

***HISTORICAL RESOURCE TECHNICAL REPORT
FOR THE 7761 EADS AVENUE & 7762 BISHOPS LANE BUILDINGS
LA JOLLA, CALIFORNIA 92037***

Project Number 260198

*7761 Eads Avenue & 7762 Bishops Lane
La Jolla, California 92037*

Report Submitted To:

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Project Management
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TABLE OF CONTENTS

Executive Summary	1
Introduction	2
Report Organization	2
Project Area	2
Project Personnel	3
Project Setting	3
Physical Project Setting	3
Project Area and Vicinity	3
Historical Overview Of The La Jolla Community	5
Methods and Results	7
Archival Research	7
Field Survey	7
Description of Surveyed Resources	7
Significance Evaluation	8
Integrity Evaluation	8
Application of San Diego Historical Resources Board (HRB) Register Significance Criteria	11
Application of National and California Register Criteria	24
Findings and Conclusions	27
Impacts Discussion	27
Application of City of San Diego CEQA Significance Criteria	28
Application of CEQA	29
Mitigation Measures	31
Conclusion	31
Bibliography	31
Appendices	
Appendix A: Building Development Information	
•San Diego County Assessor’s Office Residential Building Records	
•Lot and Block Book Page	
Appendix B: Ownership and Occupant Information	
•Chain of Title	
•City Directory Listings of Occupants	
•Deeds from Date of Construction	

TABLE OF CONTENTS (continued)

Appendix C: Maps

- City of San Diego 800:1 Scale Engineering Map
- United States Geological Survey Map (U.S.G.S La Jolla Quadrangle)
- Original Subdivision Map (La Jolla Park)

Appendix D: DPR Forms

Appendix E: Preparer's Qualifications

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Executive Summary

This Historical Resource Technical Report (HRTR) was prepared at the request of Candace Ford in order to determine the potential historical and/or architectural significance of two one-story, single-family residences located on two adjacent legal parcels at 7761 Eads Avenue and 7762 Bishops Lane (collectively identified as the “Properties”) in the San Diego community of La Jolla, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), *Historical Resource Technical Report Guidelines and Requirements* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009) and the adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009). This HRTR was undertaken in conjunction with a Preliminary Review submittal (Project Number 239675) as well as Project submittal (Project Number 260198) to determine whether the Properties can be considered historically and/or architecturally significant.

The 7761 Eads Avenue property is defined as the western one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-04-00, while the 7762 Bishops Lane property is defined as the eastern one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-05. Both properties are located within the La Jolla Park subdivision, according to Map 352, filed in the Office of the County Recorder on March 22, 1887 and are owned by the Maynard Lawrence Sievek and Virginia Ann Sievek Family Trust dated November 24, 1998. Ms. Candace Ford serves as the Successor Trustee of the Sievek Family Trust.

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Built in 1915 by an unknown architect and/or builder, the building was both owner and tenant occupied over the course of its existence and subject to an addition in 1937 which affected the entire rear (east) elevation. The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Built in 1913 by an unknown architect and/or builder, the building was largely tenant occupied over the course of its existence and subject to a rear porch enclosure along the northwest elevation and a front-gabled addition along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical research indicates that the Properties are not historically and/or architecturally significant. The buildings are not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and do not represent the notable works of “master” architects, builders, or craftsmen.

As Properties which are not historically or architecturally significant under local, state, or national significance criteria, the buildings are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

Introduction

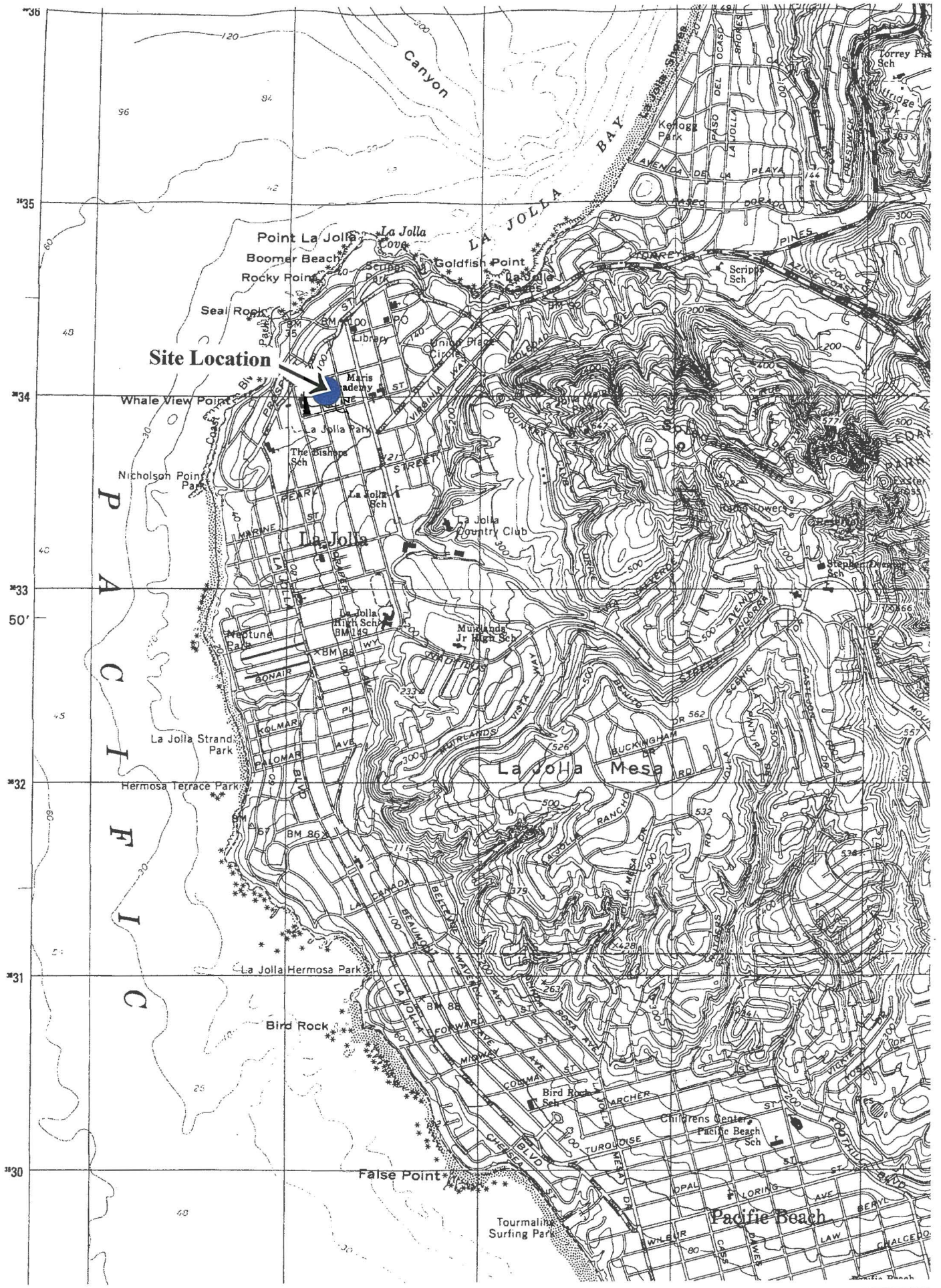
Report Organization

This HRTR was prepared in order to determine the potential historical and/or architectural significance of two one-story, single-family residences located at 7761 Eads Avenue and 7762 Bishops Lane in the San Diego community of La Jolla, California as part of the “Ford Tri-Plex” development project (Project Number 260198). The 7761 Eads Avenue building was constructed in 1915 and the 7762 Bishops Lane building was constructed in 1913. Since structures that are at least 45 years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), the Properties were researched and evaluated as potential historic resources in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (state) criteria; and National Register of Historic Places (national) criteria by Scott A. Moomjian, Esq., Historic Properties Consultant, from April-June 2012. The Properties were determined by the present study not to be historically and/or architecturally significant.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Historical Overview of the La Jolla community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resources with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Residential Building Records and Lot and Block Book Pages; Ownership and Occupant Information (Chain of Title; San Diego City Directory Occupant Listings; and a Copy of the Grant Deed from the dates of construction); Maps (800:1 scale engineering; U.S.G.S. La Jolla Quadrangle; and La Jolla Park subdivision); California Department of Parks & Recreation (DPR) Inventory Forms; and Report Preparer Qualifications (Resume).

Project Area

The Properties are located in the San Diego community of La Jolla, California. The 7761 Eads Avenue property is defined as the western one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-04-00, while the 7762 Bishops Lane property is defined as the eastern one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-05. Both properties are located within the La Jolla Park subdivision, according to Map 352, filed in the Office of the County Recorder on March 22, 1887. The Properties are located in a built, residential urban environment near the southeastern corner of Eads Avenue and Silverado Street. The Properties each equally divide Lot 5, Block 31. As a whole, Lot 5



Site Location Map



is rectangular in shape and measures approximately 25 feet x 140 feet (approximately 3,500 total square feet). Each property measures approximately 25 feet x 70 feet (approximately 1,750 total square feet). The 7761 Eads Avenue property fronts on Eads Avenue to the west, while the 7762 Bishops Lane property fronts on Bishops Lane, which is little more than an alley that runs northwest/southeast between Eads Avenue to the west and Fay Avenue to the east. Overall, the Properties are bounded by Silverado Street to the north, Fay Avenue to the east, Kline Street to the south, and Draper Avenue to the west.

The surrounding neighborhood was largely developed beginning around the mid-1950s. Such development has continued to the present day. Originally, the neighborhood setting in and around the Properties generally consisted of one-story, single-family residential construction. However, the area has experienced significant changes over the years with the construction of new residential development. Original one-story dwellings were removed and replaced by much larger one and two-story homes, and the construction of new multi-story condominium and/or apartment (multi-family) buildings. In addition, original homes were extensively remodeled. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Personnel

Project personnel included Scott A. Moomjian, Esq., Historic Properties Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.

Project Setting

Physical Project Setting

The Properties is located in the San Diego community of La Jolla, California within the La Jolla Park subdivision. The Properties is located in a built, residential urban environment. The physical setting of the neighborhood is residential and consists of single and multi-family buildings. Over the years, the neighborhood setting in and around the Properties has dramatically changed with the construction of new, single-family and multi-family residential structures and the re-modeling of many of homes within the immediate vicinity. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Area and Vicinity

The overall area in and around the Properties is residential and largely consists of single and multi-family buildings. The La Jolla Park subdivision in which the buildings are located was filed in March 1887. However, widespread and prolific development did not

occur until the mid-1950s. Over the years, the neighborhood setting in and around the Properties has substantially changed with the construction of new, single-family and multi-family residential structures and the re-modeling of many of homes within the immediate vicinity. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

The 7761 Eads Avenue and 7762 Bishops Lane buildings were not identified in the historic inventory of the La Jolla community prepared by Patricia Schaelchlin in 1977. The buildings were also not included in the Draft La Jolla Historical Survey prepared by Architect Milford Wayne Donaldson, FAIA in 2001.

Historical research indicates that the Properties were under common ownership until 1912. For a list of individuals who owned the undeveloped property beginning with Frank T. Botsford in April 1887, see Chain of Title included as Appendix B. In July 1912, Ella B. Hyman and J.S. Hyman deeded the eastern one-half of Lot 5, Block 352 to Katharine Burkey and Lillian C. Lentell. In August 1914, Burkey deeded her interest in the property to Eva L. Williams. Williams owned the property until she conveyed her interest to Lentell in May 1933. In February 1913, the Hymans deeded the western one-half of Lot 5, Block 352 to Lentell (as her separate property). Therefore, by 1933, the properties were once again joined in common ownership. Subsequently, the properties were owned by Lentell (1912/1933-1936); Teodosia Paton (1936-1971); Arthur David Paton (1941-1956); Maynard and Virginia Sievek (1971-1998); Stacy Dean Sievek (1971); and the Maynard Lawrence Sievek and Virginia Ann Sievek Family Trust (1998-Present).

7762 Bishops Lane

According to the Residential Building Record, the 7762 Bishops Lane building (which is located on the eastern one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1912, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1913, the value of improvements rose to \$100.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7762 Bishops Lane building until 1929 (at which time the structure was identified as "7763" Bishops Lane). A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, square-shaped dwelling unit. The building has a small front porch along its main (east) elevation and a small rear porch along its rear (northwest) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7762 Bishops Lane building was constructed in 1913. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used exclusively as a rental property with at least twenty (20) occupants/tenants, see San Diego City Directory Occupant Listings included as Appendix B.

7761 Eads Avenue

According to the Residential Building Record, the 7761 Eads Avenue building (which is located on the western one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1914, the value of “Houses, Barnes, etc.” on the property was \$0.00. One year later, in 1915, the value of improvements rose to \$140.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7761 Eads Avenue building until 1927. A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, rectangular-shaped dwelling unit. The building has a small front porch along its main (southwest) elevation and a bay section along its side (north) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7761 Eads Avenue building was constructed in 1915. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used as both a rental property and a property occupied by property owners, see San Diego City Directory Occupant Listings included as Appendix B. Of these individuals, the property may have been rented by tenant Peter L. Salk from 1973-1981. It is believed that this individual was Dr. Peter Salk, the eldest son of Dr. Jonas Salk, who worked in his father’s laboratory at the Salk Institute from 1972-1984, conducting research on immunotherapy of cancer and autoimmune diseases.

According to Residential Building Records, the 7761 Eads Avenue building was subject to an addition along the rear (east) elevation in 1937. This addition, which appears to measure approximately 10 x 15 feet (150 square feet), extended the rear of the building and removed the original rear façade. The addition is not noted on the 1949 Sanborn Map. According to the Building Records, a “shop” structure, measuring approximately 12 x 14 feet (168 total square feet) was constructed between the 7761 Eads Avenue building and the 7762 Bishops Lane building in 1952. Further, site inspection and review of the Sanborn Maps for the 7762 Bishops Lane building indicates that the rear porch along the northwest elevation was enclosed and a front-gabled section was added along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical Overview Of The La Jolla Community

The 7761 Eads Avenue and 7762 Bishops Lane buildings are located within San Diego’s La Jolla community. The village of La Jolla began in the 1880s during the “boom” period of San Diego’s history as a small coastal community. Prior to 1887, there was no development on land which is now referred to as La Jolla, an area known as a popular picnic and bathing attraction for residents and visitors of San Diego. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank T. Botsford. Botsford’s purchase was different from any of his predecessors, because unlike other previous owners, he would ultimately develop La Jolla Park, which was the first land in

La Jolla to have identified lots and streets. Ultimately, with an auction sale of lots within La Jolla Park in April, 1887, Botsford set in motion the early development of La Jolla.

Between 1902-1920, the community of La Jolla began to experience sophisticated growth. In 1902, La Jolla held its first election. In 1907, La Jolla's first bank, the Southern Trust Savings Bank, was established. In 1908, the "Red Devil" train, a gas engine, began serving La Jolla, and in 1909, natural gas was made available. Pioneering members of the community included Ellen Browning Scripps and other local entrepreneurs.

In 1910, despite all of this change, La Jolla was still a community of dirt roads without electricity (electricity was made available in 1911). La Jolla's population at this time was approximately 850, more than double its 1900 figure. In 1912, motion pictures were shown in La Jolla for the first time, and in 1913, the *La Jolla Journal* (later renamed the *La Jolla Light*), came into existence. In 1918, the first paving of La Jolla occurred on Prospect Street. Paving the road from La Jolla to San Diego was ultimately completed in 1920.

After the First World War, the San Diego economy began to experience further growth and development. La Jolla real estate increased in demand and value from 1920 until the unpredicted real estate bust between 1925-1926. Nonetheless, La Jolla continued to grow and expand as a community. Numerous speculative real estate tracts were laid out in the general La Jolla area. These included La Jolla Hermosa and the Barber Tract in the south, the Muirlands on the western slopes of Mt. Soledad, and the northeastern La Jolla Shores tract.

The stock market crash of 1929 ushered in the Great Depression of the 1930s and few speculative ventures succeeded during this time. Little construction took place in the La Jolla area during these difficult years. Those individuals whose investments had not been devalued by the nation's crisis, however, were able to afford building projects. Federal government assistance and low material costs encouraged some people to venture out and risk investing in construction during the Depression. The country was brought out of the Depression by the development of the economy during the Second World War and the subsequent post-war prosperity. When the war ended, many war-time servicemen and workers relocated to La Jolla. Between 1946-1955, new subdivisions in La Jolla sprang up. At the end of the 1940s, the population of La Jolla was approximately 8,500. Expansion was directed south toward Pacific Beach, east up the La Jolla Hills, and north to the La Jolla Shores area.

Keeping pace with the economy, the development of La Jolla continued to grow, slowly but steadily. New highways began to crisscross the area, allowing greater business connections with the coastal community and the larger San Diego business infrastructure. These new highways drew traffic away from the coastal sections, leaving them quiet, peaceful and ultimately more desirable as residential areas.



Photograph #1
7761 Eads Avenue
West Elevation
View Facing East



Photograph #2
7761 Eads Avenue
West Elevation
View Facing East



Photograph #3
7761 Eads Avenue
West & South Elevations
View Facing Northeast



Photograph #4
7761 Eads Avenue
South Elevation
View Facing East



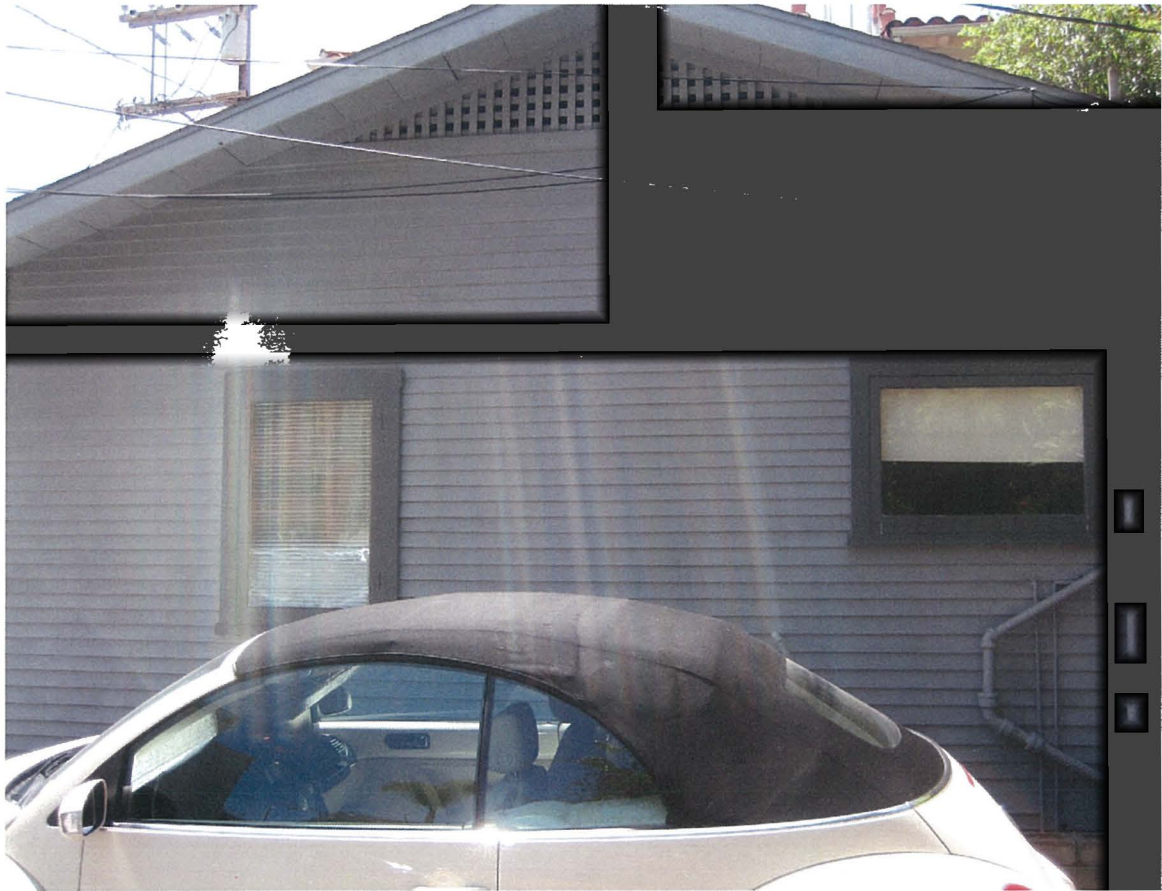
Photograph #5
7762 Bishops Lane
East & North Elevations
View Facing West



Photograph #6
7762 Bishops Lane
East & North Elevations
View Facing South



Photograph #7
7762 Bishops Lane
East Elevation
View Facing West



Photograph #8
7762 Bishops Lane
North Elevation
View Facing South



Photograph #9
7762 Bishops Lane
East & South Elevations
View Facing West



Photograph #10
7762 Bishops Lane
South Elevation
View Facing West



Photograph #11
7762 Bishops Lane
Northwest Elevation (Porch Enclosure)
View Facing Southwest

Methods and Results

Archival Research

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Residential Building Records from the San Diego County Assessor's/Recorder's Office; a Chain of Title prepared by California Lot Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection; the La Jolla Historical Society archives and photographic collection; local, state, and federal inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; standard and authoritative sources related to local history, architecture, and building development information.

Field Survey

The field survey work was conducted by Scott A. Moomjian, Esq. on May 14, 2012. An intensive survey of the subject Properties and surrounding neighborhood was undertaken at this time. The Properties were recorded on the appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

Description of Surveyed Resources

7761 Eads Avenue

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1915, the building features an irregularly-shaped, rectangular floor plan with a living room, bedroom, kitchen, and bathroom. When originally constructed, the structure featured approximately 489 total square feet of living space. However, in 1937, an addition with approximately 150 total square feet of space, was constructed along the entire rear (east elevation) of the house, thereby increasing the size of the building over 30%.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a concrete foundation with floor joists. The roof is low-pitched and front-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. No chimney is present. The exterior is composed of wood shingles. Along the main (southwest) elevation, there is a partial porch which is formed by a low-pitched, front-gabled roof, supported by two square wood columns. A small set of wooden stairs lead to the porch area. The front door is wood-paneled with six glass panes set toward the top of the door. A wooden door screen is set in front of the door.

Fenestration consists of wood double-hung windows. Along the side (north) elevation, there is a projecting bay section. Overall, the home appears to be in fair condition.

7762 Bishops Lane

The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1913, the building is located along Bishops Lane which is little more than an alley between Eads Avenue to the west and Fay Avenue to the east. The building is generally square-shaped with a living room, bedroom, kitchen, and bathroom. The building consists of approximately 424 total square feet of space. When originally constructed, the structure featured a rear porch along the northwest elevation. Sometime after 1956, this porch was enclosed with fixed windows and horizontal clapboard siding. In addition, sometime after 1956, a small projecting bay addition (approximately 2 x 14 feet, 28 total square feet) was added along the side (southwest) elevation.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a pier foundation with floor joists. The roof is moderately-pitched and side-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. A brick chimney is located toward the center of the residence. The exterior is composed of horizontal clapboard siding. Along the main (east) elevation, there is a partial porch which is formed by wooden beams supporting a small roof projection. In actuality, the porch is little more than a wooden trellis. The porch area is open with a wood-paneled front door with glass pane. Fenestration consists of wood casement windows. Overall, the home appears to be in fair condition.

Significance Evaluation

Integrity Evaluation

In addition to determining the significance of a property under local, state, and national criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the “ability of a Property to convey and maintain its significance.” It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the National Register as “the place where the historic property was constructed or the place where the historic event occurred.” It is defined by the HRB

Designation Guidelines as “the place where a resource was constructed or where an event occurred.”

The 7762 Bishops Lane building was constructed in 1913 and the 7761 Eads Avenue building was constructed in 1915. The buildings have remained in their original locations throughout their existence.

Design

Design is defined by the National Register as the “combination of elements that create the form, plan, space, structure, and style of a property.” It is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been modified and altered over the years (see the above discussions for changes to the buildings). Improvements to the Properties include the construction of additions and a porch enclosure. While these changes have altered the appearance of the buildings, the improvements have not substantially altered the original form, plan, space, structure, or style of the buildings. As such, the Properties retain sufficient degrees of original design for integrity purposes.

Setting

Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying “to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.”

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been sited on the same lot since their original construction in 1913 and 1915. Inspection of the surrounding residential neighborhood today indicates the presence of only very few original single-family homes. Many of the original homes which once existed in the nearby area have been removed while others have been substantially remodeled and altered. Structures located on properties immediately adjacent, or in close proximity to the 7761 Eads Avenue and 7762 Bishops Lane buildings, are either new or have been substantially remodeled. The substantial change to the overall physical environment of the area has resulted in an adverse impact to the original setting such that the Properties have not retained their setting elements for integrity purposes.

Materials

Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation

Guidelines as comprising “the physical elements combined or deposited in a particular pattern or configuration to form a property.”

The materials which have gone into the construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings are both original and non-original. Although the buildings have been altered, because the majority of the materials which exist in the homes today are original, the Properties retain their materials elements for integrity purposes.

Workmanship

Workmanship is defined by the National Register as “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” It is defined by the HRB Designation Guidelines as consisting “of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.”

As with the materials discussion above, the workmanship that has gone into the construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings is both original and non-original. Because most of the physical craftsmanship is original, the Properties retain their workmanship elements for integrity purposes.

Feeling

Feeling is defined by the National Register as “a property’s expression of the aesthetic or historic sense of a particular period of time.” It is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”

In their current conditions, the 7761 Eads Avenue and 7762 Bishops Lane buildings still impart an aesthetic sense of 1910s Craftsman residential construction. As a result, the Properties retain their feeling elements for integrity purposes.

Association

Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”

The 7761 Eads Avenue and 7762 Bishops Lane buildings are not directly linked to any important historic events or persons. As a result, the Properties do not possess, nor have they ever possessed, associative elements for integrity purposes.

Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

Criterion A-- If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent, or may in itself be the model for development. To be significant for historical development, a resource shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history. To be significant for architectural development, a resource shall exemplify or reflect development associated with the City's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry. Finally, to be significant for landscape development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.

No historical evidence was identified which would support the contention that the 7761 Eads Avenue and 7762 Bishops Lane buildings exemplify or reflect special elements of San Diego's, La Jolla's, Eads Avenue's, Bishops Lane's, or La Jolla Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The buildings in no way exemplify or reflect "special elements" of City, community, or neighborhood development any more than other existing structures (new or old) along Eads Avenue, Bishops Lane, or within the La Jolla Park subdivision.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the 7761 Eads Avenue and 7762 Bishops Lane buildings do not possess special

elements of development which are distinct among others of their kind or that surpass the usual in significance. The structures were merely constructed as simple Craftsman style buildings that were convenient and popular at the time. The buildings possess no special or unique elements which would elevate them to a level above other Craftsman homes built during the 1910s. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all buildings do.

Similarly, the buildings do not reflect an aspect of La Jolla development any more than other structures which were also built in the subdivision (either prior to establishment of the subdivision in 1887 or thereafter). The buildings do not reflect an element of development which maintains an established precedent, nor were they the model of development in the La Jolla Park subdivision.

In terms of historical development, the 7761 Eads Avenue and 7762 Bishops Lane buildings do not exemplify or reflect a special or unique aspect of the City's general historical development or a unique aspect of the City's history. In terms of architectural development, the buildings do not exemplify or reflect special development associated with the City's built environment. Finally, in terms of landscape development, the buildings do not exemplify or reflect development associated with subdivision design, since the structures were built after the subdivision was first developed. Therefore, based upon the above analysis, the Properties do not qualify under any aspect of HRB Criterion A (Community Development).

Despite this determination, the present study will include an evaluation under Criterion A within the context of Beach Cottage development in La Jolla.

The History of La Jolla Beach Cottages

In July 2009, a detailed study regarding La Jolla's beach cottages was prepared by Kathleen Crawford from the Office of Marie Burke Lia. The present discussion of the history of La Jolla beach cottages has been developed from this study. The 2009 study noted that beach cottages were once a common, and dominant, style of architecture in La Jolla from the late 1880s through the 1930s. At one point, there were over 450 beach cottages listed in local histories. Today, approximately 18 of these remain as part of the architectural heritage of La Jolla. The 7761 Eads Avenue and 7762 Bishops Lane buildings were never included as part of any La Jolla beach cottage inventory.

Noted La Jolla historian Patricia Schaechlin discussed beach cottages in her history of La Jolla by indicating that, in 1888, "the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope...La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents. The first permanent residence in La Jolla was the c. 1887 George Webster Heald House, located at 1287 Silverado Avenue. Heald, along with Frank Botsford, was one of the first developers of La Jolla. The house was sited at the sharp corner of

Silverado Avenue and Exchange Place to capitalize on the view directly to the beach. Today, the original view is blocked by the trees and buildings, but the Heald House would have been able to see directly to the Cove. The Heald House was torn down in 1936.

Local author Howard Randolph wrote a history of La Jolla in 1955 in which he discussed beach cottages. Randolph discussed the natural advantages of La Jolla – the ocean, the sunlight, and local spots such as Alligator Head, Cathedral Rock, the Caves, Gold Fish Point, and Whale View Point. The unusual rock formations, the beautiful mosses and shells, and the other natural beauties of the area attracted visitors and residents alike.

It was likely that the first commercial hotel buildings constructed in La Jolla were beach cottages. The first documented buildings were five cottages on the south side of Prospect Street between Herschel and Girard. Known as the “quintuplets,” they were intended to be temporary cottages for a hotel that was to be built. Used as a small inn, the “Cottage Hotel” was later known as the La Jolla House. One of the cottages was removed in 1899 to make way for the Chase and Ludington Store. The last of the quintuplets were torn down in 1926.

Early La Jolla did not have sidewalks or roads, merely trails and winding paths linking the homes and businesses and leading people to the beaches. The Star Pines that were planted in La Jolla led the way home on starry nights. Due to the lack of major roads and night lighting, the residents decided to plant the tall pine trees to serve as landmarks for residents to find their way home at night after visiting neighbors to play cards or have dinner. The town was small in scale, with simple one-story beach cottages, with narrow paths leading to the stores, residences and beach areas.

Randolph discussed how several early residents, including Mrs. Anson Mills and Walter Lieber had successful real estate ventures by owning and renting summer cottages to visitors. Mr. Randolph quotes Mr. Lieber’s memories of La Jolla by stating that when Mr. Lieber came to La Jolla in 1904, he commented that there were approximately 100 cottages currently standing in the town. He said they were inhabited mostly by “widows and old maids.” Lieber went on to establish a real estate company in La Jolla. The La Jolla Historical Society has material from his company in their files. In one of his brochures he listed “69 ‘Furnished Bungalows and Cottages’ for rent by the Walter Lieber Real Estate Company. The brochure includes the statement that “We do not rent cottages to those having tubercular trouble. The weather in La Jolla is not good for throat and lung diseases.” The descriptions of the cottages listed the facilities such as “hot water for baths, gas for cooking, flush toilets, lighting by electric, and heated by wood stoves.”

In the Appendices to the book, *La Jolla Year by Year*, Randolph listed all the beach cottages in La Jolla by name and address (at a time when it was possible to include both elements of information). The list was notated by unknown persons in the copy of the book located at the La Jolla Historical Society. The annotated Randolph list documented approximately 466 beach cottages on approximately 25 streets in La Jolla and these

structures dated from the 1890s to the 1920s. In the annotated Randolph list, the list documented the following streets as containing beach cottages: Cave Street, Coast Boulevard, South Coast Boulevard, Draper Avenue, Eads Avenue, Kline Street, La Jolla Boulevard, Lookout Drive, Park Row, Pearl Street, Princess Street, Spindrift Drive, Torrey Pines Road, and Virginia Way. Buildings listed as “Not Located” included approximately 56 structures. The 7761 Eads Avenue and 7762 Bishops Lane buildings were not listed (Eads Avenue was known as “Washington”).

Originally most of La Jolla’s beach cottages had names, instead of street addresses. The post office delivered the mail by name, not street address. The names were replaced in 1913 by street numbers for the use of the post office and Western Union but local residents still referred to the cottages by name. Cottage names were short, diverse and very original. Some of the names were ready-made, named from signs that could be purchased and put on the house, such as Idlewild, Rest-A-While, Cozy Nook and Done Roaming. The structures listed on Randolph’s list have names that reflect the beach context, the longings of the owners for previous homes or wishful thinking, or naturalistic concepts. Names include: Whispering Sands, Stella Maris, Puesta Del Sol, Salt Air Court, Sea Cliff, Sea Haven, Neptune, Sea Dream, Sandpiper, Barnacle, Surf Thrills, Kentucky, Kennebec, Hollywood, Bohemia, Cozy Nook, Red Rest, Hate to Quit It, Tuck Away, Nestledown, Happy Hollow, Glow Worm, Fire Fly, Kingfisher, Cherokee and El Tovar.

By 1920, the population had increased to over 2,500 people, with schools, roads, a commercial district, and an established tourist industry. Summer rentals of beach cottages were very popular and, according to Schaechlin, “practically every house and every room in La Jolla is already taken for the next two months....” Cottages were the popular choice for summer rentals and there were many to choose from. During the 1920s, hotels began to be constructed for tourists who did not want a cottage rental and gradually many of the rentals were converted to permanent homes for newcomers to the area.

During the decade of the “Roaring Twenties,” La Jolla became an international playground. As tourism expanded and La Jolla became a destination for movie stars and the wealthy, small beach cottages were no longer seen as suitable accommodations for wealthier visitors. The Cabrillo Hotel, the Windansea, and the Colonial Hotel were filled on a steady basis and soon it became apparent that if La Jolla was going to keep its status as a vacation spot, more hotel space would be needed. As the number of summer and winter visitors escaping the snow multiplied, four new hotels were built by 1928 – Casa de Manana, Little Hotel, La Valencia, and the La Jolla Manor – and many more were proposed.

The decade of the 1920s also brought increased residential density. The automobile took over American society and soon roads north and south led to La Jolla. The electric train came to La Jolla. These improvements brought wealthy newcomers to the area and these people built large homes that capitalized on the beauty of the area. The community became more affluent and developers began to subdivide the lots to create view lots

suitable for expansive homes. Subdivisions included La Jolla Park, Mt. Soledad, Country Club Heights, Ludington Heights, Muirlands, Bird Rock, the Barber Tract and others. Mary Lowry purchased over four hundred acres to develop a "Newport West" with an international aura and her dreams were carried out by her sons, Ray, William and George Rose. The men developed the waterfront Rose La Jolla Vista tract as a "select home locality."

Schaechlin describes the period between 1920 and 1945 as follows,

"The period between 1920 and 1945 saw the greatest and most diversified growth that La Jolla has ever known. It was a time of fun when life was centered around the beach, golfing, tennis and the Charleston, a carefree time, yet one with urban concerns of too much-too fast. It was a time when the control of the village passed from the founders to new people. It changed both the look and philosophy of La Jolla."

After the Second World War, housing tracts expanded, new tracts proliferated, shopping centers were developed, and parking and traffic became a continuous issue. "It was an era of new houses, a change from the past when primarily the subdivisions sold lots. It was the time to buy or build a house...It was the era of mass-produced houses. Above La Jolla Shores, the model homes were opened, luxurious, well designed, costing more than any previous land or house...The emphasis shifted away from tourism for La Jolla was becoming a bedroom community, the elite address and even though it had always attracted the wealthy, more and more, it became home of millionaires...."

From the 1940s onward, La Jolla underwent continuous growth and development. In the 1960s, the University of California, San Diego added another diverse element to the community and the rise of the various scientific research facilities also attracted wealthy new residents to live and work in La Jolla. High rise buildings began to appear in the downtown village core and during the 1960s and 1970s; the small beach cottages began to be demolished to make way for larger and more lucrative enterprises on the properties. "One of the most telling effects of expansion was the loss of early buildings. Between April 1970 and April 1974, 109 units were demolished. The commercial arteries (Prospect Street, Girard, Fay and Ivanhoe Avenues, Wall and Pearl Streets) and the residential Coast Boulevard and Coast Boulevard South became the focus of growth."

According to Randolph, these commercial artery streets contained over 230 cottages dating to the 1890s-1920s. In previous decades, when a property was under development, most of the time the cottages were simply picked up and moved to new locations. In the period from the 1970s through the 1980s, they were demolished. New zoning changes and in-fill building left no place for the older buildings, "...these early architectural examples that reflected the evolution of the community, comfortable, identifiable, giving a 'sense of place.' What replaced them set a new standard for architectural merit. The loss of board and batten cottages and the one-story Spanish-type commercial buildings was disturbing to a community comfortable with its ambiance. Many earlier and more significant buildings had been demolished: the Botsford, Heald

and Kennedy Houses, the 1888 La Jolla Park Hotel, the hotel cottages, the Montezuma cottage. But between 1970-1987, it was different. It was no longer just buildings that were being lost – it was the community identity.”

In 1977, a survey of historic resources in La Jolla was undertaken by Ms. Schaechlin. The survey used city directories and other early records and identified approximately 1,976 structures from the early history of La Jolla. A street by street survey revealed that 857 of these structures had been demolished. Approximately 1,119 buildings remained and 190 were listed as historic sites for further examination on the *La Jolla – A Historical Inventory*.

The Green Dragon Colony (c.1887) was a complex of beach cottages that were removed in 1992 after an extensive discretionary permit process. That process included a 1987 Environmental Impact Report that documented the current status of the La Jolla Beach Cottages recorded in the 1977 Inventory and concluded that 37 of those cottages remained. However, one of the sites included by Schaechlin, 7769-7783.5 Ivanhoe Avenue, was a bungalow court rather than a beach cottage. Therefore, 36 cottages remained in 1987 and the removal of the Green Dragon Colony complex in 1992 meant that 35 cottages remained after that date.

The 2009 study by the Office of Marie Burke Lia, which involved a windshield and Google Earth survey, was conducted using the 1987 list of Cottages that was prepared for the Green Dragon EIR. The 2009 survey contained a list of resources in spreadsheet format. The survey found that of the 35 cottages present after 1992, 7 had been designated as historic sites. The Red Roost (c.1894) and Red Rest (c.1894) remained at their original locations at 1187 and 1179 Coast Boulevard. However, their condition had been deteriorating steadily and they were in extremely poor condition. The Wisteria Cottage (c.1905), at 780 Prospect Street, is currently under renovation by the La Jolla Historical Society for use by the Society. Brockton Villa (c. 1894) is located at 1235 Coast Boulevard. Carey Crest (c.1900) had been rehabilitated and is located at 1369 Coast Walk. Of the designated buildings, 2 had been relocated. The c.1906 building located at 7520 Draper Avenue had been relocated to Heritage Place. The c.1905 building at 7584 Draper Avenue had been relocated to the Bishop’s School.

Of the 35 cottages present after 1992, 12 non-designated sites appeared to retain their original appearance and remained on their original lots. However, approximately 8 other non-designated sites appeared to have been altered, some substantially, and 9 other non-designated sites have been replaced with new construction (including a property located 1328 Virginia Way which was removed in 2011 after the 2009 study was completed).

Bungalows as an Architectural Style: Background History of Bungalow Architecture

Bungalows are a form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-

story, “Bangla” style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses for a temporary retreat. Refined and popularized in California, the first California house labeled a “bungalow” was designed by San Francisco architect, A. Page Brown in the early 1890s.

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested “Possibilities of the Bungalow as a Permanent Dwelling.” Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement.

“The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age’s backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we’ll go out on a limb here and define the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman “style” and the derivative bungalow is the level of fine detail and craftsmanship.”

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created “home kits” and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners.

Bungalow homes are defined not by size, but by scale. Typical features of a bungalow include:

- Small to medium sized residences.
- One to one and one-half stories, occasionally two stories.
- Low, sloping roof, hipped or gabled, sometimes with dormers.
- Exposed roof structure (beams and rafters).
- Exterior proportions balanced rather than symmetrical in arrangement.
- Modest front porch.
- Front stoop.
- Focus on a garden, even if small.
- Wood shingles, horizontal siding or stucco exteriors.
- Brick or stone exterior chimneys.

- Partial width front porch.
- Asymmetrical “L” shaped porches.
- Open informal floor plan.
- Prominent hearth.
- Interior wood details.
- Simple living room with the fireplace as focal point.
- Small kitchen.
- Living room with a broad opening into the dining room.
- Built-in furniture such as sideboards, bookshelves, and window seats.
- Wood used for flooring, wainscoting, chair rails, and geometric ceiling patterns.
- Stained and leaded glass used for windows and cabinet doors.
- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, simple wide casings .
- Artisan light fixtures.

The La Jolla Historical Society files contain a speech given in 1974 by Eugene Ray, a professor of environmental design at San Diego State University. Ray made the following comments about beach cottage design in La Jolla.

“...The bungalows are symbiotically tied with their site at the Cove and are a metaphor of the new spirited architecture that Louis Sullivan traveled all the way to California to see. It was this syndrome that fostered so much of what we know as modern architecture in California today. An architecture that looked outward to the sea, rather than inward (as did the central fireplace eastern seaboard influenced architecture, or even the central patio oriented adobe Spanish Colonial houses of early California.) Interestingly, in San Diego, it is very evident what just a ten mile distance inland means climatically. An adobe house is much more at home in the warm and inland situation and transversely, the bungalow fits perfectly at the sea-side. La Jolla was a first a tent town watering spot and early photographs testify to this holiday spirit. Later the spirit was continued in its development as a center for the arts. The bright red bungalows were flowers of this spirit. Just after the turn of the century, the professional journal, *California, Architect and Engineer*, noted that the bungalow, ‘As it flourishes in the balmy air of the pacific coast (sic), is just now our especial pride.’

(One of my favorite pictures taken at the cove just about that time, catches an early Wright airplane gliding above with the bungalows in the background. It is not accidental that the first international air show took place in Southern California in this period and that *Craftsman* magazine was promoting the California bungalow as a house for economical, healthful living.) So the prototypes origin at the beach gave way to its evolution as a permanent vernacular house. By 1910 this type had developed into the major American residential type...Louis Mumford, the famous historian, described the pattern very well. ‘...one important influence was that of tropical architecture. Robert

Louis Stevenson's house in Samoa was widely reproduced in photographs in the heyday of his popularity; a house with wide windows spaces and porches, adapted to the climate; and from India about the same time came the similar concept of the bungalow, with all the rooms on one floor, that swept the United States in the first decade of this century' and the 'new bungalows popularized by the *Craftsman* magazine introduced many substantial innovations in house keeping – not only rationalized kitchens but the very idea of giving a house the convenience of an apartment by confining it to one floor.'

As Harold Kirker puts it, 'Although there are those who insist that the redwood bungalow was conceived independently of previous custom and precedent, this architectural form, like everything else in 19th century California, was imported. The term itself is derived from an anglicized version of the word "Bengali" and refers to the thatched houses that evolved in the British East.'

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under Criterion A as beach cottage resources which are important to the development of La Jolla. It is well-established that the bungalow/cottage style was developed in La Jolla as part of the village's earliest historical and architectural development, beginning in the 1890s. Beach cottages were the typical architectural style seen in La Jolla and over 450 beach cottages were constructed between 1890 and 1925. Approximately 18 of the 450 plus beach cottages remain in La Jolla at the present time. The 7761 Eads Avenue and 7762 Bishops Lane buildings were never listed in the official inventories of such cottages and were clearly during the middle of beach cottage development.

The beach cottage in La Jolla served as the community's earliest architectural style because the style lent itself ideally to the nature oriented landscape and the stylistic elements of wide porches and windows captured the ocean views and open vistas of the pristine La Jolla landscape. The location of the 7761 Eads Avenue and 7762 Bishops Lane buildings never afforded such a perspective indicative of beach cottage architecture.

La Jolla's reputation as a tourist spot and summer or winter vacation spot began early in the twentieth century. The beach cottage style was ideal for use as a summer retreat. Small in scale, simple, with small kitchens and an open floor plan, the bungalow was designed for easy living. The wide porches, expanses of windows, and built-ins in the interior were all designed to provide an indoor/outdoor kind of lifestyle that framed the views and the natural beauty of La Jolla. La Jolla in the 1890s and early twentieth century was a small village with limited building supplies and few craftsmen to construct homes. House kits were not available yet. Houses were simple in design, suitable as temporary summer or winter residences or, even though lacking many modern conveniences, they could be used as permanent residences. The beach cottages in La Jolla were built of wood primarily with single wall construction. Board and batten siding or horizontal shiplap siding was most common for the exteriors. Most homes were one-story, a few examples of two-story bungalows were present.

A review of historic photographs of La Jolla residences in the La Jolla Historical Society determined that the vast majority of beach cottages were one-story in height, small in scale, and very simple in design. Photographs from the early twentieth century show a small village of wooden bungalow cottages sited to capitalize on the ocean views and connected by winding paths. The buildings exhibited the standard bungalow features of wood shingled or horizontal siding, front porches, hipped or gabled roofs, lots of windows (some with leaded windows), small kitchens, living rooms that open into dining rooms and wood interiors with built in bookshelves, cabinets and window seats. The houses were not plastered as the plaster would have absorbed the moisture in the La Jolla air and mildew problems would have been significant. (The moist air was why Walter Lieber stated in his real estate brochures that the area was not good for tubercular people.) It was a necessity due to the climate to build beach cottages out of wood to promote a healthier life style. Most of the homes did not have heating systems so a central fireplace was important to provide heat to ward off the fog and chill from the ocean.

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not display an abundance of La Jolla beach cottage characteristics. Overall, the buildings are one-story in height with low-pitched roof(s) and simple floor plans. The buildings do not display such commonly accepted La Jolla beach cottage features as balanced exterior proportions; focused garden arrangements; asymmetrical “L”-shaped porches; open floor plans; prominent hearths; interior wood details; built in wood furniture; wood used for interior features; and artisan light fixtures. Moreover, each building has been modified by improvements over the years, thereby altering their original appearances. The overall setting in and around the Properties has been substantially compromised by the construction of newer, much larger single and multi-family development over the years. The neighborhood feeling of small-scale Craftsman beach cottage construction dating to the 1910s no longer exists. The buildings were never documented or considered important Craftsman beach cottages to the La Jolla community as evidenced in the fact that they were never included in any historic resource inventory or survey. As properties which were built during the middle of La Jolla Craftsman beach cottage development, they reveal very little about building practices in the community during the 1910s. Therefore, the Properties do not qualify under HRB Criterion A (Community Development) in the context of La Jolla beach cottage development.

Criterion B--Is identified with persons or events significant in local, state, or national history.

According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

A person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion. Criterion B is

generally restricted to those properties that are associated with a person's important achievements, rather than those that are associated with their birth or retirement, or that are commemorative in nature. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. In addition, the resource must be associated with the person during the period that the person's significant achievements and contributions occurred.

No historical evidence was found which would suggest that the 7761 Eads Avenue and 7762 Bishops Lane buildings were ever directly identified with any persons or events significant in local, state, or national history. None of the persons associated with the Properties performed any activities, achievements or contributions which were demonstrably important within the City, state, or nation. The Properties does not qualify under HRB Criterion B (Historic Person).

Criterion C--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.

According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

The 7761 Eads Avenue and 7762 Bishops Lane buildings were constructed as Craftsman style single-family residences in 1913 and 1915. In their current appearances, the buildings are not considered representative examples of the Craftsman architectural style and are not considered valuable examples of the use of indigenous materials or craftsmanship. In this regard, the buildings do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction.

The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early "arts and crafts" styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 7761 Eads Avenue building features several physical characteristics which support a Craftsman classification. These elements include its low-pitched, front-gabled roof with eave overhang, and exposed roof rafters; wood shingle siding; front-gabled partial porch area with circular wood columns and capitals; bay sections; and wood, double-hung windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks asymmetrical facades (the building is rather symmetrical); triangular knee braces; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. While the building does have square wood porch columns, these columns are not distinctive or refined. Further, the home has been altered by the construction of

an addition along the entire rear (east) elevation. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the building and the construction quality is average at best, the structure is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

In its current appearance, the 7762 Bishops Lane building features several physical characteristics which support a Craftsman classification. These elements include its one-story form; side-gabled roof with eave overhang and exposed roof rafters; brick chimney; horizontal clapboard exterior siding; and wood, casement windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting beams; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. Most importantly, the building lacks a carefully-defined and executed front porch area, supported by distinctive columns and solid porch balustrade. The present porch is little more than a trellis. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the building and the construction quality is average at best, the structure is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

According to the HRB Designation Guidelines, a Properties is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research did not ascertain the identity or identities of the architect and/or builder responsible for the design/construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings. The buildings do not display any unique or "signature" elements which would suggest that they could be considered "notable" examples of the work of a "master." Consequently, neither building represents the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Properties do not qualify under HRB Criterion D (Work of a Master).

Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The 7761 Eads Avenue and 7762 Bishops Lane buildings are not listed on either the National Register or California Register of Historical Resources. The buildings have not been determined to be eligible for listing on either register by the National Park Service

or the State Historic Preservation Office. The Properties do not qualify under HRB Criterion E (National or California Register Eligible).

Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

No historic district exists for the La Jolla community or for the Eads Avenue/Bishops Lane neighborhood. The 7761 Eads Avenue and 7762 Bishops Lane buildings not a finite group of resources related together in a clearly distinguishable way, nor are they related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor do they represent one or more architectural periods or styles in the history and development of San Diego. The Properties do not qualify under HRB Criterion F (Historic District).

Application of National and California Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National and/or California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion A: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the buildings over the course of their existence.

Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate

(rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion B: Person at either the local, state, or national levels. Historical research failed to identify any important individuals associated with the buildings over the course of their existence.

Criterion C: Design/Construction

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Properties must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction on the basis of their architecture at either the local, state, or national levels. The buildings were constructed as Craftsman style single-family residences in 1913 and 1915. In their current appearances, the structures are not considered representative examples of the Craftsman architectural style. In this regard, they do not embody the distinctive characteristics of a type, period, or method of Craftsman construction.

The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early "arts and crafts" styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 7761 Eads Avenue building features several physical characteristics which support a Craftsman classification. These elements include its low-pitched, front-gabled roof with eave overhang, and exposed roof rafters; wood shingle siding; front-gabled partial porch area with circular wood columns and capitals; bay sections; and wood, double-hung windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks asymmetrical facades (the building is rather symmetrical); triangular knee braces; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. While the building does have square wood porch columns, these columns are not distinctive or refined. Further, the home has been altered by the construction of

an addition along the entire rear (east) elevation. As a result, the property is not architecturally significant.

In its current appearance, the 7762 Bishops Lane building features several physical characteristics which support a Craftsman classification. These elements include its one-story form; side-gabled roof with eave overhang and exposed roof rafters; brick chimney; horizontal clapboard exterior siding; and wood, casement windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting beams; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. Most importantly, the building lacks a carefully-defined and executed front porch area, supported by distinctive columns and solid porch balustrade. The present porch is little more than a trellis. As a result, the property is not architecturally significant.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction at either the local, state, or national levels on the basis of their architects or builders. Historical research did not ascertain the identity or identities of the architect and/or builder responsible for the design/construction of the structures. The buildings do not display any unique or “signature” elements which would suggest that they could represent the work of a “master” or “important, creative individual.” As such, the Properties do not represent work of a master architect or important, creative individual.

Possessing High Artistic Values

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction as structured which possess high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

Criterion D: Information Potential

Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Criterion D: Information Potential as the Properties have not, and are not, likely to yield information important in terms of history or prehistory.

Findings and Conclusions

Impacts Discussion

The present study has determined that the 7761 Eads Avenue and 7762 Bishops Lane building are not historically and/or architecturally significant under local, state, and national significance criteria.

Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

Age

The 7761 Eads Avenue building was constructed in 1915. It is approximately 97 years of age. The 7762 Bishops Lane building was constructed in 1913. It is approximately 99 years of age.

Location

The 7761 Eads Avenue and 7762 Bishops Lane buildings have remained in their current locations since their original construction.

Context

The physical environment surrounding the 7761 Eads Avenue and 7762 Bishops Lane buildings has substantially changed to the extent that their original context has also been altered.

Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with the 7761 Eads Avenue and 7762 Bishops Lane buildings.

Association–Person

Historical research failed to reveal any historically important individual(s) at the local, state, or national levels ever having been directly associated with the 7761 Eads Avenue and 7762 Bishops Lane buildings.

Uniqueness–Architecture

The 7761 Eads Avenue and 7762 Bishops Lane buildings were originally designed and constructed as Craftsman single-family homes. The Craftsman architectural style is common and is not unique.

Uniqueness–Use

The 7761 Eads Avenue and 7762 Bishops Lane buildings were designed and constructed as single-family residences. Single-family residential use is not unique.

Structural Integrity

The 7761 Eads Avenue and 7762 Bishops Lane buildings appear to be structurally sound and possess a sufficient degree of structural integrity.

Application of CEQA

Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) Event Association:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under event association as resources which are associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Historical research indicates that the buildings were never associated with any event or events that have made a significant contribution to California’s history and cultural heritage.

b) Individual Association:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under individual association as resources which are associated with the lives of persons important in our

past. Historical research indicates that the buildings were never associated with any important or significant individuals.

c) Design/Construction:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction. The buildings do not represent the work of important creative individuals, or possess high artistic values.

d) Information Potential:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under information potential as resources which have yielded, or may likely yield, information important in prehistory or history.

As resources which are not historically or architecturally significant, the 7761 Eads Avenue and 7762 Bishops Lane buildings are not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been determined not to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The buildings, therefore, do not qualify as historic resources under CEQA Guidelines §15064.5(a)(3).

The proposed project involves the removal of the 7761 Eads Avenue and 7762 Bishops Lane buildings, and the construction of three new residential units. The removal of the buildings and the construction of new residential development would not cause a substantial adverse change in the significance of an historical resource or have a significant effect on the environment. This is due to the fact that the present study has determined that the 7761 Eads Avenue and 7762 Bishops Lane buildings are not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, the proposed development project will not cause a substantial adverse change in the significance of historical resources.

Mitigation Measures

Since the proposed development project will not cause a substantial adverse change in the significance of historical resources, no mitigation is required.

Conclusion

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Built in 1915 by an unknown architect and/or builder, the building was both owner and tenant occupied over the course of its existence and subject to an addition in 1937 which affected the entire rear (east) elevation. The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Built in 1913 by an unknown architect and/or builder, the building was largely tenant occupied over the course of its existence and subject to a rear porch enclosure along the northwest elevation and a front-gabled addition along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical research indicates that the Properties are not historically and/or architecturally significant. The buildings are not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and do not represent the notable works of “master” architects, builders, or craftsmen.

As Properties which are not historically or architecturally significant under local, state, or national significance criteria, the buildings are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

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APPENDIX A

BUILDING DEVELOPMENT INFORMATION

SAN DIEGO COUNTY ASSESSOR'S BUILDING RECORDS

ADDRESS 5761 EADS BLVD

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL							
				Light	Frame	Stucco on	Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH	
ARCHITECTURE	Sub-Standard	Sheathing	Siding	Gable	Hip	K.T.	Conduit	Forced	Clean'g	All	B	I	2	Material	Grade	Walls	Ceilings
Box 3, 5 F's	Standard	Concrete Block	Shingle	Gable 1/4	Hip 1/4	B.X.	Cable	Gravity	Humid.	All	X			Tile			
1 Stories	Above-Standard	Concrete Block		Shed 1/4			Fixtures	Wall Unit									
TYPE	Special	B.&B. T.&G.		Cut Up		Few	Cheap			Ent. Hall							
Use	Design	FOUNDATION	Adobe	Shake	X	Roff. "x"	Many	Special	Zone Unit	Dining							
X Single	X	Concrete	X	Floor Joists	B.&B. T.&G.	X	Gutters		Central								
Double		Reinforced		1st "x"						Bed							
Duplex		Brick		2nd "x"						Bed							
Apartment		Wood		Sub-Floor					Oil Burner								
Flat-Court		Piers		Concrete Floor													
Motel		X		Insulated Ceilings													
				Insulated Walls													
Units	Light	Heavy		Metal Sash						Kitchen							
				Compo. Shingle						Drain Bd.	Material: L.N.H.	Lqth:	Fl.	Splash:			

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E, G, A, F, P)						BATH DETAIL								
Permit No.	For	Amount	Date			Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-Shop	Fl. No.	FINISH		FIXTURES		SHOWER			
															Floors	Walls	W.C.	Tub	Type	Grade	St.	Q.T.	G.D.	Finish
D	FRUIT	1914	1921	1964	44	17	85	46						1	LINO	60	1	1	1	1				
1100		1937	1970	54	14	85	23																	

SPECIAL FEATURES

Book Cases	Built in Barric.	Venetian Blinds
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

COMPUTATION

Appraiser & Date		Unit		Area		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost	
E.D. 10/10/55		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
		6.39	6.40	4090													
				80													
		40	2.50	80													
TOTAL				4250													
NORMAL % GOOD				46													
R.C.L.N.D.				1955													

ADDRESS 7762 BISHOP LANE

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL							
		Light	Frame	Stucco on	Flat Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
ARCHITECTURE		Sub-Standard	Sheathing	Siding "x"	Gable Hip	K.T. B.X.	Conduit Cable	Forced Gravity	Clean'g Humid.	All	B I Z	Material Grade		Walls	Ceilings
Box 4.0 + 1/2		X	X	X	X										
TYPE		Standard	Concrete Block		Shed	Fixtures		Wall Unit							
Use Design		Special	B.&B. T.&G.		Cut Up	Few Cheap				Ent. Hall					
FOUNDATION		Brick	Adobe	Shingle	Dormers	Avg. Med.		Floor Unit		Living					
Single		X	X	Floor Joist:	B & B. T. & G.	Gutters		Zone Unit		Dining					
Double				1st "x"				Central							
Duplex				2nd "x"	Brick	Shingle	Peer. Std. Spec			Bed					
Apartment				Sub-Floor	Stone	Shake		Oil Burner							
Flat-Court		X		Concrete Floor	WINDOWS										
Motel					D.H. Casement	Tile Trim	X Sink								
/Units		Light Heavy	Insulated Ceilings	Metal Sash	Compo. Tile	X Water Htr.-Auto.	Fireplace		Kitchen						
			Insulated Walls	Screens	Compo. Shingle	Water-Softner		Drain Bd.	Material:	Lqth:	Ft. Splash:				

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD		RATING (E, G, A, F, P)						BATH DETAIL									
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-Shop	FI. No.	FINISH		FIXTURES		SHOWER		
														Cupbd	Clset		Floors	Walls	Wc. La. Tub	Type	Grade	St. G.D.	Finish
86190	CHOP	1100	1914	1914	1964	50	14	R 55	41							1	1	1	1	1	1	1	1
						1970	56	14	R 60	37													

SPECIAL FEATURES

Book Cases	Built in Rerriq.	Venetian Blinds
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

COMPUTATION

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
R.C.L.N.D. 2/25/75		D	424	780	3307												
		Shan-	120	3.00	360												
		ACU			80												
		HEAT	60	3.00	180												
		ACP	50	1.90	95												
TOTAL					4022												
NORMAL % GOOD					41												
R.C.L.N.D.					1649												

NOTICES OF COMPLETION
NOT RECORDED/NOT AVAILABLE

WATER & SEWER CONNECTION RECORDS

NOT AVAILABLE

CONSTRUCTION/BUILDING PERMITS

NOT AVAILABLE

LOT AND BLOCK BOOK PAGES

Index to Property in

LA JOLLA PARK

Addition

San Diego County, California.

See Map Book No. 8 Page No. 347

THE LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED.					THE LAST VALUE GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR.														
To Whom Assessed, 1911	To Whom Assessed, 1912	To Whom Assessed, 1913	To Whom Assessed, 1914	To Whom Assessed, 1915	Description or Boundary for Assessment	Lot No.	Dir.	Size	Acres	Value 1911	Value 1912	Value 1913	Value 1914	Value 1915	Value of Horses, Bays, Etc.	Value of Trees and Vines	School District		
Hyman, Ella B.	Beckwith, Mrs. St. Hyman, Ella B.		Hyman, Ella B.	Williams, Sarah Bigelow, Mrs. P. S.	E. 40 ft N. 100 ft	1		31		60	0	0	0	0	0	0			
"	"	"	"	"	"	2				60	80	750	700	700	240	250			
"	"	"	"	"	"	3				60	700	650	700	700	400	400			
"	"	"	"	"	"	4				60	0	0	0	0	0	0			
Boster, Louise M.	"	Lentell, Lillian C.	"	"	W 1/2	5				60	100	100	100	100	70	100			
"	"	"	"	"	"	6				60	200	200	200	200					
Currer, Lucy P.	"	"	"	"	"	7				60	200	200	200	200	300	400			
"	"	"	"	"	"	8				60	200	200	200	200	60	100			
Kells, Henrietta B.	"	"	"	"	"	9				60	200	200	200	200	300	400			
Arnett, Eugene + P. E. Schuler	Samuels, Theron S.	"	"	Samuels, Theron O.	"	10				60	200	200	200	200	300	400			
"	"	"	"	"	"	11				60	200	200	200	200	300	400			
"	"	"	"	"	"	12				60	200	200	200	200	300	400			
"	"	"	"	"	"	13				60	200	200	200	200	300	400			
Blair, Robert Torman	"	Babcock, Geneva + MacPherson, Lydia H.	"	Weyand, Sarah Norman Weyand Sarah S.	"	14				60	200	200	200	200	300	400			
"	"	"	"	"	"	15				60	200	200	200	200	300	400			
"	"	"	"	"	"	16				60	200	200	200	200	300	400			
Solem, Florence P.	"	"	"	"	"	17				60	200	200	200	200	300	400			
"	"	"	"	"	"	18				60	200	200	200	200	300	400			
Burr, Eleanor H.	"	Dimmick, EM	"	Howard, Elizabeth	"	19				60	200	200	200	200	300	400			
"	"	"	"	"	"	20				60	200	200	200	200	300	400			
"	"	"	"	"	"	21				60	200	200	200	200	300	400			
Prentiss, Sarah L.	"	"	"	"	"	22				60	175	175	175	175	40	140			
"	"	"	"	"	"	23				60	175	175	175	175	40	140			
"	"	"	"	"	"	24				60	175	175	175	175	40	140			
Robertson, Alice Ritter	"	"	"	"	"	25				60	175	175	175	175	40	140			
Unknown Owner	"	"	"	"	"	26				60	175	175	175	175	40	140			
Shoulter, Elvora	Elliott, A. W. + Melissa A.	"	"	"	"	27				60	175	175	175	175	80	100			
Howard, Thomas	"	"	"	"	"	28				60	175	175	175	175	80	100			
"	"	"	"	"	"	29				60	175	175	175	175	80	100			
"	"	"	"	"	"	30				60	175	175	175	175	160	100			
Osborn (Est) John	Pertains, Carlisle B.	"	"	"	"	31				60	175	175	175	175	160	100			
"	"	"	"	"	"	32				60	175	175	175	175	160	100			
Barnes, J. J.	"	Holahan, Marie Powers, Martha W. Libbey, Marjette M.	"	"	"	33				60	175	175	175	175	160	100			
"	"	"	"	"	"	34				60	175	175	175	175	180	480	520		
"	"	"	"	"	"	35				60	175	175	175	175	180	480	520		
"	"	"	"	"	"	36				60	175	175	175	175	180	480	520		
Murray, Cordelia F. Bishop	Carvin, Olin D. School on Scripps Foundation, Carnell, Jas S.	Hedgcock, Emily	Carnell, Jas S.	"	"	37				80	60	60	60	60	40	100			
"	"	"	"	"	"	38				80	60	60	60	60	40	100			
"	"	"	"	"	"	39				80	60	60	60	60	40	100			
"	"	"	"	"	"	40				80	60	60	60	60	40	100			
"	"	"	"	"	"	41				80	60	60	60	60	40	100			
"	"	"	"	"	"	42				80	60	60	60	60	40	100			
"	"	"	"	"	"	43				80	60	60	60	60	40	100			
"	"	"	"	"	"	44				80	60	60	60	60	40	100			
"	"	"	"	"	"	45				80	60	60	60	60	40	100			
"	"	"	"	"	"	46				80	60	60	60	60	40	100			
"	"	"	"	"	"	47				80	60	60	60	60	40	100			
"	"	"	"	"	"	48				80	60	60	60	60	40	100			
"	"	"	"	"	"	49				80	60	60	60	60	40	100			
"	"	"	"	"	"	50				80	60	60	60	60	40	100			
"	"	"	"	"	"	51				80	60	60	60	60	40	100			
"	"	"	"	"	"	52				80	60	60	60	60	40	100			
"	"	"	"	"	"	53				80	60	60	60	60	40	100			
"	"	"	"	"	"	54				80	60	60	60	60	40	100			
"	"	"	"	"	"	55				80	60	60	60	60	40	100			
"	"	"	"	"	"	56				80	60	60	60	60	40	100			
"	"	"	"	"	"	57				80	60	60	60	60	40	100			
"	"	"	"	"	"	58				80	60	60	60	60	40	100			
"	"	"	"	"	"	59				80	60	60	60	60	40	100			
"	"	"	"	"	"	60				80	60	60	60	60	40	100			
"	"	"	"	"	"	61				80	60	60	60	60	40	100			
"	"	"	"	"	"	62				80	60	60	60	60	40	100			
"	"	"	"	"	"	63				80	60	60	60	60	40	100			
"	"	"	"	"	"	64				80	60	60	60	60	40	100			
"	"	"	"	"	"	65				80	60	60	60	60	40	100			
"	"	"	"	"	"	66				80	60	60	60	60	40	100			
"	"	"	"	"	"	67				80	60	60	60	60	40	100			
"	"	"	"	"	"	68				80	60	60	60	60	40	100			
"	"	"	"	"	"	69				80	60	60	60	60	40	100			
"	"	"	"	"	"	70				80	60	60	60	60	40	100			
"	"	"	"	"	"	71				80	60	60	60	60	40	100			
"	"	"	"	"	"	72				80	60	60	60	60	40	100			
"	"	"	"	"	"	73				80	60	60	60	60	40	100			
"	"	"	"	"	"	74				80	60	60	60	60	40	100			
"	"	"	"	"	"	75				80	60	60	60	60	40	100			
"	"	"	"	"	"	76				80	60	60	60	60	40	100			
"	"	"	"	"	"	77				80	60	60	60	60	40	100			
"	"	"	"	"	"	78				80	60	60	60	60	40	100			
"	"	"	"	"	"	79				80	60	60	60	60	40	100			
"	"	"	"	"	"	80				80	60	60	60	60	40	100			
"	"	"	"	"	"	81				80	60	60	60	60	40	100			
"	"	"	"	"	"	82				80	60	60	60	60	40	100			
"	"	"	"	"	"	83				80	60	60	60	60	40	100			
"	"	"	"	"	"	84				80	60	60	60	60	40	100			
"	"	"	"	"	"	85				80	60	60	60	60	40	100			
"	"	"	"	"	"	86				80	60	60	60	60	40	100			
"																			

PREVIOUS HISTORICAL RESOURCE SURVEY FORMS

PROPERTY NOT PREVIOUSLY SURVEYED

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

PROPERTY INFORMATION

1) Property: **7761 EADS AVE, LA JOLLA CA 92037-4331 C054**

APN: **350-321-04-00** Card#: Use: **SFR**

County: **SAN DIEGO, CA** Prop Tax: **\$477.40** Total Value: **\$40,174**

MapPg/Grid: **1227-E6** Old Map: **43-E2** Tax Year: **2011** Delinq: Land Value: **\$30,635**

Census: **82.00** Tract #: **352** Tax Area: **08001** Imprv Value: **\$9,539**

High School: **SAN DIEGO** Elem School: Taxable Val: **\$40,174**

Comm Coll: **SAN DIEGO** Exemptions: Assd Year: **2011**

Subdivision: **LA JOLLA PARK** % Improved: **024%**

Owner: **SIEVEK MAYNARD L 11-24-9** Phone:

FAMILY VIRGINIA A Owner Vest: / / TR

Mail: **2272 TOKALON ST; SAN DIEGO CA 92110-2322 C012**

Owner Transfer = Rec Dt: **08/28/2008** Price: Doc#: **461611** Type: **QUIT CLAIM DEED**
 Sale Dt: **08/27/2008**

SALE & FINANCE INFORMATION

LAST SALE

PRIOR SALE

Recording/Sale Date:

Sale Price/Type:

Document #:

Deed Type:

1st Mtg Amt/Type:

1st Mtg Rt/Type/Trm: / /

1st Mtg Lender:

2nd Mtg Amt/Type:

2nd Mtg Rt/Type/Trm: / /

Title Company:

Seller:

New Construction:

Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area: **639**

Gross Area: **639**

Ground Flr:

Bsmnt Area:

\$/SqFt:

Yrblt/Eff: **1920**

Stories: **2.00**

Rooms:

Bedrooms: **1**

Full/Half Bath: **1**

Ttl Baths/Fixt: **1.00**

Fireplace:

Pool:

Porch Type:

Patio Type:

Construct:

Foundation:

Ext Wall:

Roof Shape:

Roof Type:

Roof Matl:

Floor Type:

Floor Cover:

Heat Type:

Heat Fuel:

Air Cond:

Quality:

Condition:

Style:

Equipment:

Other Rms:

SITE INFORMATION

Res. Units: **1** County Use: **311** Acres: **0.04**

Comm Units: Zoning: **3** Lot Area: **1,751.112**

Buildings: **1** Flood Panel: **0602951582F** Lot Width: **25.00**

Bldg Class: Panel Date: **06/19/1997** Lot Depth:

Parking Sqft: Flood Zone: **X** Usable Lot:

Park Spaces: Sewer Type:

Garage Cap#: Water Type:

Park Type:

Other Impvs:

Legal Blk/Bldg: **31** Site Influence:

Legal Lot/Unit: **5** Amenities:

Legal: **W 1/2 LOT 5 BLK 31**

PROPERTY INFORMATION

2) Property: 7762 BISHOPS LN, LA JOLLA CA 92037-4238 C054
APN: 350-321-05-00 Card#: Use: SFR
County: SAN DIEGO, CA Prop Tax: \$413.16 Total Value: \$34,401
MapPg/Grid: 1227-E6 Old Map: 43-E2 Tax Year: 2011 Delinq: Land Value: \$26,847
Census: 82.00 Tract #: 352 Tax Area: 08001 Imprv Value: \$7,554
High School: SAN DIEGO Elem School: Taxable Val: \$34,401
Comm Coll: SAN DIEGO Exemptions: Assd Year: 2011
Subdivision: LA JOLLA PARK % Improved: 022%
Owner: SIEVEK MAYNARD L 11-24-9 Phone:
FAMILY VIRGINIA A Owner Vest: / / TR
Mail: 2272 TOKALON ST; SAN DIEGO CA 92110-2322 C012
Owner Transfer = Rec Dt: 08/28/2008 Price: Doc#: 461611 Type: QUIT CLAIM DEED
Sale Dt: 08/27/2008

SALE & FINANCE INFORMATION

LAST SALE PRIOR SALE
Recording/Sale Date: 03/22/1993
Sale Price/Type: FULL
Document #: 174195
Deed Type: DEED (REG)
1st Mtg Amt/Type:
1st Mtg Rt/Type/Trm: / /
1st Mtg Lender:
2nd Mtg Amt/Type:
2nd Mtg Rt/Type/Trm: / /
Title Company:
Seller:
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area: 424
Gross Area: 424
Ground Flr:
Bsmnt Area:
\$/SqFt:
Yrblt/Eff: 1914
Stories: 1.00
Rooms:
Bedrooms: 1
Full/Half Bath: 1
Ttl Baths/Fixt: 1.00
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:
Other Rms:

SITE INFORMATION

Res. Units: 1 County Use: 311 Acres: 0.04
Comm Units: Zoning: 3 Lot Area: 1,751.112
Buildings: 1 Flood Panel: 0602951582F Lot Width: 25.00
Bldg Class: Panel Date: 06/19/1997 Lot Depth:
Parking Sqft: Flood Zone: X Usable Lot:
Park Spaces: Sewer Type:
Garage Cap#: Water Type:
Park Type:
Other Impvs:
Legal Blk/Bldg: 31 Site Influence:
Legal Lot/Unit: 5 Amenities:
Legal: E 1/2 LOT 5 BLK 31

08

1-8

THIS MAP WAS PREPARED FOR /
ASSUMED FOR THE ACCURACY /
MAY NOT COMPLY WITH LOC

350-32
SHT 1 OF 2



10/28/98 JGRO

CHANGES				
BLK	OLD	NEW	YR	CUT
321	28,29	30	66	923
321	20-22	31	77	3840
322	1E2	19	83	3205
321	11E12	32	88	248A
321	6,7	33 CONDM	89	674
321	33-34-35 0110	SAME 33-34-35 22	90	1478
321	33-34-35 22	33-34-35 22	96	1928
321	32	CONDO	99	842

350-32

1* (CONDM PEND)
VILLA SILVERADO
DOC 82-066352

2* CONDM
PACIFIC VILLAS AT
7715 EADS AVE
DOC 98-348946
(SEE_SHT 2)

3* CONDM
LA FLOR DE LA JOLLA
DOC 88-661415
(SEE_SHT 2)



ARK

NOV 03 1998

California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
WWW.LOTBOOK.COM

Chain of Title Report

Scott A. Moomjian
5173 Waring Road, #145
San Diego, CA 92120

CTS Reference No.: 0512190

Title Search Through: May 24, 2012

Property Address: 7761 Eads Ave. & 7762 Bishops Ln.
La Jolla, CA 92037

Assessor's Parcel No.: 350-321-(04-05)-00

Assessed Value: \$74,575 (Combined Parcels)

Exemption: None

Use: Property Characteristics
SFR

Improvements: 639/424 square feet

Short Legal Description

LOT 5 IN BLOCK 31 OF LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0512190

Chain of Title
(April 9, 1887 through May 24, 2012)

1. Deed

Grantor: F. T. Botsford
Grantee: C. S. Dearbon
Recorded: April 9, 1887, Book 82, Page 206, of Deeds

2. Deed

Grantor: F. T. Botsford
Grantee: George W. Heald
Recorded: April 30, 1887, Book 86, Page 92, of Deeds

3. Deed

Grantor: F. T. Botsford, G. W. Heald, and C. S. Dearborn
Grantee: Bryant Howard
Recorded: June 3, 1887, Book 88, Page 224, of Deeds

4. Deed

Grantor: Chas S. Dearborn
Grantee: H. W. Whitney
Recorded: June 10, 1887, Book 92, Page 65, of Deeds

5. Deed

Grantor: Bryant Howard, Trustee
Grantee: J. K. Foster
Recorded: January 30, 1888, Book 117, Page 159, of Deeds

6. Deed

Grantor: J. H. Foster and Helen E. Foster
Grantee: Susie F. Page
Recorded: May 12, 1905, Book 366, Page 14, of Deeds

7. Deed

Grantor: Susie F. Page
Grantee: Kate A. Clinkscales
Recorded: March 31, 1905, Book 364, Page 246, of Deeds

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Deed
Grantor: Kate A. Clinkscales
Grantee: Sarah E. Beckwith
Recorded: February 26, 1907, Book 406, Page 467, of Deeds

9. Deed
Grantor: Sarah E. Beckwith
Grantee: Ella B. Hyman
Recorded: May 15, 1909, #3613, Book 454, Page 494, of Deeds

10. Deed
Grantor: Ella B. Hyman and J. S. Hyman
Grantee: Katharine Burkey and Lillian C. Lentell
Recorded: July 9, 1912, #18025, Book 559, Page 377, of Deeds

Note: This Deed affects only the East ½ of Lot 5.

11. Deed
Grantor: Ella B. Hyman and J. S. Hyman
Grantee: Lillian C. Lentell
Recorded: February 26, 1913, #6008, Book 603, Page 7, of Deeds

Note: This Deed affects only the West ½ of Lot 5.

12. Deed
Grantor: Katharine Burkey
Grantee: Eva L. Williams
Recorded: August 11, 1914, #18163, Book 650, Page 448, of Deeds

13. Deed
Grantor: Eva L. Williams
Grantee: Lillian C. Lentell
Recorded: May 23, 1933, #25836, Book 208, Page 405

14. Grant Deed
Grantor: Lillian C. Lentell
Grantee: Teodosia Paton
Recorded: September 10, 1936, #58181, Book 564, Page 238

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

15. Deed

Grantor: Teodosia Paton
Grantee: Arthur D. Paton and Teodosia Paton
Recorded: November 24, 1941, #72638, Book 1273, Page 283

16. Order Settling First and Final Account, Decree of Final Distribution, Decree Terminating Joint Tenancy, and Order Directing Payment of Attorneys' Fees In the Matter of

the Estate of: Arthur David Paton, Deceased
Recorded: October 23, 1956, #149719, Book 6311, Page 447

17. Order Confirming Sale of Real Property

In the Matter of

the Estate of: Teodosia Paton, Deceased
Recorded: July 23, 1971, Recorders File No. 71-160634

18. Executor's Deed

Grantor: Southern California First National Bank, Executor
Grantee: Maynard L. Sievek and Virginia A. Sievek
Recorded: July 23, 1971, Recorders File No. 71-160635

19. Quitclaim Deed

Grantor: Maynard L. Sievek and Virginia A. Sievek
Grantee: Maynard L. Sievek, Virginia A. Sievek, and Stacy Dean Sievek
Recorded: July 23, 1971, Recorders File No. 71-160636

20. Quitclaim Deed

Grantor: Stacy Dean Sievek
Grantee: Maynard L. Sievek and Virginia A. Sievek
Recorded: October 12, 1971, Recorders File No. 71-234226

21. Quitclaim Deed

Grantor: Maynard L. Sievek and Virginia A. Sievek
Grantee: Maynard Lawrence Sievek and Virginia Ann Sievek, Co-Trustees
Recorded: December 17, 1998, Recorders File No. 98-825204

22. Affidavit - Death of Trustee

Decedent: Maynard L. Sievek
Recorded: August 28, 2008, Recorders File No. 08-461610

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

23. Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee
Grantee: Virginia Ann Sievek, Trustee, .486839% int., and Virginia Ann Sievek, Trustee, .531671% int.
Recorded: August 28, 2008, Recorders File No. 08-461611

24. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee
Grantee: Virginia Ann Sievek, Trustee, .486329% int., and Virginia Ann Sievek, Trustee, .531671% int.
Recorded: September 9, 2008, Recorders File No. 08-481019

25. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee
Grantee: Virginia Ann Sievek, Trustee, 46.8329% int., and Virginia Ann Sievek, Trustee, 53.1671% int.
Recorded: February 9, 2009, Recorders File No. 09-62363

26. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee
Grantee: Virginia Ann Sievek, Trustee, 29.31316% int., and Virginia Ann Sievek, Trustee, 70.68684% int.
Recorded: April 17, 2009, Recorders File No. 09-197545

27. Affidavit - Change of Trustee

Trustee: Candace Ann Ford, Successor Trustee
Recorded: April 6, 2012, Recorders File No. 12-204482

- End of Report -

Note: We find no recorded evidence of a Notice of Completion.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

CITY DIRECTORY LISTING OF OCCUPANTS

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
7761 EADS AVENUE, LA JOLLA, CALIFORNIA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s), If Listed</u>
1912-1926	No Listings	
1927-1928	Florence M. Walker	
1929-1935	Vacant	
1936 ¹	Orris McCartney	
1937	Willis Jordan	
1938-1942	D.A. Peton	
1943-1955	A.D. Paton	
1956-1972	Mrs. Theodosia Paton	
1973-1981	Peter L. Salk	
1982	P.J. Fraker	
1983	Flip Nicklin	
1984	Bonnie A. McKay	
1985-1988	Flip Nicklin	
1989-1999	No Listings	
2000-2004	Maynard Sievek	
2005	Bonnie McKay	
2006-2010	No Listings	
2012	Virginia Sievek	

¹ Note: From 1936-1939, City Directories also list the entries with the following: "Rear Vacant."

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
7762 BISHOPS LANE, LA JOLLA, CALIFORNIA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s), If Listed</u>
1912-1928	No Listings	
1929-1932 ²	Mrs. M.E. Mainguy	
1933-1934	Vacant	
1935	T.H. Barnes	
1936-1937	Mrs. I.C. Cain	
1938	Louis Dussere	
1939	Vacant	
1940	R.W. Clark	
1941-1942	Walter Newell	
1943-1957	Edna M. Carothers	
1958	Jeanne Swerbrick	
1959-1965	No Listings	
1966	Helen M. Finan	
1967	Bertha Toyon	
1968-1970	John C. DaSilva	
1971	Sharon I. Spencer	
1972	Arthur H. Washburn	
1973	Michael Stephenson	
1974	David K. Britt	
1975	Vacant	

² Beginning in 1929 until 1965, the building was identified as "7763" Bishops Lane. Thereafter, it was identified as 7762 Bishop's Lane.

1976	Terry Barnes
1977-1979	Karl A. Vidstrand
1980	Mary M. Chambers
1981-1983	No Listings
1984	Vacant
1985-1989	No Listings
1990-1995	Barry Fagan
1996-1999	No Listings
2000	Maynard Sievek
2001-2012	No Listings

COPIES OF DEEDS FROM THE DATES OF CONSTRUCTION

Photographed By T. FADER, Deputy Recorder

Ella B. Hyman et ux }
to }
Katharine Burkey et al }
Ella B. Hyman and J. S. Hyman,
wife and husband

For and in consideration of the sum of Ten Dollars.

DO HEREBY Grant to
Katharine Burkey and Lillian B. Lentell.

All that Real Property situated in the City of San Diego, County of San Diego,
State of California, bounded and described as follows:

all that portion of Lot Five (5) in Block Thirty-one (31) of La
Jolla Park, according to map thereof No. 302, filed in the office of the
County Recorder of said San Diego County March 22nd, 1887, bounded
as follows, to-wit:

Commencing at a point where the southerly line of said Lot 5
intersects the westerly line of the alley in Block 31, above mentioned
and running thence Westward along the southerly line of said Lot 5,
70 feet; thence Southward and parallel with the easterly line of said
Lot 5, 25 feet to a point on the north line of said Lot 5; thence
easterly along said north line of said Lot 5, 70 feet to a point where
the said southerly line of Lot 5 intersects the westerly line of the alley
hereinbefore mentioned; thence Southward along said westerly line of said
alley to the point of commencement.

Subject to State and County taxes for the fiscal year 1912-13

To Have and to Hold the above granted and described premises, unto the said grantee, and their
heirs and assigns forever.

Witness our hands and seals this 6th day of July 1912
Signed and executed in presence of }
Ella B. Hyman (SEAL.)
J. S. Hyman (SEAL.)

STATE OF CALIFORNIA, }
COUNTY OF San Diego } ss
On this 6th day of July A. D. nineteen hundred and twelve
before me, Isabella M. Parlane a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared Ella B. Hyman and
J. S. Hyman known to me to be
the persons whose names are subscribed to the within instrument, and
to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial seal at my office in
San Diego County of San Diego State of California, the day and year in this
certificate first above written.



Isabella M. Parlane
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of Katharine Burkey, Jul 9, 1912, at 5 min. past 4 o'clock P. M.
JOHN H. FERRY, County Recorder.

Fee, \$ 1.00 COMPARED By Harold Angier Deputy Recorder.

H. C. Parsons
COUNTY CLERK

Grantees:
KATHARINE BURKEY
and LILLIAN C. LENTELL
(EAST 1/2)

Grantors:
ELLA B. HYMAN
and J. S. HYMAN

Photographed By P. A. JENSEN, Deputy Recorder

Grantors:
ELLA B. HYMAN
and J. S. HYMAN

Grantee:
LILLIAN C. LENTELL
(WEST 1/2)

Ella B. Hyman et al }
Lillian C. Lentell }
Ella B. Hyman and J. S. Hyman, her husband,

For and in consideration of the sum of Ten Dollars,
DO HEREBY Grant to

Lillian C. Lentell

All That Real Property situated in La Jolla Park in City, San Diego, County of San Diego,
State of California, bounded and described as follows:

All of Lot (5) five Block (31) Thirty one of La Jolla Park
in the City of San Diego, County of San Diego, State of California,
according to Map No. 252 filed in the office of Co. Recorder
of San Diego County March 22nd 1887. Except that part there-
of, deeded to Catherine Burkey and William Lentell July 6th
1912. Part conveyed by this deed being westerly half of said
lot.

To Have and To Hold the above granted and described premises, unto the said grantee, her
heirs and assigns forever,

Witness our hands and seals this 8th day of Feb. 1913
Signed and executed in presence of
Ella B. Hyman (SEAL)
J. S. Hyman (SEAL)

STATE OF CALIFORNIA, }
COUNTY OF San Diego } ss
On this 8th day of February A. D. nineteen hundred and Thirteen
before me, John W. Schroeder a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared Ella B. Hyman & J. S. Hyman
Wife & Husband known to me to be
the person described in and whose name is subscribed to the within instrument, and
to me that they executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official seal at my office in
La Jolla County of San Diego State of California, the day and year in this
certificate first above written.



John W. Schroeder
Notary Public in and for the County of San Diego State of California.

Recorded at Request of E. S. Carroll, Feb 26, 1913, at 4 min. past 1 o'clock P.M.
COMPARED: H. S. King By Harold Angier, Deputy Recorder.
Fee, \$ 10

2/26/1913 # 6008
BK 603 - PG 7 of Deeds

Ella B. Hyman et al }
Lillian C. Lentell }
10/

Ella B. Hyman
Hyman, her husband

For and in consideration of the sum of Ten Dollars,
DO HEREBY Grant to

Lillian C. Lentell

All that Real Property situated in La Jolla Park in City, San Diego, County of San Diego,
State of California, bounded and described as follows:

(All of lot (5) five Block (31) Thirty-one of La Jolla Park
in the City of San Diego County of San Diego State of California
According to Map No. 352 filed in the office of the Recorder
of San Diego County, March 22nd 1887, Except that part
conveyed to Katharine Barker and Lillian C. Lentell July
1912

Part conveyed by this deed being Westerly half of said
lot.

APPENDIX C

MAPS

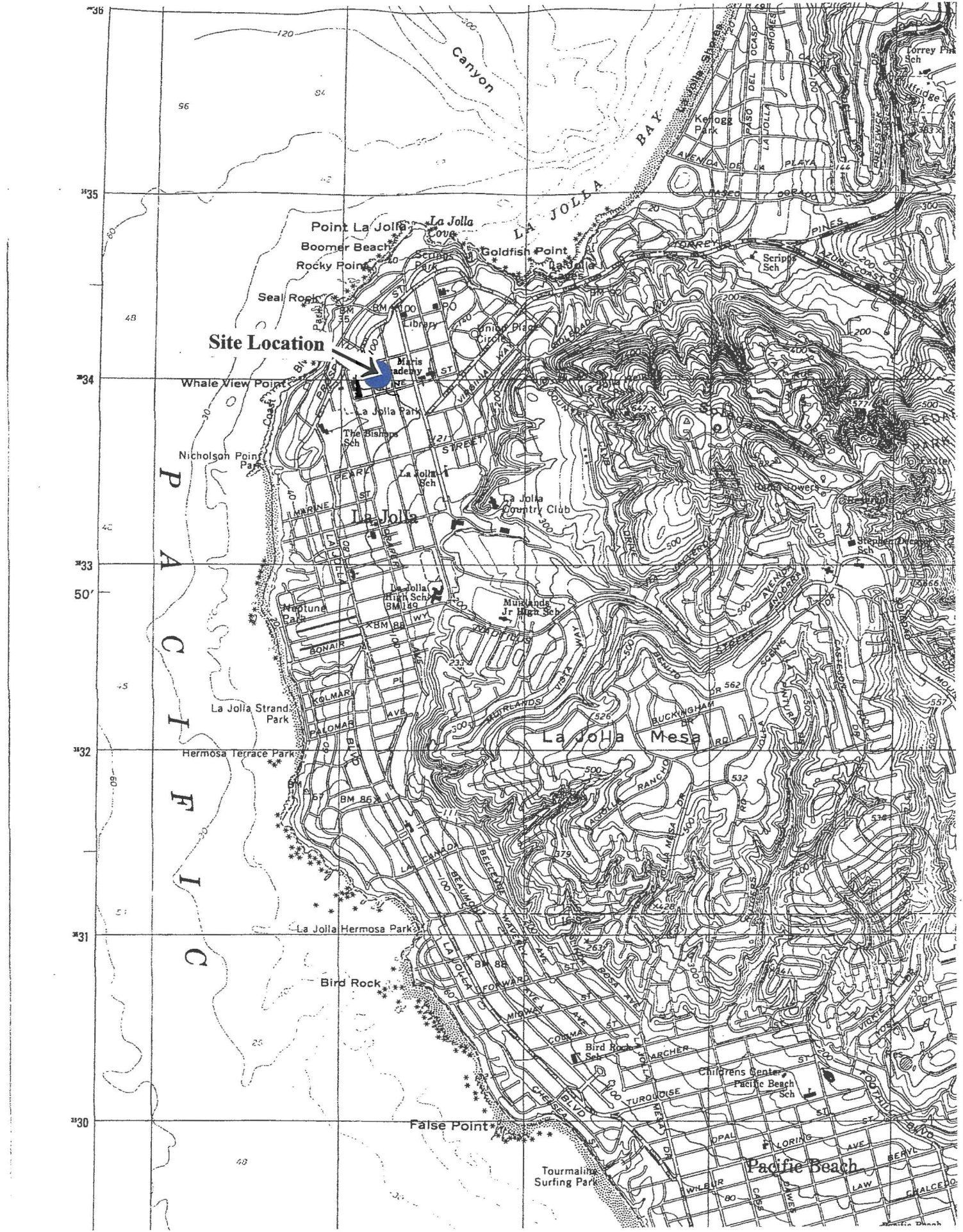
CITY OF SAN DIEGO
800:1 SCALE ENGINEERING MAP

E A N

Site Location



U.S.G.S. LA JOLLA QUADRANGLE MAP



Site Location

P
A
C
I
F
I
C



ORIGINAL SUBDIVISION MAP

LA JOLLA PARK

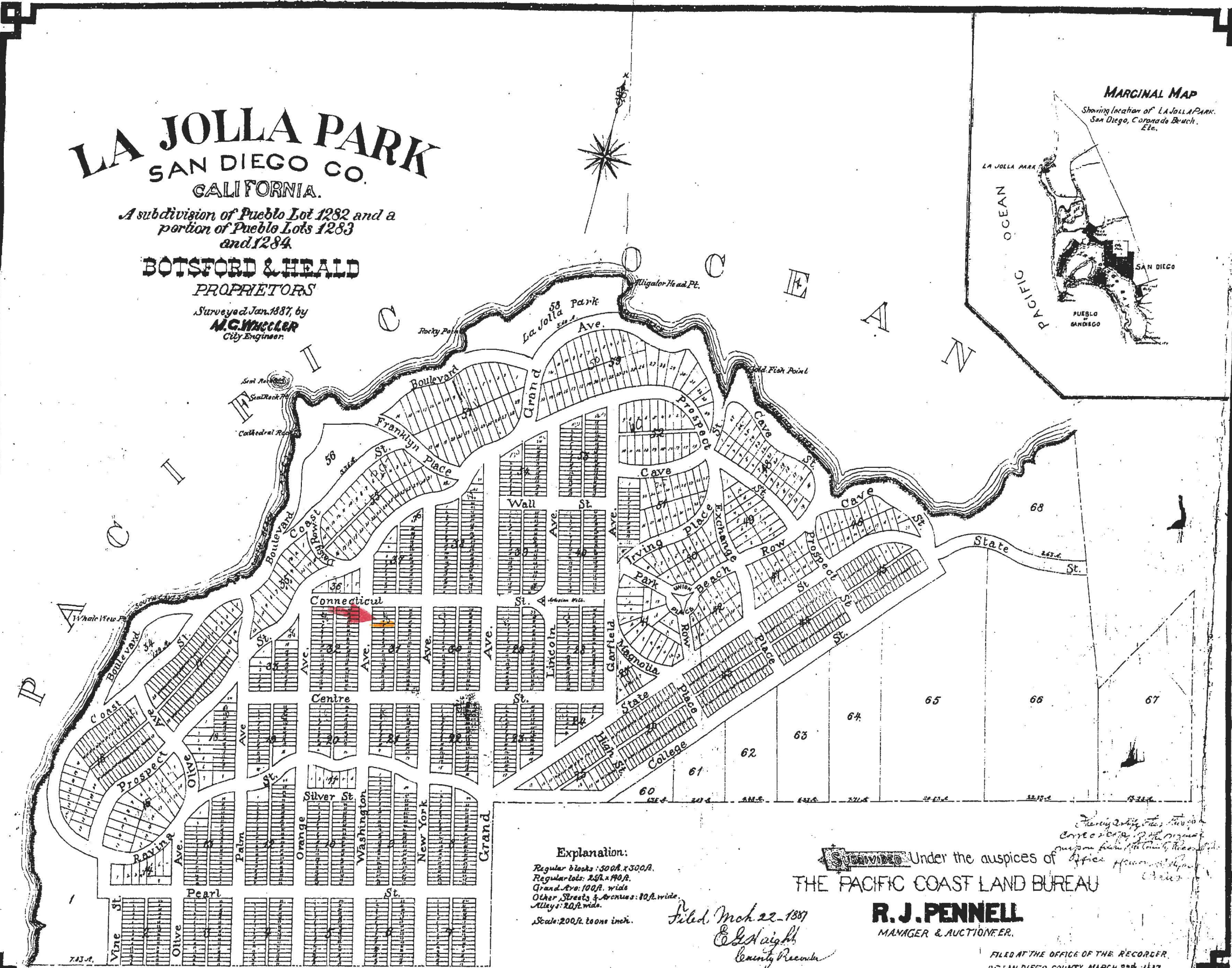
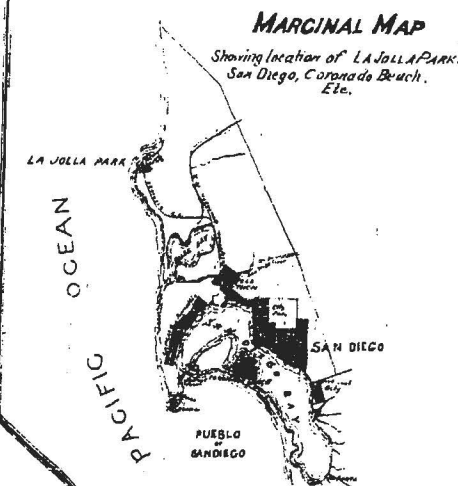
MAP 352

LA JOLLA PARK SAN DIEGO CO. CALIFORNIA.

A subdivision of Pueblo Lot 1282 and a
portion of Pueblo Lots 1283
and 1284.

BOTSFORD & HEALD
PROPRIETORS

Surveyed Jan. 1887, by
M. G. WICKLER
City Engineer.



Explanation:
Regular blocks: 500 ft. x 300 ft.
Regular lots: 25 ft. x 100 ft.
Grand Ave: 100 ft. wide
Other Streets & Avenues: 50 ft. wide
Alleys: 20 ft. wide.
Scale: 200 ft. to one inch.

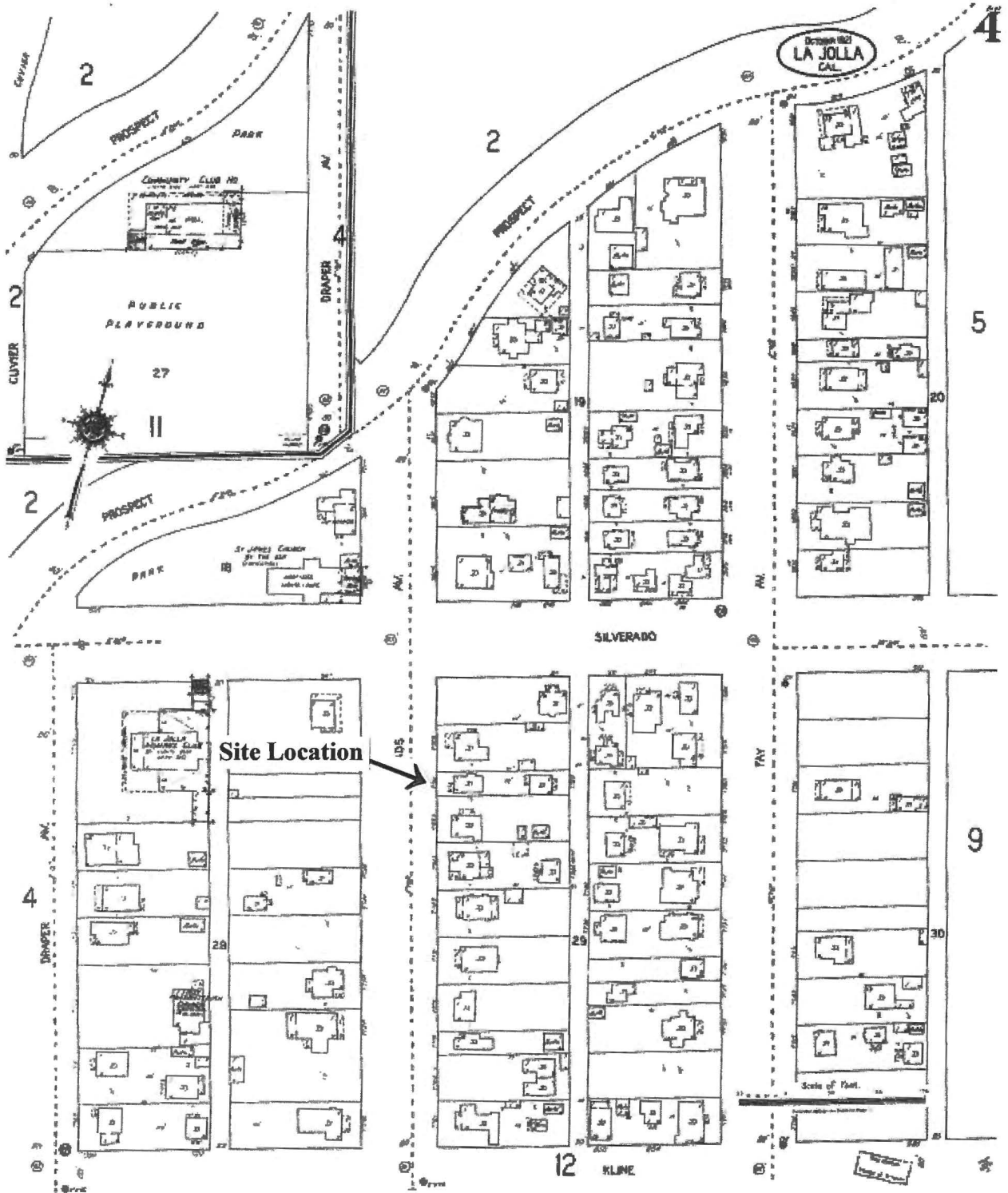
Filed, March 22-1887
E. D. Knight
County Recorder

THE PACIFIC COAST LAND BUREAU
R. J. PENNELL
MANAGER & AUCTIONEER.

FILED AT THE OFFICE OF THE RECORDER,
OF SAN DIEGO COUNTY MARCH 22^d 1887

SANBORN FIRE INSURANCE MAPS

1921, 1926 & 1949

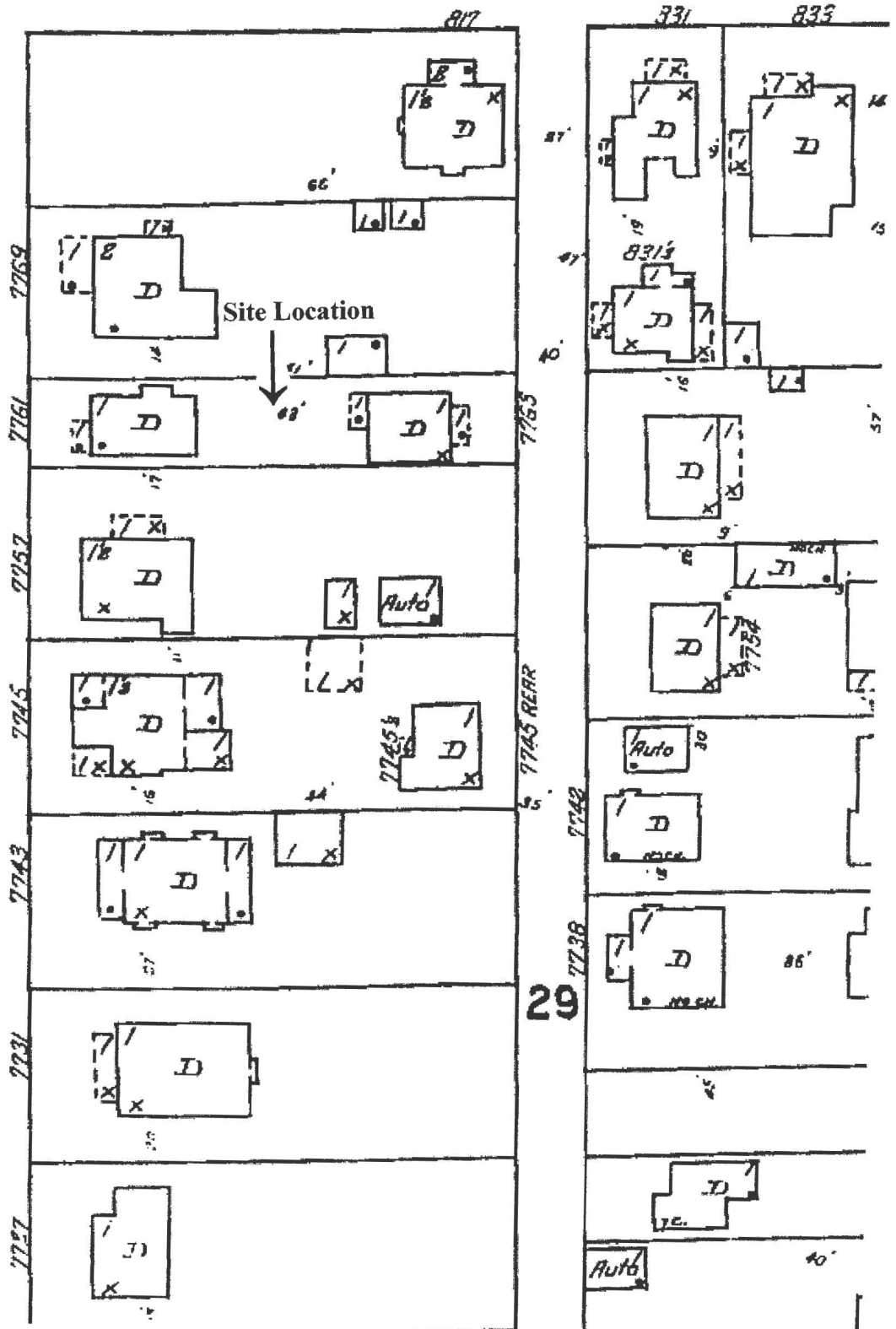


1921 Sanborn Map

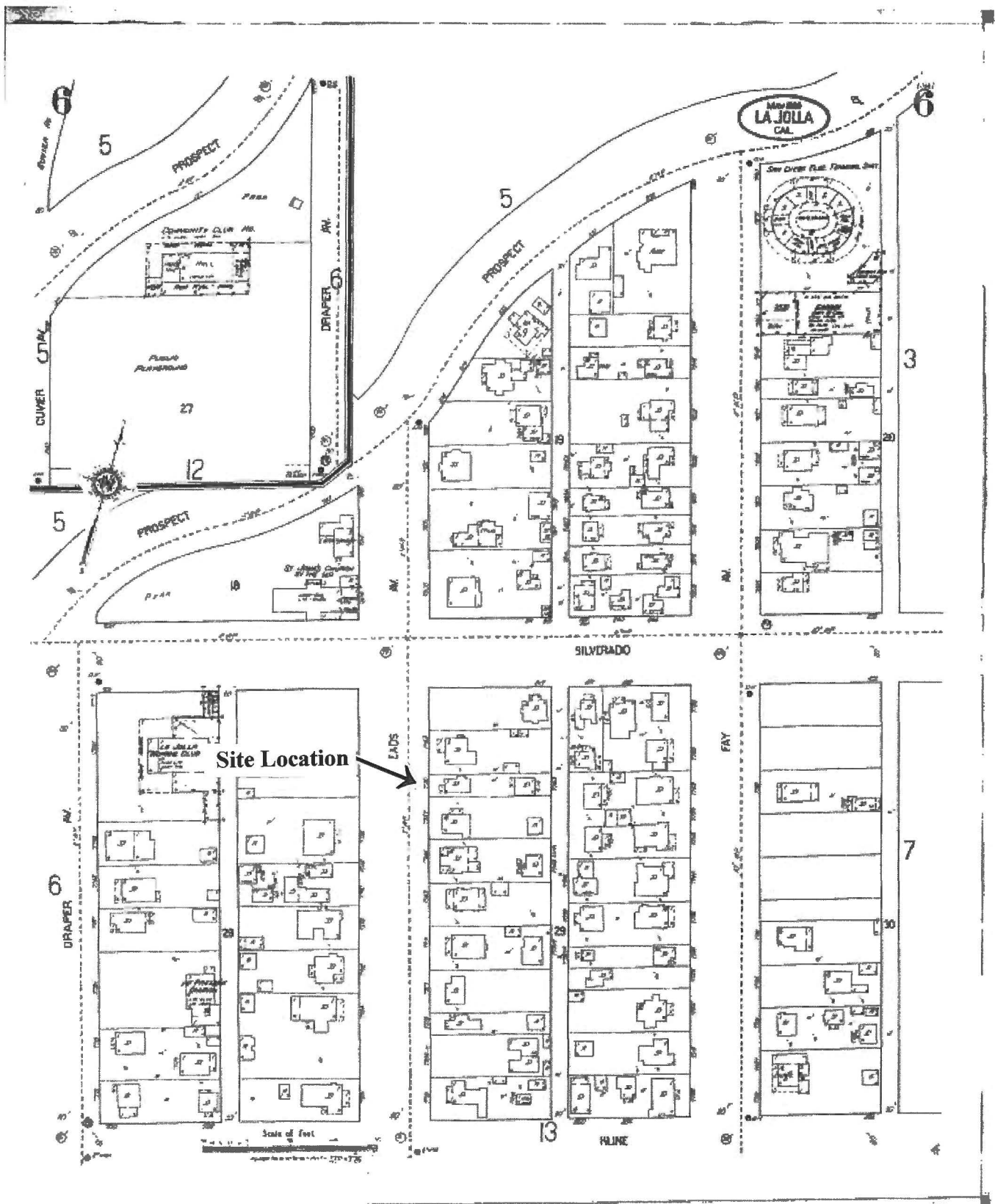
93

SILVERADO

EADS



1921 Sanborn Map (Detail)



1926 Sanborn Map

828

6' W.P.

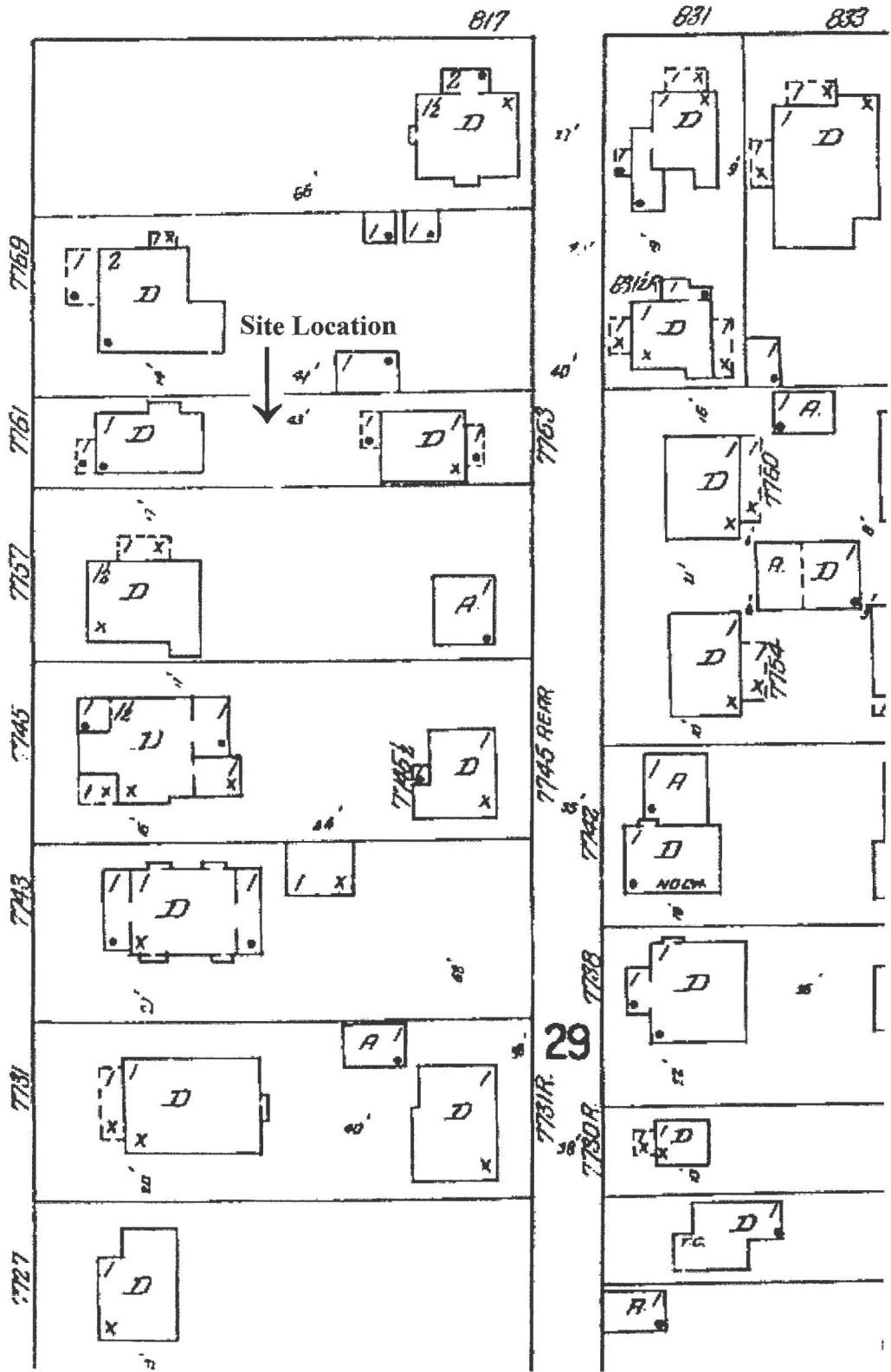
39

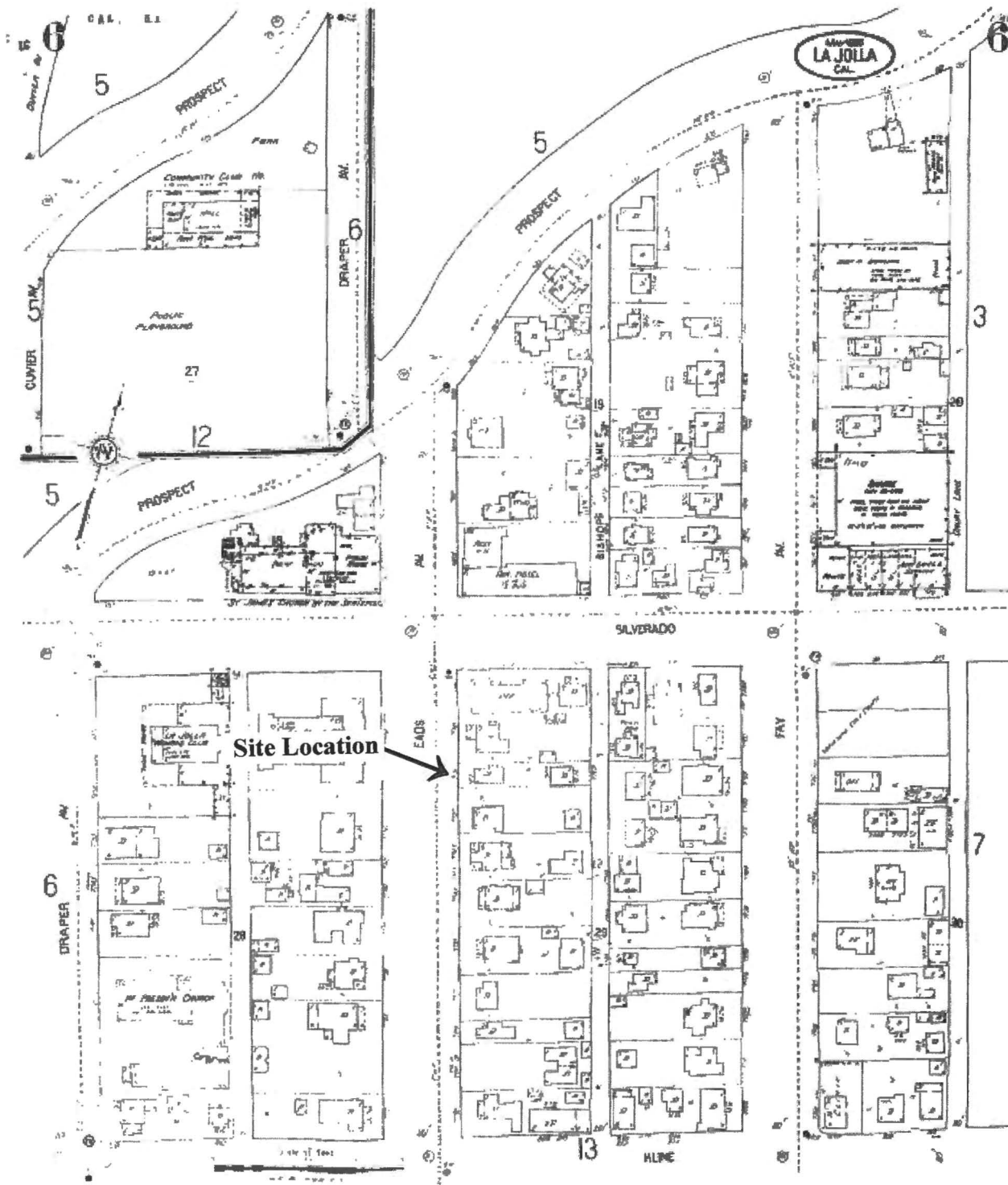
SILVERADO

EADS

2' W.P.

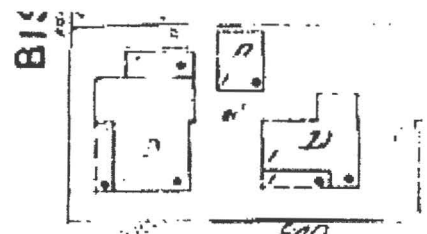
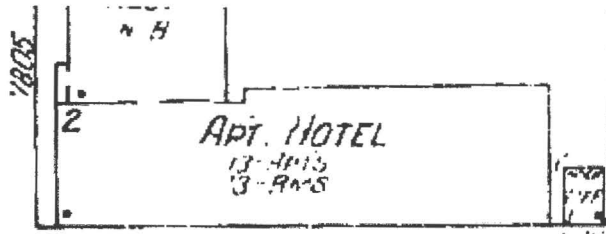
7128
7136
7140
7148
7156





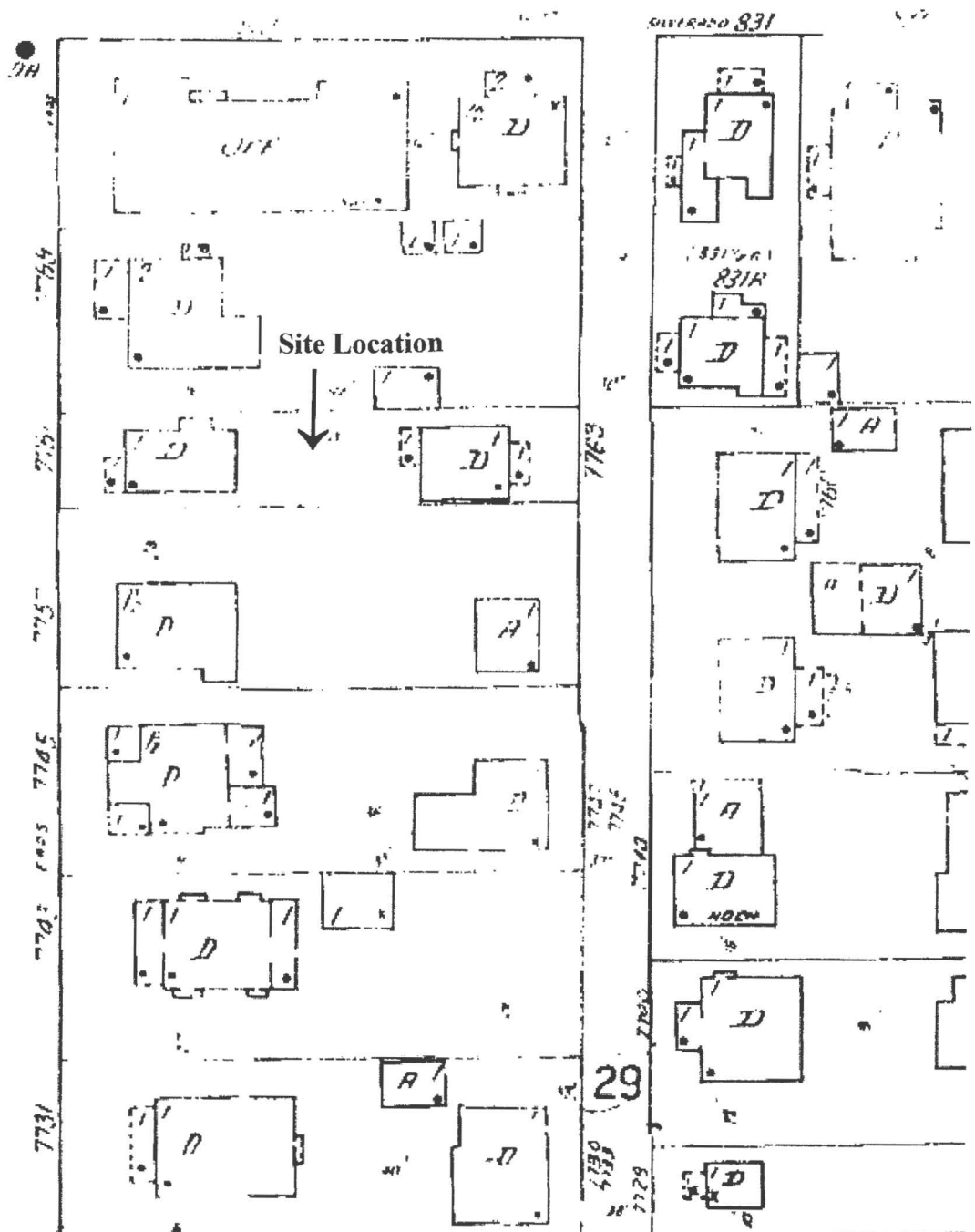
1949 Sanborn Map

AV.



SILVERADO

EADS



1949 Sanborn Map (Detail)



APPENDIX D

DPR FORMS

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #: _____
	HRI #: _____
	Trinomial: _____
	NRHP Status Code: <u>6Z</u> _____
Other Listings: _____	
Review Code: _____ Reviewer: _____ Date: _____	

Page 1 of 3

Resource Name or #: 7761 Eads Avenue

P1. Other Identifier:

P2. **Location:** Not for Publication Unrestricted

a. **County:** San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. **USGS 7.5' Quad:** La Jolla Date: 2002

c. **Address:** 7761 Eads Avenue City: La Jolla Zip: 92037

d. UTM:

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
 Western one-half of Lot 5, Block 31, La Jolla Park, Map Number 352, APN 350-321-04-00

P3a. **Description:**

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1915, the building features an irregularly-shaped, rectangular floor plan with a living room, bedroom, kitchen, and bathroom. When originally constructed, the structure featured approximately 489 total square feet of living space. However, in 1937, an addition with approximately 150 total square feet of space, was constructed along the entire rear (east elevation) of the house, thereby increasing the size of the building over 30%.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a concrete foundation with floor joists. The roof is low-pitched and front-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. No chimney is present. The exterior is composed of wood shingles. Along the main (southwest) elevation, there is a partial porch which is formed by a low-pitched, front-gabled roof, supported by two square wood columns. A small set of wooden stairs lead to the porch area. The front door is wood-paneled with six glass panes set toward the top of the door. A wooden door screen is set in front of the door. Fenestration consists of wood double-hung windows. Along the side (north) elevation, there is a projecting bay section. Overall, the home appears to be in fair condition.

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

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



P5b. **Description of Photo:**

P6. **Age and Sources:**

Historic Prehistoric Both

1915

Lot Book Page

P7. **Owner and Address:**

Maynard & Virginia Sievek Family Trust

2272 Tokalon Street

San Diego, CA 92110-2322

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** June 2012

P10. **Survey Type** (Describe):

Intensive

P11. **Report Citation:** Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037

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

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary #: _____ Trinomial: _____
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NRHP Status Code: 6Z

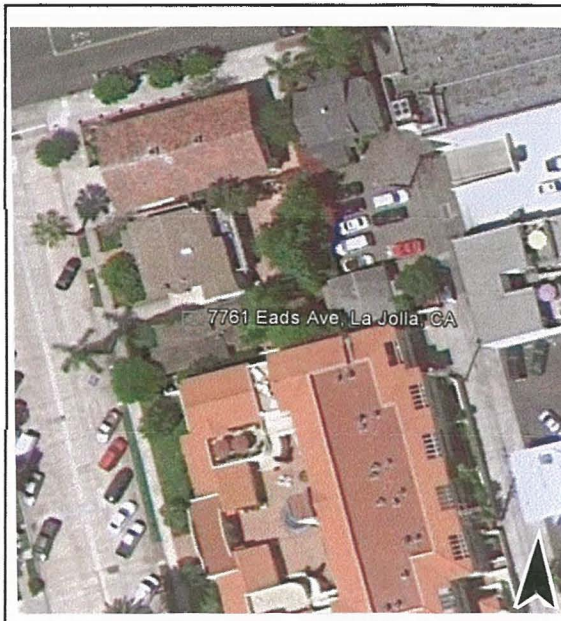
Page 2 of 3

Resource Name or #: 7761 Eads Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. Architectural Style: Craftsman
- B6. Construction History: See Continuation Sheets for modifications and alterations.
- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features: None
- B9a. Architect: Unknown b. Builder: Unknown
- B10. Significance: Theme: N/A Area: La Jolla
 Period of Significance: N/A 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.)

According to the Residential Building Record, the 7761 Eads Avenue building (which is located on the western one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1914, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1915, the value of improvements rose to \$140.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7761 Eads Avenue building until 1927. A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, rectangular-shaped dwelling unit. The building has a small front porch along its main (southwest) elevation and a bay section along its side (north) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7761 Eads Avenue building was constructed in 1915. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used as both a rental property and a property occupied by property owners. Of these individuals, the property may have been rented by tenant Peter L. Salk from 1973-1981. It is believed that this individual was Dr. Peter Salk, the eldest son of Dr. Jonas Salk, who worked in his father's laboratory at the Salk Institute from 1972-1984, conducting research on immunotherapy of cancer and autoimmune diseases.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References: Moomjian, Scott A., *Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037*, June 2012
- B13. Remarks:
- B14. Evaluator: Scott A. Moomjian, Esq.
- B15. Date of Evaluation: June 2012



**State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) 7761 Eads Avenue
*Recorded by Scott A. Moomjian, Esq. Date June 2012
 Continuation Update

B10. Significance:

According to Residential Building Records, the 7761 Eads Avenue building was subject to an addition along the rear (east) elevation in 1937. This addition, which appears to measure approximately 10 x 15 feet (150 square feet), extended the rear of the building and removed the original rear façade. The addition is not noted on the 1949 Sanborn Map.

Historical research indicates that the Property is not historically and/or architecturally significant. The building is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and does not represent the notable work of a “master” architect, builder, or craftsman.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, the building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #: _____
	HRI #: _____
	Trinomial: _____
	NRHP Status Code: <u>6Z</u>
Other Listings: _____	
Review Code: _____ Reviewer: _____ Date: _____	

Page 1 of 3

Resource Name or #: 7762 Bishops Lane

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County: San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: La Jolla Date: 2002

c. Address: 7762 Bishops Lane City: La Jolla Zip: 92037

d. UTM:

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Eastern one-half of Lot 5, Block 31, La Jolla Park, Map Number 352, APN 350-321-05-00

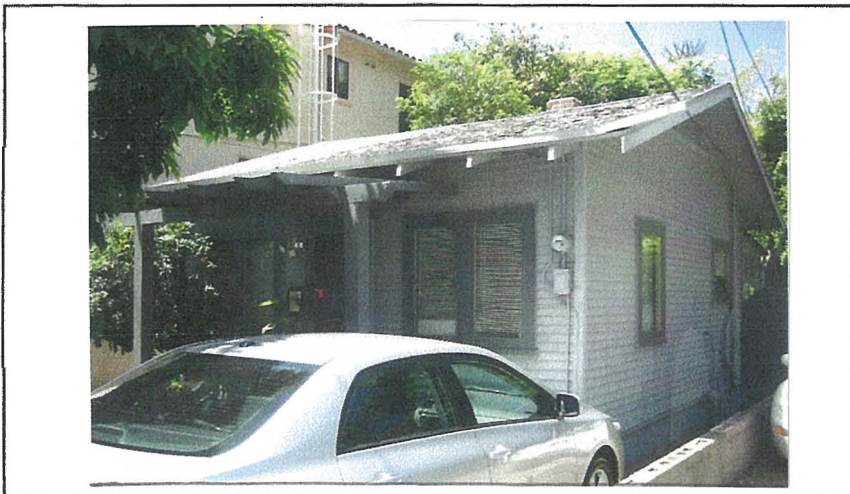
P3a. Description:

The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1912, the building is located along Bishops Lane which is little more than an alley between Eads Avenue to the west and Fay Avenue to the east. The building is generally square-shaped with a living room, bedroom, kitchen, and bathroom. The building consists of approximately 424 total square feet of space. When originally constructed, the structure featured a rear porch along the northwest elevation. Sometime after 1956, this porch was enclosed with fixed windows and horizontal clapboard siding. In addition, sometime after 1956, a small projecting bay addition (approximately 2 x 14 feet, 28 total square feet) was added along the side (southwest) elevation.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a pier foundation with floor joists. The roof is moderately-pitched and side-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. A brick chimney is located toward the center of the residence. The exterior is composed of horizontal clapboard siding. Along the main (east) elevation, there is a partial porch which is formed by wooden beams supporting a small roof projection. In actuality, the porch is little more than a wooden trellis. The porch area is open with a wood-paneled front door with glass pane. Fenestration consists of wood casement windows. Overall, the home appears to be in fair condition.

P3b. Resource Attributes (List attributes and codes): HP2—Single-Family Residential

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



P5b. Description of Photo:

P6. Age and Sources:

Historic Prehistoric Both

1913

Lot Book Page

P7. Owner and Address:

Maynard & Virginia Sievek Family Trust

2272 Tokalon Street

San Diego, CA 92110-2322

P8. Recorded by:

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. Date Recorded: June 2012

P10. Survey Type (Describe):

Intensive

P11. Report Citation: Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037

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

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary #: _____ Trinomial: _____
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NRHP Status Code: 6Z

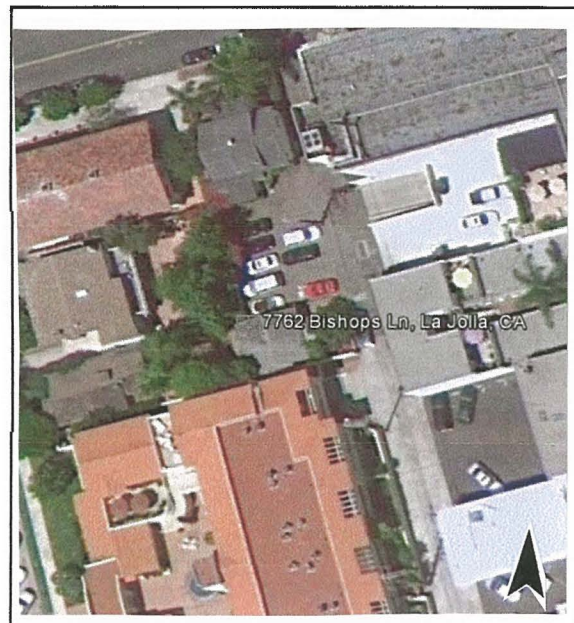
Page 2 of 3

Resource Name or #: 7762 Bishops Lane

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. Architectural Style:** Craftsman
- B6. Construction History:** See Continuation Sheets for modifications and alterations.
- B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____
- B8. Related Features:** None
- B9a. Architect: Unknown b. Builder: Unknown
- B10. Significance: Theme:** N/A **Area:** La Jolla
Period of Significance: N/A **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.)

According to the Residential Building Record, the 7762 Bishops Lane building (which is located on the eastern one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1912, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1913, the value of improvements rose to \$100.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7762 Bishops Lane building until 1929 (at which time the structure was identified as "7763" Bishops Lane). A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, square-shaped dwelling unit. The building has a small front porch along its main (east) elevation and a small rear porch along its rear (northwest) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7762 Bishops Lane building was constructed in 1913. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used exclusively as a rental property with at least twenty (20) occupants/tenants.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References:** Moomjian, Scott A., *Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037*, June 2012
- B13. Remarks:
- B14. Evaluator:** Scott A. Moomjian, Esq.
- B15. Date of Evaluation:** June 2012



**State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) 7762 Bishops Lane
*Recorded by Scott A. Moomjian, Esq. Date June 2012
 Continuation Update

B10. Significance:

Historical research indicates that the Property is not historically and/or architecturally significant. The building is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and does not represent the notable work of a “master” architect, builder, or craftsman.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, the building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

APPENDIX E
PREPARER'S QUALIFICATIONS

**SCOTT A. MOOMJIAN
ATTORNEY AT LAW
5173 WARING ROAD, #145
SAN DIEGO, CALIFORNIA 92120
TELEPHONE (619) 230-1770
FACSIMILE (619) 785-3340
smoomjian@earthlink.net**

Education:

- *Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)
- *Master of Arts, History; 1993; University Of San Diego
- *Juris Doctor, 1997; California Western School Of Law, ABA/ AALS
 - *Best Appellate Brief Award, Spring 1996
 - *American Jurisprudence Award, Environmental Law Seminar, Spring 1997

Professional Background:

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian worked for the law firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied.

For the past fourteen years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of historic and cultural properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown San Diego Ballpark, North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. He has completed Historic Resource Inventory Updates of the East Village Area for the Centre City Development Corporation (CCDC). In addition, he has worked in the completion of phase studies and the Programmatic Agreement (PA) for the San Diego County Airport Authority's Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta and a Historic Resource Inventory for the City of Chula Vista.

Mr. Moomjian has served as a historic property consultant to the San Diego Unified Port District, the San Diego County Regional Airport Authority, and the Centre City Development Corporation (CCDC). He is recognized as a qualified historical consultant by the City and County of San Diego, as well as other regional municipalities. His professional qualifications meet the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation (1995)* in the disciplines of History and Historical Preservation. In March, 2007, Mr. Moomjian was appointed to the San Diego County Historic Site Board (HSB); he currently serves as its Chairman.