a section at a time. Ordinary plows were broken by willow roots so he had a special plow made for the work.

The Newland Ranch became practically a self-contained unit having vegetable gardens, orchards, berry bushes, milk cows, chickens, turkeys, goats, horses and even a pet peacock. Fresh meat was brought in weekly by wagon from a nearby town.

Celery became a profitable crop but eventually Mr. Newland engaged extensively in the raising of sugar beets. In one year he reportedly netted \$35,000 from this crop. He also raised chili peppers, drying them in a pepper dryer on the back porch. In later years he planted several acres of lima beans. Mr. Newland became a noted authority on judging land for its agricultural value, and he continued to farm until his death in 1933. With some assistance from a cousin, Mary Newland continued the farming operation through the difficult years of the Depression and directed the financial affairs of the ranch. The ranch survived a severe flood in 1916, the earthquake of 1933 (although all of Mrs. Newland's glass jars of preserves tumbled to the floor in the cellar and were ruined) and it remained a family-run operation until Mrs. Newland died in 1952.

William and Mary Newland's house was built for \$1,430 by Santa Ana contractors, Dawes and Kuechel, in May 1898. It was a fine home then and is considered to be so today. They always maintained the house well and were quick to make such improvements as installing gas pipes and later electricity for lights, adding modern plumbing as soon as it was available. They planned the house well, providing for walk-in closets and built-in cabinets and drawers. It was also designed for efficiency; the pantry has a pass-through window leading to the built-in dining room china cabinet, and the nursery has a door connecting it to the master bedroom.

Much of the original ornate hardware still exists and transom windows are functional. The house is well lit and ventilated by windows throughout. A south-facing "sun porch" was added in 1915 to provide a warm room for the recuperation of an ill daughter (Bernice). That room also had specially designed glass front cabinets and shelves to display Mrs. Newland's collection of Indian artifacts most of which had been unearthed in their fields and her garden. She also collected numerous Indian baskets and rugs which were used throughout the house.

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The Newlands were gracious hosts and the guest bedroom was made available to visitors in the community. Some notable guests were Henry E. Huntington, James Irvine, and P.T. Barnum.

Today this house is maintained by the city of Huntington Beach and the Huntington Beach Historical Society who operate it as a house museum and conduct tours for the public a few days each month.

The Newland Family is worthy of note and the preservation of their home does honor to them also.

William Taylor Newland, born in 1850 in Camp Point, Illinois and Mary Juanita De Lapp, born in 1859 in Jacksonville, Illinois, were married in 1875 and moved to southern California. He was made a foreman on the Irvine Ranch where he worked for prominent landowner James Irvine. He planted its first crop of barley and was so successful that he earned the nickname "Barley King of Orange County." In 1896 he purchased approximately 500 acres for his own ranch. As his farming operation succeeded he also became very involved in other business pursuits and civic matters.

When the Newlands first arrived in the area, Huntington Beach was just an area known as Shell Beach. In 1901, a syndicate of which Mr. Newland was an active member, purchased 40 acres of beachfront land from Col. Robert Northam. It was named Pacific City in hopes that it would become as successful as the resort of Atlantic City on the east coast. They changed the name to Huntington Beach when Henry E. Huntington's Pacific Electric Railway first arrived in town in 1904.

As the parents of ten children (Clara, Wilmuth, Mary Frances, Delphia, John D., Jesse, William T. Jr., Clinton, Helen and Bernice) the Newlands valued good education and were instrumental in establishing the city's first grammar school and first high school. They both served for many years on the school boards and Mrs. Newland founded the first PTA in 1908. (There is an elementary school and nearby park that bear the name 'Newland' today.) She was also a charter member of the Woman's Club and in 1939 was honored as the "Woman of the Year" for her many years of service to the community.

Mr. Newland started the first bank and was for a time the president and later vice president of the First National Bank of Huntington Beach. In 1914 he was appointed by the Orange County Supervisors to serve on the Orange County Highway Commission. It was reported by the Huntington Beach Post in April 24, 1914 to be a "popular" appointment "as Mr. Newland is of the best and most favorably known citizens in Orange County." He advocated

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and saw the completion of the extension of the coast highway from Long Beach to Dana Point.

Mr. Newland also organized and helped to finance the first church and the first newspaper.

Thomas Talbert, another early prominent city pioneer, wrote the following about Mr. Newland. "The name William T. Newland stands out clearly as one of the foremost pioneers in the establishment of what we now know as Orange County. There are few activities devoted to the growth and development of Orange County of which Mr. Newland was not a part, for, endowed with keen and flexible foresight as well as a vital intensity of purpose, Mr. Newland strove to improve this land in the way he knew it would respond." Other friends and family members also recognized his foresight for he had accurately predicted the influx of people, the road-building, and inevitable development that did materialize even to envelop, but not eclipse, his home.

Mrs. Newland was also an energetic individual who, in addition to raising her large family, cultivating and preparing most of their food, feeding up to 50 farm hands three meals a day during the harvest times, serving on the school board, did the ranch bookkeeping. Piqued with interest by the abundance of shells and Indian artifacts (mainly lithic materials such as manos, metates, cogged stones, and projectile points) found in her garden and farm fields, she began a collection of California Indian baskets and rugs. She occasionally visited southern California Indian reservations, and once invited an Indian chief from the Palm Springs area to her home to help her catalog these items. Mary Newland was frequently asked to give talks about her collections because she was considered to be a local authority.

William and Mary Newland were industrious, civic minded, and family-oriented ranchers whose lives were representative of Orange County pioneers. Today the lovely house that was their home "in the country" for over fifty years remains, a tribute to them.

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Township 6 South, Range 11 West, in the Rancho Las Bolsas, City of Huntington Beach, State of California, as shown on map recorded in Book 51, Page 14 of Miscellaneous Maps, in the office of the County Recorder of said county described as follows: Beginning at the southwest corner of said section one; thence north $0^{\circ} 39' 54''$ west 794.32 feet along the west line of said section one; thence north $89^{\circ} 20' 06''$ east 399.98 feet to the true point of beginning; thence south $0^{\circ} 39' 54''$ east 75.17 feet; thence north $89^{\circ} 20' 06''$ east 266.00 feet; thence north $0^{\circ} 39' 54''$ west 140.00 feet; thence south $89^{\circ} 20' 06''$ west 266.00 feet; thence south $0^{\circ} 39' 54''$ east 64.83 feet to the true point of beginning.

The Newland House and its water tower stand in the middle of the Newland House yard, and this is all that remains of the Newland Ranch. Commercially zoned property, known as the Newland Center, is to the house's north, west, and south, but the house remains, by careful planning, the focal point. To the east of the house, on and below a natural bluff, is city park land.

Beach Blvd. (Highway 39)

commercial building

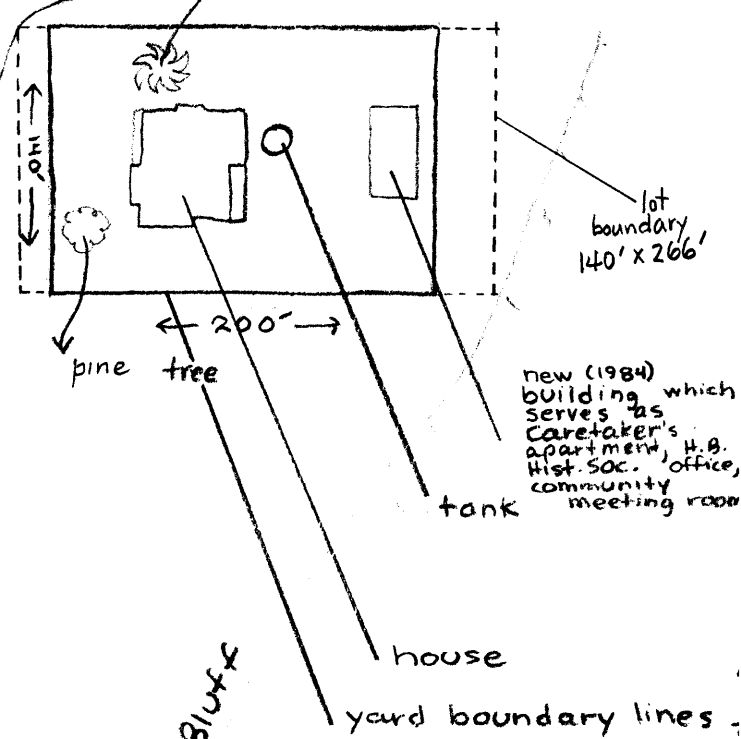
comm. bldg.

comm. bldg.

parking

comm. bldg.

parking



new (1984) building which serves as caretaker's apartment, H.B. Hist. Soc. office, community meeting room

Natural Bluff



Newland House
19820 Beach Blvd.
Huntington Beach, CA 92646
(Orange County)

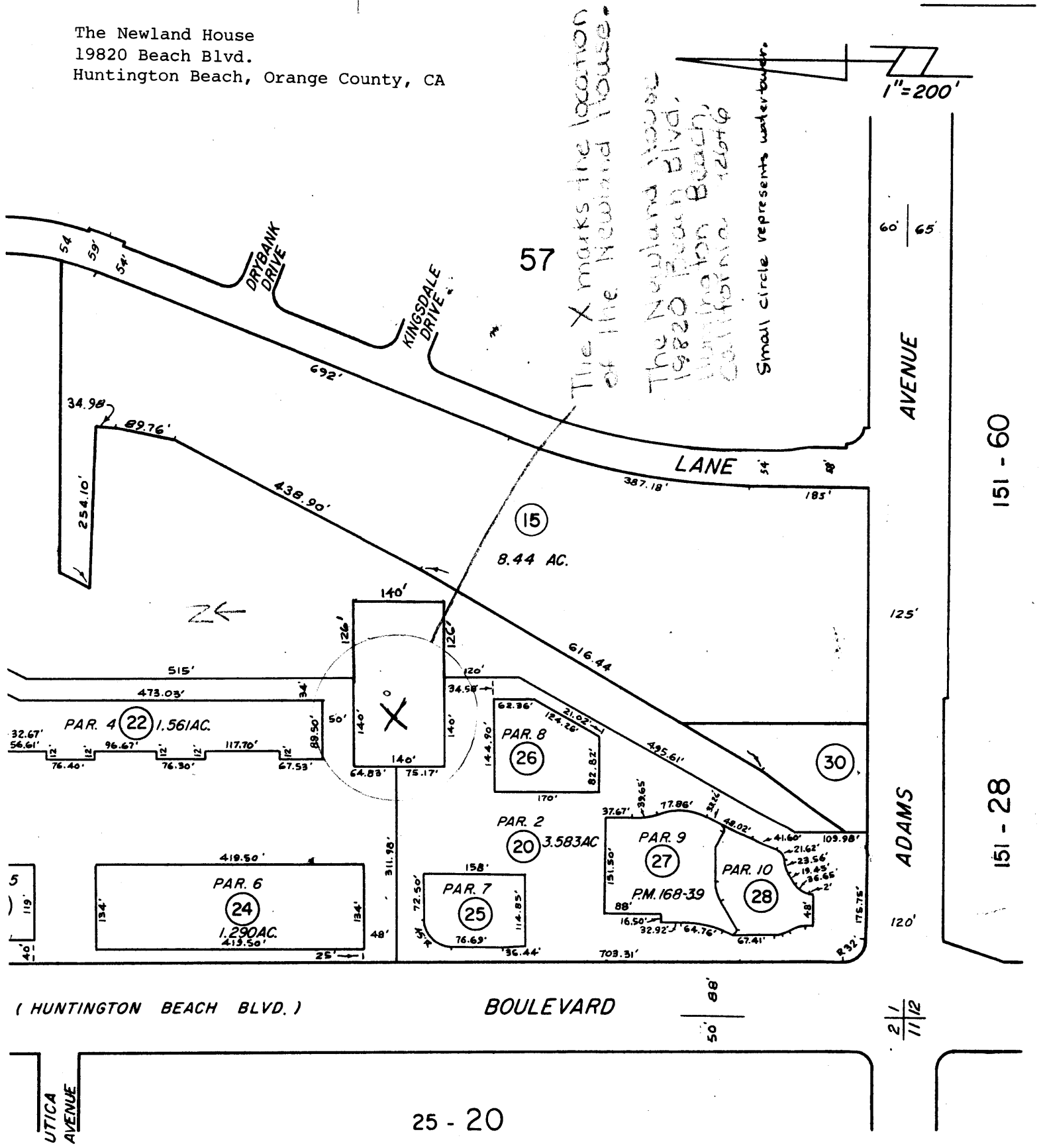
1" = 100'

SKETCH MAP SHOWING FEATURES ON PROPERTY.

- Fenced yard
- - - - Lot Boundary
- (Note: National Register nomination boundaries coincide with lot boundaries.)

Adams Avenue

The Newland House
19820 Beach Blvd.
Huntington Beach, Orange County, CA



NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
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COUNTY OF ORANGE

3-1-83