State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code ____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *208 Magnolia Street*

P1. Other Identifier: *Leroy Anderson's House*

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Orange County*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;

c. Address: *208* *Magnolia Street* City *Costa Mesa* Zip

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description directions to resource, elevation, etc., as appropriate)

Parcel No. *425-402-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A steep, cross-gable roof and stuccoed exterior identify the Period Revival (English) influence in the design of this one-story bungalow. The residence has a L-shaped plan with a front facing gable wing projecting out from the west side of the primary (south) elevation. Beneath the front gable are a pair of large, multi-pane casement windows and three circular vent openings. Smaller, multi-pane windows punctuate the east half of the primary elevation. Canvas awnings hang over all the window openings. the property lot is lushly landscaped and is enclosed by a white picket fence.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward north). Photo No: 10-8, 1/1/99

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic Both
1927

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
PCR Services Corporation, 233 Wilshire Blvd., Suite 130, Santa Monica, CA

P9. Date Recorded: 7/1/99

P10. Survey Type: (Describe)
City-wide Survey

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

Attachments NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

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Primary #

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *208 Magnolia Street*

B1. Historic Name: *Leroy Anderson's House*
B2. Common Name: *Leroy Anderson's House*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Period Revival (English)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Built: 1927

B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*
B10. Significance: Theme: *Residential Development* Area: *Costa Mesa*
Period of Significance: *1927* **Property Type:** *Residential* **Applicable Criteria:** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property appears ineligible for the National Register. The bungalow is one of only a dozen which reflect the Period Revival style in residentials design within the City of Costa Mesa. The building is locally significant for its architecture and its association with an early prominent local citizen, LeRoy Anderson. The dwelling reflects the size, scale, massing, plan, and architectural style of its generation in Costa Mesa and is a good example of its property type. This house was built in 1927, for LeRoy Anderson, a prominent local attorney who was instrumental in the early development of Costa Mesa.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
A Slice of Orange; Costa Mesa City Directories; Sanborn Maps; Orange County Assessor's Records; Costa Mesa Historical Society; Los Angeles Public Library

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *7/1/99*

(This space reserved for official comments.)