



Coastal Caretakers
PO Box 70038
San Diego CA 92167

CITY OF SAN DIEGO PLANNING COMMISSION
Development Services Department
7650 Mission Valley Rd
San Diego, California 92108

DATE: NOVEMBER 6, 2025
SUBJECT: OBJECTIONS TO THE CONTENT OF ITEM 1 - PRESERVATION AND
PROGRESS PACKAGE A

A hearing is scheduled for November 6, 2025, before the City of San Diego Planning Commission for a presentation by the City of San Diego on updates to Historical Designations and Districts in the City of San Diego, as presented in Item 1 of *Preservation and Progress Package A*.

This objection focuses on only one issue: the removal of the Ocean Beach Emerging College Historical District from the protection provided to other Historical Districts in the Municipal Code. This targeting is the result of a protest by Coastal Caretakers heard by the Planning Commission on August 29, 2024, when the Planning Commission upheld the appeal, stating that the project, within the Ocean Beach Emerging Cottage Historical District, was protected by the current Municipal Code.

Today, the Planning Department has solved that problem, not by challenging the District's legality, but by specifically naming Ocean Beach in the Municipal Code as not protected in PC-25-051.

The rationale contains no data and no specifics. Here is the objectionable change:

§143.1002 "Application of Complete Communities Housing Solutions Regulations." Subparagraph (b) states "The regulations in this Division shall not apply to the following types of development:

(6) Development located within a designated historical district or subject to the Old Town San Diego Planned District., with the following exceptions:

(A) Development on properties that are not designated as contributing resources to the Ocean Beach Cottage Emerging Historical District;

In order to justify this targeting, the Municipal Code required a change to the Land Development Code, adding:

Only those properties identified and designated as contributors are currently regulated. Because the Ocean Beach cottage district does not have a full intensive survey, is based on a context statement and period of significant and is limited to those properties that fall within the context and period that are volunteered by the property owner for designation, conversion of this district to a standard geographic district is not feasible.. Therefore the district will be regulated under the prior policy. ((Report No. PC-25-051)

Briefly, This district has a State Certification, was formed in 1999 and signed. There is no policy for removing it from the protection that historicity brings, and no notification or discussion that this possibility would occur. There is no analysis presented. It was a designated geographic district until the city removed it from the website. The website was BLANK for historic districts on November 2, 2025.

The reason for this targeting is obvious. The Planning Commission upheld a previous Appeal to a project in Ocean Beach inside the Historic District. The City of San Diego and the Community of Ocean Beach have built a community that positions it as a location with charm, design charisma, and historical desirability. Complete Communities is driven by development. Projects today are built directly across the street from many historical districts. Developers would rather build within historic districts because they are architecturally beautiful. Developers are just waiting for this Municipal Code Change to occur before filing permits in Ocean Beach. There is less affordable housing built today than there was in 2019. Developers were dismayed by this August 29, 2024 Planning Commission finding.

The city did not provide a response to the technical objections previously heard. There is no data in *Progress Package A REPORT NO. PC-25-051* to justify the change in position.

Many other groups will present in opposition to Item 1, and we support their positions. Our existing Ocean Beach Community plan supports the historic character of the location. As a small group, the presented objection is only to the changes that directly state "Ocean Beach, the Municipal Code quote above, and the change to the Land Development Code to make it happen.

The technical details of the objections are contained in the attached technical report.

Thank you for your attention to the many details you will see presented today, and be mindful of the decision you made earlier on this very delicate topic.

PLEASE: Return this Reservation and Progress Package A REPORT NO. PC-25-051 for a more thoughtful presentation. It is possible to make changes within the context of historical protection. Please provide the same level of protection for Ocean Beach as for all other districts. Remove the Ocean Beach Emerging Cottage Historical District from the Municipal Code change and the Land Use Plan change.

Technical Details to support Historic Designation for Ocean Beach are in Attachment A.



Coastal Caretakers
PO Box 70038
San Diego, CA 92167

ATTACHMENT A
OBJECTIONS TO NOVEMBER 6, 2025, ITEM 1 - PRESERVATION AND
PROGRESS PACKAGE A
FROM COASTAL CARETAKERS

This information is provided as additional information and part of the subject appeal for distribution and further use.

This Preservation and Progress package states its purpose is to protect against discrimination, but in fact discriminates against two Historic Districts — Ocean Beach and possibly the Asian Community Districts — specifically including them by name as part of the Complete Communities property development package. This was a result of an unusual occurrence on August 29, 2024. A formal protest was filed against a Project, *Appeal of Approval of Complete Communities CDP 4705 Point Loma Ave. "The Point" Project #1086681*. The City of San Diego Planning Commission upheld that appeal. The content of that hearing is relevant to the changes currently proposed to the Land Use Plan and the Municipal Code, to be heard by the City of San Diego Land Use and Planning Committee, the City Council for approval, and the Coastal Commission for State approval on November 6, 2025.

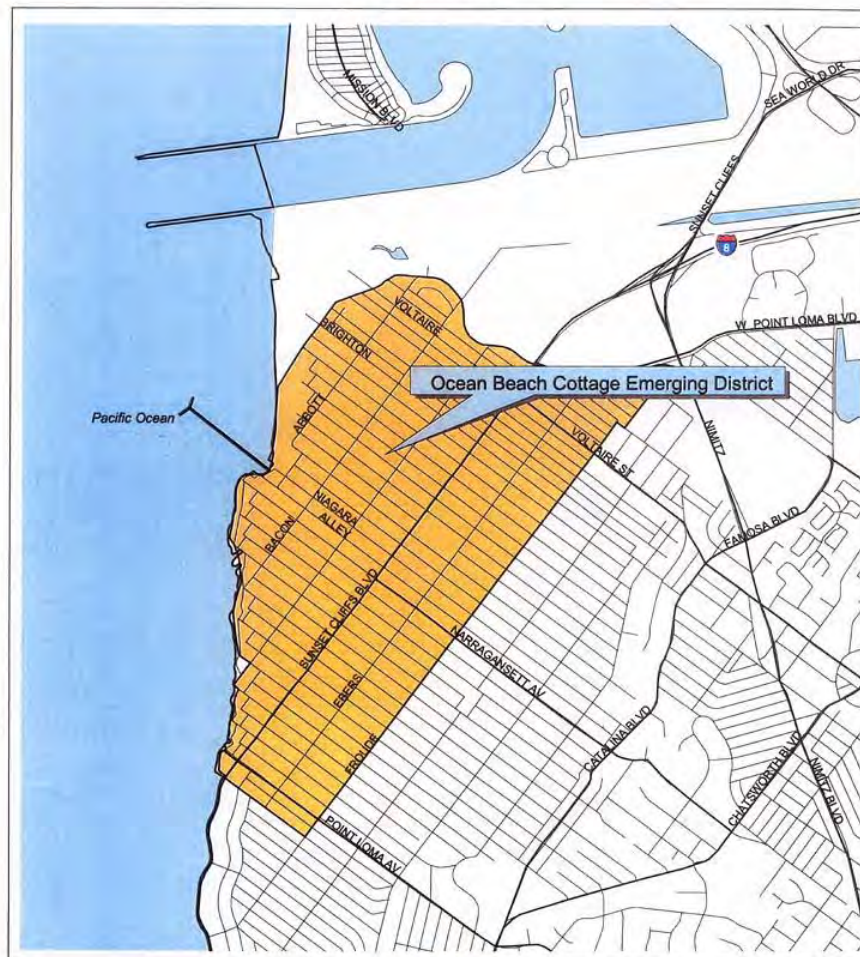
All of the geographical territory of the Ocean Beach district is within the State of California Coastal Zone, and the entire Western border is comprised of the beach and cliffside ocean-front properties. Developers prefer Ocean Beach to other areas in the list of historic districts throughout San Diego. This attachment contains data from city documents for the Historical District designations..

Ocean Beach is an approved Historical District and is currently not eligible for inclusion in Complete Communities. This designation of Ocean Beach as historical has become a previously unrecognized, controversial point within Complete Communities' definition. It became essential for the city to squelch this definition because it encompasses all of Ocean Beach, which developers desire. Although the original appeal contained extensive justification for the Historic Designation, which may be used in the future, other information is also included herein. In addition, *Ocean Beach Community Plan and Local*

Coastal Program background information, approved by the Planning Commission and the Coastal Commission, provides further background for recommendations. As with other recommendations in that document, alternatives were presented, but were never implemented.

The boundaries of the designated Ocean Beach Cottage Emerging District are mapped below. Yes, we predict that developers will find oceanfront and ocean-view properties highly desirable, not necessarily for low-income development. The map below is before the city decided this isn't true.

City of San Diego Historical Districts Ocean Beach



CITY OF SAN DIEGO DOCUMENTS SUPPORTING THIS POSITION

Frequent City documentation includes "Emerging Cottage" as a defined Historical designation. The City of San Diego Land Use and Community Planning states under "POLICY:

"Ensure that the granting of development incentives does not result in an adverse impact upon health, welfare, and safety of the surrounding community or upon any designated cultural **and/or historic resource** to the extent required by state law."

The proposed changes dismantle the historic resource benefits protected by this and other statements in City and State policies and laws.

An essential piece of evidence comes from the Historical Review Board of the City of San Diego Policy Review, October 27, 2011:

POLICY 4.1 - ADOPTED BY HSB ON JANUARY 7, 1977 AMENDED BY HRB ON AUGUST 28, 2000 AMENDED BY HRB ON APRIL 25, 2002 AMENDED BY HRB ON OCTOBER 27, 2011 PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS.

Under Section 3, EXISTING DISTRICTS, the Ocean Beach Cottage Emerging Historical District is addressed in detail. The conclusion is obvious, stating about it:

"In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy."

The last sentence in the section does make Ocean Beach a separate case:

"However, no new districts will be processed under this district type."

Ocean Beach remains, as it always has been, unique.

The Land Use Plan, put forth in 2024, still held the illusion that historic designations were to be protected. In the Land Use Plan by the city in March 2024, under "Blueprint San Diego," approved by the Planning Commission, have this to say under Section 9, HISTORIC PRESERVATION:

"9. HISTORIC PRESERVATION

NO CHANGES MADE – future edits will move forward under a separate historic preservation effort Bernie and Kelley are working on."

Appendices to this document illustrate city documents which show Ocean Beach as a fully certified Historical District.

HISTORIC DISTRICTS

No other historic districts have been examined for inclusion in Complete Communities for development. Ocean Beach and Asian Pacific are both identified by name. If the Land Use Plan supports this, some of the definitive terms used in other city documents should provide the criteria for this change. It does not do so. There is no substantiation provided for the Decision to lump Ocean Beach under Complete Communities.

On November 2, 2025, the entire list disappeared from the city website, and the screen remained blank all day. The list below was taken from the Soho website, which contains links to each.¹ This SOHO list has links to legal documentation for each. No substantiation is provided for the Decision to lump Ocean Beach under Complete communities. Changes to the Land Development Code are not accompanied by the criteria for evaluating other Historic Districts for inclusion in Complete Communities. No requirements were actually used to establish Ocean Beach's inclusion in the development, and there is no indication that other Districts were examined.

City of San Diego Designation

- Asian Pacific Historic Thematic District
- Auxiliary Naval Air Station Brown Field
- Burlingame
- Chinese/Asian Thematic Historic District
- El Pueblo Ribera
- Fort Stockton Line - Mission Hills
- Gaslamp Quarter Historic District No. 1
- Grant Hill
- Greater Golden Hill
- Islenair
- Little Italy
- Melhorn and Son
- Mission Hills
- Naval Training Station Historical District
- North Park Dryden Historic District
- Ocean Beach Cottage Emerging District
- Old Town San Diego Historic State Park
- Park Boulevard Residential Historic District
- Sherman Heights
- Shirley Ann Place
- South Park
- Spalding Place
- Talmadge Gates
- The Bishop's School
- Theosophical Institute, Point Loma
- Valle Vista Terrace

¹ SOHO Website listing Historic Districts: <https://www.sohosandiego.org/resources/historicdistricts.htm>.

Interestingly, Mission Hills is designated as a Historic District, but LA Jolla is not. There are both benefits and disadvantages for Historic District designations and Historic property declarations, a technical specialty in itself. Additional information will be provided for the City of San Diego Land Use and Housing Committee. It is the August 29, 2024, City of San Diego meeting that brought Ocean Beach to the Planning Department's attention.

The last-minute changes to the City of San Diego website cause the links on the State site to be broken. This is the law of unintended consequences; changes made too quickly. The continued status of the Ocean Beach district is documented in numerous city references elsewhere. Changing the web site and a few words from Planning are insufficient to make these quick changes that so impact a community.

What has happened to Ocean Beach can happen anywhere. This is not just about Ocean Beach.²

³THE OCEAN BEACH COMMUNITY PLAN AND LOCAL COASTAL PROGRAM

The Ocean Beach Community Plan and Local Coastal Program, 2016, was adopted as a formal, approved document by both the Coastal Commission and the City of San Diego, with the implication that it would conform to later variations in the Land Use Plan. Although the latest version of the city-wide Land-use Plan is currently undergoing finalization, it did not provide any modifications to HISTORIC DESIGNATIONS or COMMERCIAL uses. No comments rely on recommendations or future planning goals; instead, they focus on the existing requirements elsewhere, which had been approved and formed the basis for the Community Plan recommendations. Of course, Complete Communities were a future concept and not addressed in name or concept in 2015.

The Historical Section in the Community Plan is provided in Community Plan Section 9 and Community Plan Appendix C. It supports the historical designation for Ocean Beach. The Municipal Code today and still in effect, in spite of DSD comments to the contrary, showed no indication that this should not be the case:

“§143.1002 (0-2021-53) Application of Complete Communities Housing Solutions Regulations

(b) The regulations in this Division **shall not apply** to the following types of development:

(6) Development located within a designated historical district or subject to the Old Town San Diego Planned District.”

As this seemed ambiguous to DSD, a summary is: "The regulation in this division shall not apply to development located within a designated historical district." Ocean Beach is a designated Historical District. However, Ocean Beach proved to a problem, and the existing Municipal Code has been changed to target Ocean Beach.

The OB Community Plan provides ample substantiation of this designation, with details provided in the original Planning Commission 2024 Appeal. The Community Plan document devotes enormous attention to the HISTORIC aspects, a part of this appeal by inclusion, attached here. It substantiates the ongoing data supporting the Ocean Beach Cottage Emerging Historical District in 13 places. Although it discusses other possible configurations, none were implemented, and the boundaries of this historical district remain as they were legally approved. The attached portions of the Ocean Beach Community Plan and the local Coastal Program.

² KUSI, Channel 7, 5:15 pm, Monday, November 3, 2025.

It should be added that some sites also fall under the purview of the Peninsula Community Plan. \

In the rush to change the Ocean Beach community too quickly and too far, the City has overstepped its authority, as documented in Complete Communities for these areas.

STATEMENTS IN THE COMMUNITY PLAN WHICH APPLY

The Ocean Beach Community Plan and Local Coastal Program, which are relevant and independent of recommendations and plans – statements approved by the Planning Commission and California Coastal Commission. These are the statements directly outside the Historical District discussion above. It is specifically designed to conform to the General Plan. When written in 2016, it is not specified if the General Plan is intended to be of that date. Please note that all of the items in the Community Plan are directly impacted in the removal of protection from Complete Communities. It is not just the historic nature of OB; it is the character and function of the Ocean Beach Community. **Ocean Beach Community Plan:**

The following are **specific quotes** from sections of the Ocean Beach Community Plan and Local Coastal Program, with no discussion from the City on this Preserve and Protect Memo from the City Attorney.

DISCUSSION OF THE COMMUNITY PLAN

Because the City never raised the issue of designated District Historicity, its contents assume this position is not under attack. For example, the *Ocean Beach Community Plan and Local Coastal Program* includes future plans and recommendations. It provides little guidance for Complete Communities and their definitions. As a Guiding Principle, it states, "The Ocean Beach Community Plan and Local Coastal Program identify Ocean Beach as a small-scale coastal village." It is a long-distance reach to "Complete Communities." A further principle, "Foster the small-scale character of Ocean Beach, maintain an unobstructed and accessible beach frontage, and promote a pedestrian-friendly community," is inconsistent with Complete Communities' objectives for development.

Small cottages on large lots with adjacent vacant lots are identified by AI to out-of-town developers. An example is the CEDAR St development, a Chicago company with a San Diego Permit to replace small cottages with 189 units. The Superior Court has just issued a TRO on that project, effectively stating that once it is in place, it is irreversible.

The Ocean Beach Community Plan and Local Coastal Program, which are relevant and independent of recommendations and plans – statements approved by the Planning Commission and California Coastal Commission. These are the statements directly outside the Historical District discussion above. It is specifically designed to conform to the General Plan. When written in 2016, it is not specified if the General Plan is intended to be of that date. We must conclude that, since the city develops it, the General Plan is current at any given moment. The following are **specific quotes** from sections of the Community Plan, and no project documents exist that address how these requirements are met in other ways.

Ocean Beach Community Plan Content: "Ocean Beach

1.2 Related Plans and Documents

Land Development Code

As City staff reviews discretionary projects, including variance requests, an evaluation of how the proposed project implements the plan's overall intent and conforms to its policies will be conducted.

Ocean Beach Community Plan: Airport Land Use Compatibility Plan (ALUCP)

The Airport Land Use Commission adopted the Airport Land Use Compatibility Plan (ALUCP) for Lindbergh Field to establish land use compatibility policies and development criteria for new development within the Airport Influence Area. The policies and criteria protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airport.

Ocean Beach Community Plan: Ocean Beach Community Plan: Proposition “D”

In 1972, the voters passed Proposition D (City Clerk Document No. 743737) in a city-wide ballot, which limited the height of buildings west of Interstate 5 to thirty (30) feet. The entire Ocean Beach Community Plan area is encompassed by the height restriction of Proposition “D”.

Ocean Beach Community Plan: Ocean Beach Community Plan: 1.3 California Coastal Resources

The Ocean Beach community is entirely within the Coastal Zone boundary, with the California Coastal Commission retaining original permit jurisdiction within the area near the ocean.

Ocean Beach Community Plan: Ocean Beach Community Plan: 2. Land Use Element

2.0 Recommendations:

2.2 Commercial.

The Voltaire Street, Newport Avenue and the Point Loma Avenue Districts comprise vibrant commercial areas with residential units scattered above or near commercial uses. ..Districts are designated Community Commercial which can accommodate mixed-use residential commercial development at densities of 0 to 29 dwelling units per acre.

Ocean Beach Community Plan: 4.3 Mixed-Use Village and Commercial Districts

There are three distinct commercial districts in Ocean Beach: the Voltaire Street, Newport Avenue, and Point Loma Avenue areas (Figure 4-1). The commercial districts are entirely within the coastal zone.

Ocean Beach Community Plan: Community Commercial – Residential Permitted

Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses. 0 - 29 du/ac CC-4-2 with FAR of 2.0.

Ocean Beach Community Plan: 5.2 Water, Waste Water, and Storm Water

The major existing storm water conveyance system in the community consists of: the Abbott Street, Bacon Street, Newport Avenue, and Point Loma Avenue systems, each of which has a system to divert non-storm low water flows to the sanitary sewer systems during dry weather periods. There are also a few smaller non-diverted storm drain systems located along the coast. The City has adopted the Master Storm Water Maintenance Program to address flood control issues by cleaning and maintaining the channels to reduce the volume of pollutants that enter the receiving waters.

Ocean Beach Community Plan: 7.3 Erosion

Bluff erosion between the Fishing Pier and Adair Street is also a problem.

Ocean Beach Community Plan:7.4 Storm Water and Urban Runoff Management

Water flows resulting from either storms or from the population's use of water both require management strategies to protect public safety and property in the case of extreme water events, and to recognize environmental and aesthetic requirements and benefits associated with everyday use of outdoor water. Urban runoff is storm water runoff generated from surfaces associated with urbanization. It picks up pollutants from city streets, parking lots, sidewalks, building roofs and other surfaces which then enter the storm drains and waterways. Even if the community's waterway and drainage areas do not contain development near or adjacent to them, they may cause impacts to natural areas

Ocean Beach Community Plan:7.4.2 Recommendations: Apply all Best Management Practices found in General Plan, Conservation Element Section C, D and E, to reduce the impacts of construction on adjacent properties and open space or other environmentally sensitive areas...Incorporate criteria from the City's Storm Water Standards Manual and the Low Impact Development (LID) practices into public and private project design

Ocean Beach Community Plan:

Ocean Beach: The Community (1930-Present) Transition to Community (1930-1945)

Three commercial districts are described, similar to: "The third commercial district, Ocean Beach Community Plan and Local Coastal Program C-18 Appendix C, was a small strip along Point Loma Avenue between Ebers Street and Sunset Cliffs Boulevard."

Ocean Beach Community Plan: Appendix C

In 1972, voters in the City of San Diego passed Proposition D, which limited the height of new structures in the coastal zone west of Interstate 5 (excluding Downtown and Little Italy) to not more than 30 feet. The ballot language in favor of Proposition D stated that the intended purpose of the proposition was to preserve "the unique and beautiful character of the coastal zone of San Diego." It prohibited buildings that obstructed "ocean breezes, sky and sunshine." The passage of Proposition D was instrumental in protecting San Diego's coastal communities from overdevelopment and in preserving the small-scale seaside character of Ocean Beach. "

OBJECTIONS BASED ON THE ABOVE QUOTES OF THE COMMUNITY PLANS

The entire Section devoted to Historical Ocean Beach is provided as an Appendix. Developers are quick to adopt changes but slow to see State Laws related to them. An example would be a Liquor License. How do liquor licenses relate to Historicity? State rules still apply to Zoning Laws, and new State laws override Procedures. It is interesting, for example, after reading *Related Plans and Documents* – the Land Development Code becomes the law that drives the Section of the Municipal Code, that is, it is used as law before it is approved as the justification for changing the law.

Coastal Height, Coastal Commission authority, and other State laws in this area are not addressed here but may be included in subsequent documents as they relate to Historicity. Although not in violation of Proposition D—the 30 ft Height Limit—the recent Pacific Beach project has shown that this is not required for projects that meet the criteria designed to bypass it. We are therefore stating that Proposition D is applicable in Ocean Beach. In 1972, the voters passed Proposition D (City Clerk Document No. 743737) in a city-wide ballot, which limited the height

of buildings west of Interstate 5 to thirty (30) feet. The entire Ocean Beach Community Plan area is encompassed by the height restriction of Proposition “D”. The 30-foot height restriction, measured in accordance with the Municipal Code.”

The plan also recognizes coastal resources, stating in Section 1.3 California Coastal Resources: "The Ocean Beach community is entirely within the Coastal Zone boundary with the California Coastal Commission retaining original permit jurisdiction within the area near the ocean, illustrated by Figure 1-2. Table 1.1 identifies Coastal Act issues and corresponding Plan elements."

Water, Waste Water, and StormWater: Maintaining, monitoring and upgrading the community’s existing infrastructure occurs on an ongoing basis. There is no doubt that the plumbing, gas, and water lines in this community are Historic.

Storm water runoff and tidal actions contribute to erosion of the bluffs, which directly impacts the ocean’s water quality. Storm water drains from the hillsides east of Ocean Beach and from the upland Hill Neighborhood of the community toward the coast. Sand berms are regularly installed at Ocean Beach Park to prevent further erosion and associated flooding from tidal action. The major existing storm water conveyance system in the community consists of: the Abbott Street, Bacon Street, Newport Avenue, and Point Loma Avenue systems, each of which has a system to divert non-storm low water flows to the sanitary sewer systems during dry weather periods. There are also a few smaller nondiverted storm drain systems located along the coast. The City has adopted the Master Storm Water Maintenance Program to address flood control issues by cleaning and maintaining the channels to reduce the volume of pollutants that enter the receiving waters.

COASTAL ACT CHAPTER 3 SECTION 30253 New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. (e) **Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.** Although the Coastal Commission has recently approved yet another change to the City of San Diego Land-Use Plan, it has not yet been finalized for implementation.

While recognizing that recommendations and plans in the Ocean Beach Community Plan are not binding, the facts and current conditions, as approved by the Planning Commission and the California Coastal Commission, provide facts, as previously presented in 2024, related indirectly to *Complete Communities*.

HISTORICAL NATURE OF OCEAN BEACH IN THE COMMUNITY PLAN

The following information provides sample quotes from the Community Plan and the Local Coastal Program that address the Historical Nature of the Community. The Planning Commission approved it. The recommendations and plans will become irrelevant under *Complete Communities*; the facts remain true and in some cases binding.

CONCLUSIONS

When you last heard our objections to a project in 2024, you provided a thoughtful response. We are asking you to once again take the lead in holding the Planning Department accountable to the people as well as to the elected officials. How well is Complete Communities? Drive past the building where the old Post Office used to be. How many lights are on at night? How many in your neighborhoods? What are the developers telling their investors? They are desperate to have some highly desirable oceanfront and beach-accessible properties to feature on their websites. Some may have already purchased and are waiting for this change to be implemented.

A report by the Turner Center for Housing at UC Berkeley used San Diego as their example. A recent article is titled: "Steps Local Governments Can Take to Unlock More Housing: Lessons from San Diego."⁴ Neither critical nor complimentary, it states factually, "DSD increased its workforce from approximately 500 to more than 700 employees to comply with these Executive Orders and further expedite permitting processes in the City." The graphs show a large number of market-rate units. Did the city really add 1,000 low-income units last year? We see and hear a lot about the building, but there is little evidence of its outcome. Developers are not required to provide statistics. They have no reason to admit that renting or selling is low.

Many people in San Diego value their families and home first. Their process is not through the city government; it is through the courts. How many legal cases are pending from various community groups over ADU/JADU and Complete Communities development? What is the total cost to the city and to the people for this approach? Where are we really? This is not the time to dismantle a working system, the Historic Preservation system that makes San Diego what it is. Please, once again, ask the Planning Department to reconsider the many changes that challenge the current system, purportedly to support diversity and inclusion. Preserve the historic rights which help to keep the worldwide reputation San Diego now has for beauty, charm, and desirability.

APPENDICES:

Appendix A – State Writeup of Historical OB

Appendix B – Sample City Policy memo

Appendix C – Summary of City Document References

Appendix D – Historic District Policy

Appendix E – California Historical Resources Inventory

Appendix F- Ocean Beach Community Plan Excerpt

Appendix G – Original Historical Description, Signed by Priscilla McCoy, 1998.

Turner Center Housing Innovation, UC Berkeley, Steps Local Government Can Take to Unlock More Housing: Lessons from San Diego

<https://turnercenter.berkeley.edu/blog/steps-local-governments-can-take-to-unlock-more-housing-lessons-from-san-diego/>



[District
Summary](#)

Ocean
Beach
Cottage
Emerging
District

Records

District Summary [[print](#)]

DISTRICT INFORMATION:			
•			
DPR523A - Primary	Historic Ocean Beach Cottage Name: Emerging District	Common Name:	
•			
DPR523D - District Record	City: San Diego	State: CA	County: San Diego
	Year Developed: 1887-1931	General Location: Ocean Beach	
	Builder: various	Architect: various	

Number of Properties in District: Contributing: 72 Total: 72

Document: [extra_16338_22_OB-Context_Statement.pdf](#)

Description: Ocean Beach was developed as a "seashore" resort and vacation home area between 1887 and 1931, by which time it was a full "trolley suburb" of the City of San Diego. The first maps developed wide streets running from the hillsides to the ocean, and narrower service streets parallel to the ocean. The second development, Ocean Beach Park, brought streets and lots to the edge of False Bay, where the long-term road connected the area with Old Town and Roseville in Point Lorna. A trolley in 1909 confirmed use of West Point Loma, on False Bay, as the permanent access. The area has wide sand beaches, bluff and cliff formations, hillsides with ocean views, City Park and Recreation active athletic fields on the Robb Field fill of the river channel, a Dog Beach, and grass passive parks. Mature landscaping includes extensive palm plantings, and 70 year old Torrey Pines on one block forming a grove that is unique anywhere. Until the 1980's the town was a self-sufficient community with a civic center, post office, library, elementary school and City Recreation Center and a three block commercial retail center.

Entered By: Date: -/-

APPENDIX A

APPENDIX B



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 6, 2024

TO: Policy Subcommittee of the Historical Resources Board

FROM: Kelley Stanco, Deputy Director, City Planning Department

SUBJECT: Amendments to Historical Resources Board Policy 4.1, *Procedure on Establishing Historical Districts*, and the Historical Resources Board Procedures Proposed by Mission Hill Heritage

At the November 16, 2023 meeting of the Historical Resources Board, the Board passed a motion to "direct staff to place on the next Policy committee agenda of the review and consideration of amendments to HRB Policy 4.1 and HRB procedures as proposed by Mission Hills Heritage related to local designation of National Register Historic Districts." The item was docketed for review by the Policy Subcommittee in December as a discussion of the proposed amendments, and Mission Hills Heritage requested a continuance, which was granted. The item has been re-docketed for review by the Policy Subcommittee at the first available opportunity.

The City has recently kicked-off a comprehensive update to the City's Heritage Preservation program through the [Preservation and Progress](#) initiative. This comprehensive update will look at all aspects of the City's Heritage Preservation program from high-level policy documents to implementing regulations and guidelines. The goals of Preservation and Progress are to center equity in the City's program, to identify and protect the City's important places and resources, with an emphasis on historic districts, and to provide clear regulations that and by-right approval for the preservation, adaptive reuse, and rehabilitation of historic properties and construction of new homes. Preservation and Progress will also ensure that the City's Heritage Preservation Program is consistent with all federal and state regulations and guidance, consistent with our obligations as a Certified Local Government.

As staff has stated previously, the appropriate time to consider amendments such as those proposed by Mission Hills Heritage is as part of this comprehensive update. Under the City's current Historical Resources Regulations, districts listed on or formally determined eligible for listing on the State or National Register are considered designated historical resources under our code and are regulated as such. There is no threat to any National Register-listed district and therefore no urgency to consider or adopt amendments to the Board's District Policy or Board Procedures if preservation of significant historical resources is the primary concern.

Additionally, staff has conducted a cursory review of the proposed amendments and has identified significant issues with the proposed amendments, including language and requirements that belong in the Municipal Code and Council Policy and not in the Board's Policy for Establishing Historic Districts. Deferring the discussion of the proposed amendments to the Preservation and Progress initiative will provide staff, the Board and the public time to fully review and consider the proposed amendments in the context of broader program updates as well as federal and state law and guidance.

A handwritten signature in blue ink, appearing to read 'Kelley Stanco', with a stylized, overlapping loop structure.

Kelley Stanco
Deputy Director

KS

Attachments:

1. Draft Amendments to Historical Resources Board Policy 4.1, Procedure on Establishing Historical Districts, Prepared by Mission Hills Heritage
2. Draft Amendments to the Historical Resources Board Procedures Prepared by Mission Hills Heritage

cc: Jeanne MacKinnon, Deputy City Attorney, Office of the City Attorney
Lindsey Sebastian, Deputy City Attorney, Office of the City Attorney
Sameera Rao, Assistant Deputy Director, City Planning Department
Suzanne Segur, Senior Planner, City Planning Department

These amendments are proposed by a member of the public and have not been prepared, recommended, or adopted by the City of San Diego.

HISTORICAL RESOURCES BOARD

POLICY 4.1: ADOPTED BY HSB ON JANUARY 7, 1977
AMENDED BY HRB ON AUGUST 28, 2000
AMENDED BY HRB ON APRIL 25, 2002
AMENDED BY HRB ON OCTOBER 27, 2011
AMENDED BY HRB ON _____ 2023

PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS

1. PURPOSE AND INTENT

This policy is intended to guide the designation of historical districts within the City of San Diego. A *Historical District* is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City (SDMC 113.0103.) Designated historic districts are those districts designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, and included in the City of San Diego Historical Resources Board Register, or listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. Individuals or groups interested in submitting a historic district nomination for designation should review the *Guidelines for Preparing a Historic District Nomination in Consultation with Staff* (District Nomination Guidelines) for direction on how to proceed.

2. BACKGROUND

The City of San Diego Historical Resources Board (previously the Historical Sites Board) adopted its first policy on historical districts on January 7, 1977. The original policy did not distinguish different district types and provided twelve guidelines that were to be used in assessing a district's historical significance. The policy was updated on August 28, 2000, and it was at this time that districts were first separated into distinct categories. These categories included Geographic, Thematic, and Emerging. On April 25, 2002 the district policy was revised again to include the Archaeological District and the Voluntary/Traditional Historical District types.

Since the policy revision in 2002 that resulted in five district types, several issues with the district policy have been identified. Among these issues are the confusion created by different district types; the difficulty in regulating the various district types with the existing Historical Resources Regulations; the difficulty in establishing some district types; the difficulty in preserving the integrity of other district types; and the fact that the existing policy accommodated too many varying levels of community support and degrees of research and survey work. In addition, while the City is permitted to adopt its own district policy based on local preservation needs, the existing policy was not consistent with State

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As a result of these issues, the District Policy was amended in 2011 with the goal of simplifying the designation and regulation of historical districts. The district types were reduced from five to one, a standard geographic historical district. Resources that are thematically related but not located within a geographically limited and defined boundary shall be addressed through a Multiple Property Submission, consistent with National Park Service Bulletin 16B, *How to Complete the National Register Multiple Property Documentation Form*. Archaeological districts will now be processed as a standard geographical historic district under this policy.

3. EXISTING DISTRICTS

All but one of the existing districts were established as standard geographic districts, meaning they were confined to a defined geographic area, and all identified contributing properties were designated at the time the district was established. This amended district policy will not impact the way these districts are regulated. However, the Ocean Beach Cottage Emerging Historical District was established with only a context statement and period of significance to establish the significance of the district, as well as a few properties which fell within that context and period of significance that were eligible for designation under HRB Criterion F. A complete intensive survey was never completed, and therefore all eligible contributing properties are not known. Owners of properties which fall within the context statement and period of significance may bring their properties forward for designation as contributors to the district. Only those properties identified and designated as contributors are currently regulated.

Because the Ocean Beach Cottage district does not have a full intensive survey, is based on a context statement and period of significance, and is limited to those properties that fall within the context and period that are volunteered by the property owner for designation, conversion of this district to a standard geographic district is not feasible. In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. Property owners may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature. However, no new districts will be processed under this district type.

4. CRITERIA

The district must be evaluated and determined to be significant under one or more of the adopted Designation Criteria A-E, B, C, D, and F. A historical district under Criterion E is presumed significant, subject to the procedures in Section 8 of this Policy. Contributing resources within a Criterion E district are designated under Criterion E. Contributing resources within Criteria A, B, C, D, and F districts are designated under Criterion F. The Board's adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* provides guidance on the proper application of the designation criteria:

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

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

Criterion C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

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

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Criterion E - Is listed 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.

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.

Research Considerations: When evaluating the district under the adopted designation criteria above, the following research considerations may be useful in developing a context and establishing significant themes:

Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.

Traditional Activity: An area or district associated with traditional activity, such as a central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community which it served adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and differences between past and present.

Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.

Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.

Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.

Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.

Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.

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Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

5. **OBJECTIVE**

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

6. **DOCUMENTATION**

The following information is required to designate a historical district, except as provided in Section 8 of this Policy. These requirements are discussed in greater detail in the District Nomination Guidelines.

Geographic Boundaries: Specific geographic boundaries are established to encompass the historically significant area, sites and features.

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A Context and Statement of Significance: Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. The nomination must place the district within its historic context and develop a statement of significance that describes how the district is significant within that context under one or more of the adopted HRB Criteria A-E. For a more detailed discussion regarding historic contexts, refer to the District Nomination Guidelines.

Site Surveys: All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

Contributing Sites: Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development.

Non-contributing Sites: Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

Vacant Parcels: Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

District Features: The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

Development Guidelines: If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

Demolition and Alteration: Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for

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new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *“To adopt standards and guidelines to be used by the Board in*

reviewing applications for development permits involving designated historical resources.”

7. BOARD ACTION

The following actions are required for the City of San Diego Historical Resources Board to establish a historical district, except as provided in Section 8 of this Policy.

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation, as detailed in the District Nomination Guidelines. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document. For all nominations, staff will solicit the level of support and opposition from property owners within the proposed district boundary consistent with the process outlined in the District Nomination Guidelines, and shall provide that information to the Board.
- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Methods section, Context, Statement of Significance, Period of Significance, boundaries or area of effect, DPR-523 Forms, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- c. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing.
- d. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- e. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.

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- f. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
- g. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.

8. **HISTORICAL DISTRICTS LISTED OR DETERMINED ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES AND/OR THE STATE REGISTER OF HISTORIC PLACES**

- a. **Criterion E.** A historical district that is listed 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, is presumed significant and is eligible for designation by the City of San Diego Historic Resources Board and inclusion in the City of San Diego Historical Resources Board Register.
- b. **Documentation.** The following documentation shall be deemed to satisfy the information requirements in Section 6 of this Policy:
 - i. For a historical district listed on the National Register of Historic Places or the State Register of Historical Resources,
 - A. Copy of the National or California Register of Historic Places nomination; and,
 - B. If applicable, a Continuation Sheet noting any changes to the material condition or integrity of the resource since the National or California Register listing.
 - ii. For a historical district determined to be eligible for listing on the National Register of Historic Places or the State Register of Historical Resources,
 - A. Official documentation from the Keeper of the National Register of Historic Places or the State Office of Historic Preservation identifying the resource's determination of eligibility; and
 - B. If applicable, a Continuation Sheet noting any changes to the material condition or integrity of the resource since the Determination

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of Eligibility.

- c. **Board Action.** The following actions are required for the City of San Diego Historical Resources Board to designate and include a Criterion E historical district in the City of San Diego Historical Resources Board Register:
- i. **Local Designation Request.** Requests to designate and include a Criterion E historical district in the City of San Diego Historical Resources Board Register, may originate from the Historical Resources Board, the City Manager, the City Council, or any member of the public, including an organization.
 - ii. **Historical Report.** The local designation request for a Criterion E historical district to be designated shall include the relevant documentation in Section 8(b) of this Policy.
 - iii. **Board Review & Hearing.** Upon receipt of the documentation filed in connection with the local designation request, the Historical Resources Board staff shall schedule the item for review by the Board at a public hearing. At this regularly scheduled meeting, the Board shall evaluate the submitted documentation, hear relevant public testimony, and take appropriate action to designate the historical district and include it in the City of San Diego Historical Resources Board Register unless substantial evidence exists that the district is not significant. The action of the Board to designate and include such a historical district on the City of San Diego Historical Resources Board Register may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
 - iv. **Notice.** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202(b) to all affected property owners, and community groups, neighborhood associations, historical societies, and other interested parties.
 - v. **Site Visit.** Historical Resources Board members are required to physically visit the historical district and view the sites within the district's boundary before taking any action.
 - vi. **Implementation.** Upon Board designation and inclusion in the City of San Diego Historical Resources Board Register of a criterion E historical district, the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development requests affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker.

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Additionally, contributing resources within a historical district designated by the Historical Resources Board under Criterion E and included in the City of San Diego Historical Resource Board Register shall be eligible for the Mills Act Program provided they meet the standards of the program.

DRAFT

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HISTORICAL RESOURCES BOARD PROCEDURES

Adopted October, 28, 2004

Revised September 28, 2006; January 24, 2008; September 25, 2008; April 22, 2010; February 24, 2011; January 24, 2013; March 27, 2014; February 23, 2017; _____, 2023

* * *

II. Business of the Board

* * *

E. Processing of Historical District Nominations

The process of the district nomination shall comply with the Historical Resources Board Policy 4.1, Historical Districts, and all applicable provisions of the Land Development Code and Land Development Manual.

For historical district nominations processed under Historical Resources Board Criteria A, B, C, D, and F, before any historical district may be established, staff shall review the draft district documents and determine that they are complete. The complete draft district documents shall be scheduled for a Historical Resources Board Policy Subcommittee meeting to introduce the district materials. A second meeting (and additional meetings if necessary) shall be scheduled after the Subcommittee members have reviewed the draft district materials in order to obtain Subcommittee input. Once the Policy Subcommittee's review is complete and they concur that the draft district materials are ready for Board consideration, staff shall include the district nomination on the next available Historical Resources Board agenda. ~~The process of the district nomination shall comply with the Historical Resources Board Policy 4.1, Historical Districts, and all applicable provisions of the Land Development Code and Land Development Manual.~~

For historical district nominations processed under Historical Resources Board Criterion E, which are already listed on or eligible for listing on the National Register of Historic Places or the State Register of Historical Resources, staff shall include the district nomination on the next available Historical Resources Board agenda upon staff's concurrence that the district's nomination documents are complete.

APPENDIX C - LIST OF REFERENCES SUBSTANTIATING OCEAN BEACH AS LEGAL HISTORICAL DISTRICT:

AUGUST 24, 2006

HISTORICAL RESOURCE BOARD REFERENCES:

ITEM 14 – OCEAN BEACH COTTAGE EMERGING HISTORICAL DISTRICT - BOUNDARY LINE ADJUSTMENT AND PHASE VI CONTRIBUTING SITE DESIGNATIONS

This item asks to extend the boundaries of the OB Historical District.

BOARD ACTION MOTION BY BOARDMEMBER SEWELL TO ADJUST THE EXISTING BOUNDARARY LINE AS RECOMMENDED BY STAFF.

THIS ENLARGED THE OB HISTORICAL DISTRICT.

March 6, 2025

Policy Subcommittee of the Historical Resources Board –SUBJECT: March 6, 2024 Policy Subcommittee of the Historical Resources Board Kelley Stanco, Deputy Director, City Planning Department Amendments to Historical Resources Board Policy 4.1, Procedure on Establishing Historical Districts, and the Historical Resources Board Procedures Proposed by Mission Hill Heritage.

Obviously, the city does not like its own policy.

CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE City of San Diego

Quoted in the Appeal.

Citywide.jpg – map of all historical districts.

complete communities map 04-2024.png – Map of Complete Communities area. Noteworthy: Beaches and uptown targeted.

complete communities map 04-2024(note).png – Obviously, the note on this map is not being followed.

DATE: TO: FROM: SUBJECT: April 18, 2017 Historical Resources Board Kelley Stanco, Senior Planner, Historic Preservation Planning Information Item A: Briefing on the Historic District Process

Overall, OB is still a Historic District, # 442, designated in 2000.

[dsdhrb_infoapp_20170427.pdf](#) – Powerpoint about the process.

[extra_16338_22_ob-context_statement.pdf](#) – Application for Historic District provided by Priscilla McCoy. 1999.

[hdoceanbeachmap.pdf](#) – MAP used in the appeal.

[historic_district_designation_fact_sheet_20170519.pdf](#) – How to Apply

[hrbtechreport.pdf](#) – another city website on how to apply.

All .png are maps of districts/OB District.

[SD historic district policy 2002 \(histdist4_1\) \(1\).pdf](#)

camps, etc. Emerging Districts are those where one or more sites of significance have been found, and where evidence points to additional sites and features which could be identifiable in the future as more areas are investigated.

Emerging:

EMERGING HISTORICAL DISTRICT: This type of District includes a group of resources related to one another in a clearly distinguishable way with related character, theme, architectural styles, development period, or other characteristics within a geographically identifiable area which could one day cumulatively develop sufficient concentrations to bring it the level of a Geographic/Traditional or Thematic Historic District.

[SD historic district policy 2011 \(111027districtpolicy41\).pdf](#)

Changes in 2011:

3. **EXISTING DISTRICTS** All but one of the existing districts were established as standard geographic districts, meaning they were confined to a defined geographic area, and all identified contributing properties were designated at the time the district was established. This amended district policy will not impact the way these districts are regulated. However, the Ocean Beach Cottage Emerging Historical District was established with only a context statement and period of significance to establish the significance of the district, as well as a few properties which fell within

that context and period of significance that were eligible for designation under HRB Criterion F. A complete intensive survey was never completed, and therefore all eligible contributing properties are not known. Owners of properties which fall within the context statement and period of significance may bring their properties forward for designation as contributors to the district. Only those properties identified and designated as contributors are currently regulated. Because the Ocean Beach Cottage district does not have a full intensive survey, is based on a context statement and period of significance, and is limited to those properties that fall within the context and period that are volunteered by the property owner for designation, conversion of this district to a standard geographic district is not feasible. In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. Property owners may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature. However, no new districts will be processed under this district type.

Under 3. Existing Districts, the Ocean Beach Cottage Emerging Historical District is specifically stated as follows regarding its conversion to another category, and stating: " Therefore, the district will continue to be regulated under the prior policy." There is nothing documented that removes Ocean Beach as a Historic District." It adds because of the complexity, " However, no new districts will be processed under this district type." It is perfectly clear.

HISTORICAL RESOURCES BOARD

POLICY 4.1: ADOPTED BY HSB ON JANUARY 7, 1977
AMENDED BY HRB ON AUGUST 28, 2000
AMENDED BY HRB ON APRIL 25, 2002
AMENDED BY HRB ON OCTOBER 27, 2011

PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS**1. PURPOSE AND INTENT**

This policy is intended to guide the designation of historical districts within the City of San Diego. A *Historical District* is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City (SDMC 113.0103.) Designated historic districts are those districts designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, and included in the City of San Diego Historical Resources Board Register, or listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. Individuals or groups interested in submitting a historic district nomination for designation should review the *Guidelines for Preparing a Historic District Nomination in Consultation with Staff* (District Nomination Guidelines) for direction on how to proceed.

2. BACKGROUND

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Since the policy revision in 2002 that resulted in five district types, several issues with the district policy have been identified. Among these issues are the confusion created by different district types; the difficulty in regulating the various district types with the existing Historical Resources Regulations; the difficulty in establishing some district types; the difficulty in preserving the integrity of other district types; and the fact that the existing policy accommodated too many varying levels of community support and degrees of research and survey work. In addition, while the City is permitted to adopt its own district policy based on local preservation needs, the existing policy was not consistent with State

As a result of these issues, the District Policy was amended in 2011 with the goal of simplifying the designation and regulation of historical districts. The district types were reduced from five to one, a standard geographic historical district. Resources that are thematically related but not located within a geographically limited and defined boundary shall be addressed through a Multiple Property Submission, consistent with National Park Service Bulletin 16B, [*How to Complete the National Register Multiple Property Documentation Form*](#). Archaeological districts will now be processed as a standard geographical historic district under this policy.

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4. CRITERIA

The district must be evaluated and determined to be significant under one or more of the adopted Designation Criteria A-E. Contributing resources are designated under Criterion F. The Board's adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* provides guidance on the proper application of the designation criteria:

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

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

Criterion C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

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Criterion E - Is listed 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.

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Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.

Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.

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Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

5. OBJECTIVE

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

6. DOCUMENTATION

The following information is required to designate a historical district. These requirements are discussed in greater detail in the District Nomination Guidelines.

Geographic Boundaries: Specific geographic boundaries are established to encompass the historically significant area, sites and features.

A Context and Statement of Significance: Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. The nomination must place the district within its historic context and develop a statement of significance that describes how the district is significant within that context under one or more of the adopted HRB Criteria A-E. [For a more detailed discussion regarding historic contexts, refer to the District Nomination Guidelines.](#)

Site Surveys: All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

Contributing Sites: Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development.

Non-contributing Sites: Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

Vacant Parcels: Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

District Features: The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

Development Guidelines: If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

Demolition and Alteration: Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for

new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *"To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources."*

7. BOARD ACTION

The following actions are required for the City of San Diego Historical Resources Board to establish a historical district:

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation, as detailed in the District Nomination Guidelines. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document. For all nominations, staff will solicit the level of support and opposition from property owners within the proposed district boundary consistent with the process outlined in the District Nomination Guidelines, and shall provide that information to the Board.
- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Methods section, Context, Statement of Significance, Period of Significance, boundaries or area of effect, DPR-523 Forms, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- c. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing.
- d. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- e. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.

- f. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
- g. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.



CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE

City of San Diego

> [Search for Historic Properties](#)

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Welcome to the [City of San Diego's](#) component of the California Historical Resources Inventory Database (CHRID) Program. The CHRID promotes and protects cultural heritage through documenting and sharing information on historical resources. CHRID was developed through the California State Office of Historic Preservation's Certified Local Government (CLG) Grant Program and partially funded through the Federal Historic Preservation Fund Program.

This site provides public access to historical resource information that has been entered into the CHRID by the [City of San Diego](#). This site is maintained and hosted by the City of San Diego and contains information on historic resources within the city.

The information contained within this database does not comprise the complete list of designated historical resources or resources identified during historic surveys. More information is available on the City's website www.sandiego.gov/historic. We encourage the public's use of the CHRID and expect that there may be errors with the initial posting of information. If you have questions or find errors, please contact staff at historicalresources@sandiego.gov.



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APPEN

APPENDIX E

APPENDIX F

OCEAN BEACH

Community Plan and Local Coastal Program

HISTORICAL SECTIONS ONLY - SECTION 9
AND APPENDIX C, APPROVED DOCUMENT
SUPPORTING HISTORICAL DESIGNATION FOR
OCEAN BEACH. . Adopted Nov. 9, 2015. Certified
by the California Coastal Commission on Jan. 7,
2016.



November 9, 2015

Chapter Nine:

HISTORIC PRESERVATION ELEMENT



9. Historic Preservation Element

Introduction

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

Ocean Beach has a rich history that has been shaped by its seaside location, natural resources and economic booms and busts. Native Americans visited and camped in Ocean Beach for thousands of years, gathering shell fish and plants and fishing off-shore. Remains of early campsites and these abundant coastal resources can be found throughout the community. European immigrants and later Americans were likewise drawn to Ocean Beach for picnics on the sand dunes, visits to Wonderland Park and sunny vacations along the shoreline. By the late 1920s, with the grading of streets and installation of a sewer system, development of a hotel, entertainment venues, a theater and scores of permanent beach cottages and bungalows, Ocean Beach made the transition from a seaside resort to a community.

9.0 Discussion

The Ocean Beach Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Ocean Beach in order to encourage appreciation of the community's history and culture. These policies along with the General

Plan policies provide a comprehensive historic preservation strategy for Ocean Beach. A complete discussion of the community's Prehistory and History can be found in the Historic Context Statement (Appendix C).



Wonderland Amusement Park (1913-1916) at the time had the west coast's largest roller coaster called the Blue Streak Racer.

HISTORIC PRESERVATION GOALS

- Preserve and identify Ocean Beach's rich history.
- Greater use of educational opportunities and incentives related to historical resources in Ocean Beach.
- Increase Heritage Tourism opportunities.

9.1 Identification & Preservation of Historical Resources

Ocean Beach contains a variety of property types and architectural styles reflecting the significant themes and associated periods of development in the community. Identified themes discussed in the historic context statement (Appendix C) include:

Theme: Resort Town (1887-1930)

Periods:

Carlson and Higgins (1887-1890)
Quiet Years (1890-1907)
D.C. Collier (1907-1913)
Height of the Resort Era (1913-1930)

Theme: Ocean Beach, The Community
(1930–Present)

Periods

Transition to Community (1930-1945)
Post-War Development (1945-1970)



Craftsman Bungalow are a common architectural style found in Ocean Beach.

In addition to General Plan **Historic Preservation Element** Policies, the following recommendations are specific to Ocean Beach:

Recommendations

- 9.2.1 Conduct subsurface investigations at the project level to identify potentially significant archaeological resources in Ocean Beach.
- 9.2.2 Protect and preserve significant archaeological resources. Refer significant sites to the Historical Resources Board for designation.
- 9.2.3 Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites at the project level. In order to determine ethnic or cultural significance of archaeological sites or landscapes to the Native American community, meaningful consultation is necessary.
- 9.2.4 Include measures during new construction to monitor and recover buried deposits from the historic period and address significant research questions related to prehistory.
- 9.2.5 Identify, designate, preserve, and restore historical buildings in Ocean Beach and encourage their adaptive reuse.
- 9.2.6 Conduct a reconnaissance survey of the Planning Area to identify more precisely the location of potentially significant historic resources.
- 9.2.7 Conduct an intensive survey of the Planning Area to identify any remaining resources not previously brought forward for designation as part of the Ocean Beach Cottage Emerging Historical District. Convert the District to a Multiple Property Listing under the Beach Cottage context.
- 9.2.8 Conduct an intensive survey of the three commercial areas at Voltaire Street, Newport Avenue and Point Loma Avenue to determine whether or not historic districts may be present at these locations and process any potential districts.
- 9.2.9 Evaluate Depression-era and Post-World War II structures for significance to the post-War development of Ocean Beach and for architectural significance within the San Diego Modernism Historic Context Statement.
- 9.2.10 Catalogue and preserve historic street lighting and furniture. Maintain and preserve other non-structural features of the historic and cultural landscape, such as sidewalk scoring and coloring, sidewalk stamps and landscaping.
- 9.2.11 Develop a historic context statement related to the surfing culture of Ocean Beach to assist with the identification, evaluation and preservation of resources significant to that history.



Historic Strand Theatre.

9.2 Designated Historical Resources

The City of San Diego Historical Resources Board has designated 73 properties within the Ocean Beach Community Planning Area.

Ocean Beach's designated resources includes one archaeological resource, called the Ocean Beach Gateway Site. The site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials from the 1920s-1930s were also found.

The seventy-two other designated resources are contributing resources to the Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows built between 1887 and 1931 within the boundary of the original Ocean Beach subdivision. Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library.

The Strand Theater is a Mission Revival style structure on the north side of Newport Avenue. The Strand became an important landmark in the community and spurred additional commercial growth along Newport Avenue. The building has undergone several modifications over the years, but was designated as Historic Resource Site #561 (as well as Ocean Beach Cottage Emerging Historical District Site #442-064) for its importance to the Ocean Beach community as well as the Ocean Beach Cottage Emerging Historical District. The building has been adaptively reused and currently serves as retail space.

The Ocean Beach Library located at 4801 Santa Monica Avenue was constructed in 1928 in a Spanish/Monterey style and is designated as Historical Resources Board Site #565 (as well as Ocean Beach Cottage Emerging Historical District designated as individually significant structures – the Strand Theater and the Site #442-065).

The library was designated for its importance to the Ocean Beach community and the Ocean Beach Cottage Emerging Historical District, as well as for its architectural significance and quality.



Ocean Beach during its formative years, when people use to reach this community along the actual coastline.

9.3 Educational Opportunities and Incentives Related to Historical Resources

Revitalization and adaptive reuse of historic buildings and districts has many benefits. These include conservation of resources, use of existing infrastructure, local job creation and tax revenue from consumer purchases, supports small business development and heritage tourism, and enhances quality of life and community character.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community.

The Mills Act, which is a highly successful incentive, provides property tax relief to owners

to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future. In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing tourism base drawn to the community's beaches by highlighting and celebrating the rich history of Ocean Beach.

In addition to General Plan Historic Preservation Element Policies, the following recommendations are specific to Ocean Beach for implementation of educational opportunities and incentives for preservation of the community's historical resources.



Aerial photograph of Ocean Beach during its formative years.

Recommendations

- | | |
|--|--|
| 9.3.1 Include well-preserved archaeological artifacts in an exhibit that could temporarily be housed at the Ocean Beach Library to better inform the public about the prehistoric occupation and the historic development of Ocean Beach. | 9.3.4 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through a variety of financial and development incentives. |
| 9.3.2 Provide opportunities for education and interpretation of Ocean Beach's early resort town history through the distribution of printed brochures and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks. | 9.3.5 Continue to use existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed. |
| 9.3.3 Partner with the Ocean Beach Historical Society to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program. Support the ongoing efforts of the Ocean Beach Historical Society to advance the understanding and preservation of the history of Ocean Beach. | 9.3.6 Work with local businesses and organizations, such as the Ocean Beach Main Street Association and the Ocean Beach Historical Society, to create and promote new heritage tourism programs. |



Residential home during Ocean Beach's early years.

9.4 Historically and Culturally Significant Buildings

Historic and cultural preservation efforts can be some of the most effective tools used to maintain the small-scale character of the community. The Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows constructed between 1887 and 1931, is a voluntary program that allows property owners to apply for historical designation under the guidelines of the National Historic Preservation Act of 1966.

All new development or improvements, as applicable, to an existing structure 45 years or older must go through the City's Historic Review process.



Sacred Heart Catholic Church of Ocean Beach.

Recommendations

- 9.4.1 Encourage the reuse of materials and the adaptation of historically significant structures to help sustain the community character.
- 9.4.2 Preserve notable landmarks and areas of historic, architectural or aesthetic value.
- 9.4.3 Promote the preservation of buildings and features that provide continuity with the past.
- 9.4.4 Encourage new buildings to express a variety of architectural styles, but to do so with full awareness of, and respect for, the height, mass, articulation and materials of the surrounding historic buildings and culturally significant resources.
- 9.4.5 Look to historic buildings for design and architectural ideas and inspiration.

9.5 Cultural Heritage Tourism

Ocean Beach is well positioned to benefit from its history. The entire community is within the Ocean Beach Cottage Emerging Historical District, and historically designated buildings within the Newport Commercial District include the Strand Theater, and the Ocean Beach Library. Ocean Beach recognizes the benefits associated with preserving historic resources and creating additional destinations for visitors and residents. Holding cultural events such as those sponsored by the Ocean Beach Historical Society and other organizations, showcasing period architecture, and conducting walking tours are methods to increase interest in Ocean Beach. Preservation and promotion of these resources could continue to help create new businesses, provide job opportunities, and increase property values by inspiring local job creation, generating tax revenue from consumer purchases, supporting small businesses, and enhancing quality of life and community character.

Recommendations

- 9.5.1 Expand cultural heritage tourism opportunities, such as the preservation of the Strand Theater and encourage its use as a mixed-use entertainment venue. Conduct walking tours of historical resources, and protect historical properties and cultural assets.
- 9.5.2 Partner with the Ocean Beach Main Street Association, Ocean Beach Historical Society and other environmental preservation organizations and interested parties to promote conservation, restoration, educational programs, tours, stewardship, and create cultural tourism programs focusing on the community's seaside heritage.

Appendix C:

HISTORIC CONTEXT STATEMENT

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C.1 Executive Summary

This historic context statement was prepared in support of the Ocean Beach Community Plan Update (OBCPU). The purpose of the context statement is to provide the historic context for the development of Ocean Beach and identify themes significant to that development. The information in this document will be used to identify locations in Ocean Beach which contain significant historical resources. In addition, this document will shape the goals and recommendations of the Historic Preservation element of the OBCPU.

C.2 Project Overview

The historic context and survey apply to the area bounded by the limits of the Ocean Beach Community Planning Area. The Community Planning Area is bounded by San Diego River on the north, the Pacific Ocean on the west, Froude and West Point Loma Boulevard on the east, and Adair Street on the south. As this document is intended to inform the OBCPU, the context statement does not address events or resources outside of the Planning Area which many may consider part of the history of Ocean Beach, including Sunset Cliffs and the Theosophical Institute.

Investigations for the historic context statement included archival research and a cursory windshield survey. Archival research was conducted to gain specific information about the development of Ocean Beach within the context of the City and County of San Diego. Archival research included an examination of various documents relating to the history of Ocean Beach. Items reviewed included primary and secondary sources such as historic maps, historic photographs, current aerial photographs, cultural resource studies, building evaluation reports, master's theses, previous historic context statements, and first-hand accounts and oral histories. Research was conducted at the San Diego Public Library, the University of California San Diego Library, the San Diego State University Library, and the San Diego City Clerk's archives.

A records search was conducted in support of the OBCPU. The records search revealed 10 historical sites have been recorded within Ocean Beach. In addition to those resources recorded at SCIC, the City of San Diego has designated 73 properties within the Ocean Beach Community Planning Area, including one archaeological resource, the Ocean Beach Gateway Site. The site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s were found as well. The seventy-two other designated resources are contributing resources to the Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows built between 1887 and 1931 within the boundary of the Planning Area, as well as a small area immediately west of the Planning Area which is part of the original Ocean Beach subdivision. Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library. A complete listing of all contributing resources can be obtained by contacting the City's Historical Resources section of the City Planning & Community Investment Department.

Historic Context

Introduction

The history of a region provides the context for the identification, evaluation and management of historical resources. The historic context statement is the foundation for preservation planning and is a valuable tool for understanding, identifying, and evaluating the historic resources of Ocean Beach. Based on one or more themes, a geographical area, and periods of significance, the context statement describes the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. It also identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

The broad patterns of the historical development of Ocean Beach are represented by several themes presented below.

- Resort Town (1887-1930)
 - » Carlson and Higgins (1887-1890)
 - » Quiet Years (1890-1907)
 - » D.C. Collier (1907-1913)
 - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
 - » Transition to Community (1930-1945)
 - » Post-War Development (1945-1970)

In addition, the prehistoric context for Ocean Beach is presented along with significant research questions that may be addressed by the archaeological and Native American resources extant within the planning area.

Pre-History

The prehistory of the region is evidenced through archaeological remains representing up to 10,500 years of Native American occupation. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The earliest archaeological remains in San Diego County are believed by some investigators to represent a nomadic hunting culture characterized by the use of a variety of scrapers, choppers, bifaces, large projectile points and crescentics, a scarcity or absence of milling implements, and a preference for fine-grained volcanic rock over metaquartzite materials. A gathering culture which subsisted largely on shellfish and plant foods from the abundant littoral resources of the area is seen in the archaeological record dating from about 6000 BC to AD 650. The remains from this time period include stone-on-stone grinding tools (mano and metate), relatively crude cobble-based flaked lithic technology and flexed human burials.

The Late Prehistoric Period (AD 650 to 1769) in the City of San Diego is represented by the people ancestral to the Kumeyaay people of today. Prehistorically, the Kumeyaay were a hunting and gathering culture that adapted to a wide range of ecological zones from the coast to the Peninsular Range. A shift in grinding technology reflected by the addition of the pestle and mortar to the mano and metate, signifying an increased emphasis on acorns as a primary food staple, as well as the introduction of the bow and arrow, pottery, obsidian from the Obsidian Butte source in Imperial County, and human cremation serve to differentiate Late Prehistoric populations from earlier people in the archaeological record. However, living Kumeyaay people trace their ancestors to the earliest cultural remains found throughout their traditional territory in San Diego County.

The Kumeyaay are generally considered to be a hunting-gathering society often with a bipolar settlement pattern. While a large variety of terrestrial and marine food sources were exploited, emphasis was placed on acorn procurement and processing as well as the capture of rabbit and deer. Kumeyaay houses varied greatly according to locality, need, choice and availability of raw materials. Formal homes were built only in the winter as they took some time to build and were not really necessary in the summer. During the summer, the Kumeyaay moved from place to place, camping where ever they were. In the winter they constructed small elliptically shaped huts of poles covered with brush or bark. The floor of the house was usually sunk about two feet into the earth. Most activities, such as cooking and eating, took place outside the house.

The cooking arbor was a lean-to type structure or four posts with brush over the top. Village owned structures were ceremonial and were the center of many activities. Sweathouses were built and used by the Kumeyaay men. They were built around four posts set in a square near a river or stream and usually had a dug-out floor. The sweathouse was also used sometimes as a place for treating illnesses.

Ethnohistory

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

Recorded Archaeological Sites

Several prehistoric and historic period archaeological resources have been identified within the Ocean Beach community. Three prehistoric shellfish refuse mounds were recorded in 1967 by C. N. Nelson with little detail or specifics. Systematic test excavations at one of these sites (CA-SDI-47) was undertaken by DeBarros in 1996 resulting in the recovery of large amounts of shellfish remains, lithic waste, and two radiocarbon dates indicating occupation of the site ca 500BC and AD 800. These dates place this site at the very early Late Prehistoric period. DeBarros suggests the site reflects a prehistoric campsite used for the procurement, processing and consumption of shellfish. The site is located near a now filled-in embayment of Mission Bay and the San Diego River. Another of these sites (CA-SDI-46) was investigated by Smith in 1992 and 1999. This site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s was found as well. The site was found to be eligible for listing on the National Register of Historic Places and was designated a historical resource by the City's Historical Resources Board in 1999 (HRB Site #398).

An earlier Archaic period shell midden was originally identified in 1991 and updated in 2001 following discovery of additional deposits during sewer and water line trenching. This site also evidenced abundant amounts of shellfish remains with little lithic artifacts. This site is not thought to represent a habitation area but rather a food processing site where the processed shellfish were discarded. Another prehistoric shell midden discovered during excavation for sewer and water lines evidenced similar abundant deposits of shellfish remains and limited lithic waste. It seems clear from this small number of sites that shellfish procurement and processing was a major activity within Ocean Beach during prehistoric times. New construction should continue to be monitored for potential deposits that can address significant research questions related to prehistory.

Historic period deposits have also been uncovered during replacement of water and sewer lines within existing streets and alleys and during construction of new buildings within established neighborhoods. The deposits consist of household and business refuse discarded from the 1910s through approximately 1955. An array of bottles, glass, ceramic sherds, buttons, metal objects, porcelain tableware, medical paraphernalia, cosmetics containers, and children's toys have been identified in these refuse deposits. Some pieces are well preserved and could be used to precisely date the refuse; other items are less intact. The deteriorated wooden supports, rock retaining wall, and cross-beams of the southern side of the 1914-1915 Mission Bay Bridge were identified during construction monitoring. This resource was determined to be significant and other portions of the bridge support system may be present.

These historic period artifacts can shed light on everyday living of the early residents and visitors of Ocean Beach. New construction should include measures to monitor and recovery these deposits. The better preserved items should be included in an exhibit that could temporarily be housed at the Ocean Beach Library to better inform the public about the historic period of development of the area.

Archaeological Property Types and Significance

An archaeological site must consist of at least three associated artifacts within a 50 square meter area, or a single feature and must be at least 45 years of age. Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Such site types may include isolated finds, bedrock milling stations, sparse lithic scatters, and shellfish processing stations.

All other archaeological sites are considered potentially significant. The determination of significance is based on a number of factors specific to a particular site including site size, type and integrity; presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostics, and datable material; artifact and ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance. Research questions that can be addressed by significant archaeological resources are presented in Appendix A to the General Plan and in the Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study (ASM Affiliates, Inc. 2008). Although the specific questions differ for each of the prehistoric periods, archaeological research questions generally fall into the following domains: chronology, environmental change, settlement systems, social organization, subsistence, technology, ornamentation, and social change.

A site will be considered to possess ethnic significance if it is associated with a burial or cemetery; religious social or traditional activities of a discrete ethnic population; an important person or event as defined by a discrete ethnic population; or the mythology of a discrete ethnic population. In order to determine ethnic or cultural significance of archaeological sites or landscapes to the Native American community, meaningful consultation is necessary.

Early History (1769-1887)

Spanish Period (1769-1822)

Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769 to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. The Spanish built a primitive mission and presidio structure on the hill near the river. Under Spanish rule, land was divided into presidios, missions and pueblos. The presidios were military installations which provided protection for the missions. It was expected that eventually each mission and presidio would become a civilian community, or pueblo, once the indigenous population had been converted into Catholics and Spanish citizens.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade which, by 1772, included barracks for the soldiers, a storehouse for supplies, a house for the missionaries and the chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired-brick. In August, 1774 the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases. Beginning in 1791, military commandants were authorized to grant house lots and planting fields near the presidios. This gradual outgrowth resulted in the establishment of Old Town San Diego as a presidial pueblo.

Mexican Period (1822-1846)

In 1822, the political situation changed as Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican Government opened California to foreign trade; began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates; secularized the Spanish missions in 1833; and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo (town) status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600. The secularization in San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors helped San Diego's population decline to around 150 permanent residents by 1840. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

Prior to Spanish settlement of San Diego in 1769, the area currently known as Ocean Beach had been used for seasonal gathering of shellfish and various plants by the Kumeyaay Indians for over 800 years. Under both Spanish and Mexican rule, Ocean Beach was used for picnics and light recreation, but the area was too remote and lacked fresh running water required for settlement. Families would travel from Old Town by ox-drawn cart with the men on horseback. Carrying their own water, visitors traveled past the sand dunes - which covered several acres near the shore - to the mussel beds between Narragansett and Santa Cruz Streets. Ocean Beach was referred to at this time as “Los Médanos” or “Los Meganos” (“The Dunes”), “The Rocks” and “The Mussel Beds”. Because Ocean Beach was not settled during the Spanish and Mexican Periods, no extant buildings or structures from these periods are expected to be identified within Ocean Beach.

American Period (1846-Present)

When United States military forces occupied San Diego in July 1846, the town’s residents split on their course of action. Many of the town’s leaders sided with the Americans, while other prominent families opposed the United States invasion. In December 1846, a group of Californios under Andres Pico engaged U.S. Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance effectively ended by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848 and introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. Under the Treaty, residents were guaranteed property rights held under Mexican Law; however, a process for claiming land was not established until 1851 with the passage of the Land Act. After a lengthy process, San Diego was granted over 47,000 acres of land it held as a pueblo, a claim that could be substantiated by a mapped survey of pueblo lands completed in 1845 by Santiago Arguello, Jose Antonio Estudillo, Jose Matias Moreno, Captain Henry Delano Fitch and others. Later maps divided the pueblo lands into lots. All or portions of Pueblo lots 192, 193, 195, 202, 203, 204, 205 and 206 comprise present-day Ocean Beach.

San Diego grew slowly during the next decade. San Diegans attempted to develop the town’s interests through a transcontinental railroad plan and the development of a new town closer to the bay. The failure of these plans, added to a severe drought which crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. The troubles led to an actual drop in the town’s population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town. Horton’s development of a New San Diego (modern downtown) in 1867 began to swing the community focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were “Pre-fab” houses which were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown based on a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. At the time downtown was first being built, there began to be summer cottage/retreat development in what are now the beach communities.

Not long after the American period began, the U.S. Coast Survey reported in 1851 that the San Diego River, which had changed course from its outlet in False Bay (Mission Bay) and was now emptying into San Diego Bay, posed a serious threat to the economic vitality of San Diego. False Bay had gained its moniker after early explorers discovered that the bay was too shallow to be navigable due to silt deposits from the river. It was feared that San Diego Bay would meet the same fate unless the river was diverted back to False Bay. In 1853 Lt. George Horatio Derby of the U.S. Army Corps of Engineers was sent to San Diego to build a dike. He was ordered to deepen the old channel and build a levee from the foot of Presidio Hill to the foot of Point Loma, nearly 2,000 yards. The rather flat and direct connection between Old Town and Ocean Beach created by the dike served as a new means of access for visitors, who continued to picnic there. The dike was washed away by flooding two years later, but was reconstructed in 1877.

The first permanent settler of Ocean Beach took up residence around the time the Derby Dike was first constructed. Little is known of him, other than his last name – Palmer – and that he built a shack at an unknown location where he hosted visitors to Ocean Beach until at least the 1870's. Newspapers carried announcements and advertisements for outings and events at Ocean Beach which referred to "Palmer's Place", "Palmer's Old Town Resort" and "Palmer's Ocean House." Ocean Beach itself appears to have been referred to on occasion as "Palmiro's" and "Palmiro's Mussel Beds." In 1872, Old Town boosters hosted a Fourth of July Celebration at Ocean Beach, hoping to draw revelers away from "New Town" with advertisements promising a free lunch of mussels and musical entertainment. The event was a success, with nearly the entire population of Old Town – approximately 200 – in attendance.

The second permanent resident of Ocean Beach appeared in the late 1870's or early 1880's. "Captain" Abraham Thomas built a shack at the foot of the cliff just south of the present pier. He constructed a well and a windmill near the sand dunes and laid a pipeline from there to his house and corral on Newport Street. From his shack on the beach he served meals and rented fishing poles and bathing suits to visitors, stabling and caring for their horses at his corral. Families that frequented Ocean Beach for camping trips during this time included the Oscar family, the Gregory family, the Mumfords, and the Moffetts. Thomas passed away in September 1913. "General" A.B. Crook moved in with Thomas in 1886 while he built two cottages of his own, "The Winona" and "La Blanche", and a blacksmith shop. He also planted a potato patch at the north end of the beach and raised chickens. No clear evidence of Thomas or Crook's structures can be found on the 1921 Sanborn Maps.

The Resort Town (1887-1930)

Carlson and Higgins Establish Ocean Beach (1887-1890)

In 1887 the first subdivision map was filed within the limits of the current community planning area. The coming of the railroad in 1885 ushered in an era of tremendous growth for San Diego, as well as unprecedented real estate speculation. The number of new subdivision maps jumped from zero in 1884 to four, nineteen, and 51 in the years 1885, 1886 and 1887, respectively. Twenty-three year old William H. (Billy) Carlson and his business partner, Frank J. Higgins sought to capitalize on the boom, marketing real estate in Oceanside, Lakeside Ramona, Del Mar, La Jolla and Lugonia, as well as neighborhoods in the City of San Diego. Together they purchased 600 acres of Pueblo lots 195, 202 and 203 which they divided into 84 blocks, three of which could only be considered slivers of land south of Point

Loma Avenue. The subdivision was bounded by Brighton Avenue to the north, the Pacific Ocean to the west, Point Loma Avenue to the south, and generally Guizot Street to the east. The blocks were predominantly 600 feet long by 300 feet wide, each containing a 20 foot alley running west to east and 48 lots measuring 140 feet deep by 25 feet wide. Irregularly shaped blocks and lots were located along the coast. Avenues, running generally west to east, measured 80 feet wide and were named after resort towns; while Streets, running generally north to south, measured 60 feet wide. Improvements such as water and sewer systems were not provided. Their subdivision, "Ocean Beach" was filed as map number 279 with the County Recorder on May 28, 1887.

Carlson and Higgins had grand plans for their new subdivision which included a resort hotel à la Hotel del Coronado and a railroad to access their rather remote subdivision. They began running ads on April 24, 1887 which claimed that over two thousand lots had been sold without advertising. Lots initially sold for \$40 and \$60, with \$20 down and the balance paid within a year. They hosted large picnics, enticing potential buyers out to Ocean Beach with mussel roasts, free ice cream, bands, hot air balloons, and rental bathing suits. With each event, lot prices increased to \$300-\$400 per lot by August 1887. Still, lots – which were significantly less expensive than those in New Town which were selling for thousands of dollars – were priced to draw average income and vacation buyers. By January 1888, construction of Carlson and Higgins' resort hotel at the foot of Niagara Avenue, Cliff House, was completed at the cost of \$85,000. The Victorian style building bore a modest resemblance to the Hotel del Coronado, another anchor to a resort community. Cliff House featured round towers and bays crowned with steeply pitched roofs, as well as broad wrap-around porches that looked out to the ocean and the beach below. Cliff House drew vacationers and potential buyers to Carlson and Higgins' new subdivision, but the lack of transportation remained problematic.

Carlson planned a railroad running along three sections: San Diego to Old Town, Old Town to Roseville and Roseville to Ocean Beach. Issues with financing reduced the railroad to the Roseville-Ocean Beach section, as ferry access to Roseville was already available. The Ocean Beach Railway ran from Roseville Warf up Carlson Canyon (now Nimitz), over Tennyson and Voltaire, to Brighton and Cable; west on Cape May to Bacon; south to Del Monte; east to De Foe (now Sunset Cliffs Boulevard and referred to as such from this point forward) and south again to Point Loma Avenue. No more than several months after its opening in April 1888, the rail line was discontinued, largely due to the fact that the company which had sold the rail ties to Carlson demanded their return for non-payment. Carlson continued to work on establishing his railroad sections, but the national economic "bust" of 1888 curtailed his plans as well as development in Ocean Beach. The population of San Diego dropped from 35,000 at the height of the boom in 1887 to only 15,000 just three years later. Banks failed, debts went unpaid and properties were abandoned. The pressure was too much for Higgins, who was placed in an insane asylum in 1889 before committing suicide. Carlson sold Cliff House and moved on to other ventures, becoming Mayor of San Diego in 1893.

The Quiet Years (1890-1907)

At the end of the 19th century, Ocean Beach reverted back to a remote vacation and picnic destination and would remain that way for the next twenty years. The Loring and Gibbs families were among those who camped in Ocean Beach regularly during this time. In 1898 Cliff House burned down, eliminating the only lodging. By 1900 there were several shacks scattered throughout Ocean Beach, and at least one home. Still without improvements such as water and sewer connections, residents and visitors drew their water from the well located on the alley south of Santa Monica near Bacon Street or a

cistern north of Saratoga Avenue and east of Ebers Street . The location of the cistern allowed some settlement on the hillside. By 1908, early residents recall that there were just 18 houses in Ocean Beach, some of which were vacation shacks or tent houses. Vacation shacks were typically single wall board and batten construction, 400 to 600 square feet in size on a pier and post foundation with minimal interior amenities. Some were true shacks; others had features such as front porches and garages off the alleys. Tent houses consisted of canvas stretched over a wooden frame, complete with a gable roof, windows and on occasion a front porch. Lifelong resident and historian Ruth Varney Held provided a narrative of early settlers in her book *Beach Town*, which is summarized in Table C.1 on the following page.

Table C.1 Early Ocean Beach Settlers

Family	Year	Location
"Captain" Abraham Thomas	circa 1880	Shack at the foot of the cliff just south of the present pier; a well and a windmill near the sand dunes.
"General" A.B. Crook	1886	Location unknown
D.C. Collier	1887	Shack at the foot of Coronado Avenue and Bacon Street.
Bellamy	circa 1890	Saratoga Avenue and Guizot Street* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Archer	1893	4604 Pescadero Avenue
Ernest Julius Pester	1894-1903	Near Saratoga and Guizot* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Hockings	circa 1900	Vacation shack at unknown location
Wade	circa 1900	Vacation shack at the Mission Bay entrance
Frank McElwee	1905	Permanently camped behind 2030 Abbott Street
Reid	1905	Foot of Santa Cruz Street ("Bonnie Doon")
Moffett	1905	4651 Niagara Avenue
Steinberg	1906	Newport Avenue
Mulville	1906	Del Mar Avenue at Cable Street
Phillips	1906	Brighton Avenue and Ebers Street
Colan	1907	Bought the old Corral from Thomas, had a livery stable, and lived at 1957 Bacon Street.
W.A. Thomas	1907	4986 Santa Monica Avenue
Dr. C.C. Valle	1907	Newport Avenue above Ebers Street.
McGregor	1908	Cable Street near Niagara Avenue
Charles Moore	1908	Location unknown
G.H. Johnson	1908	4984 Newport Avenue
Lucy Hoover	1908	5062 Narragansett Avenue
F.J. Peeler	1908	5067 Niagara Avenue
George Ulrich	1908	On Muir Avenue, above Sunset Cliffs Boulevard

D.C. Collier: The Father of Ocean Beach (1907-1913)

Another semi-permanent resident during this time was David Charles (D.C.) Collier Jr., son of a lawyer, judge and newspaper man who moved to San Diego with his family in 1884. At 16 years of age Collier purchased one of the first lots sold by Carlson on the oceanfront at the foot of Bacon Street and Coronado Avenue where he built a modest vacation shack. He would later expand the shack and live in it part time. By 1906 he had added a pool and some apartments and named his property Alligator Rock Lodge. After graduating law school Collier began practicing in his father's law office. Clients still feeling struggling with the economic bust often paid Collier in lots – nearly worthless at the time – in communities ranging from East San Diego to Normal Heights, North Park, Pacific Beach and Ocean Beach. Finding himself thrust into the real estate business, Collier began selling and developing lots in these communities.

Collier began his development ventures in Ocean Beach in 1907 with the filing of subdivision map 1080, Ocean Beach Extension, and map 1079, Ocean Beach Extension No. 2 on August 28, 1907. Both maps were filed at the request of Ralston Realty Company, of which Collier was president; however ownership is listed as Point Loma Syndicate (D.C. Collier, President) and Abstract Title and Trust Company of San Diego, respectively. Ocean Beach Extension was bounded by the Pacific Ocean on the west, Brighton Avenue to the south, Abbot Street to the east, and included the lots on the north side of Long Branch Avenue to the north. The block numbers, 85 and 86, picked up where Carlson's Ocean Beach subdivision left off. A "Park and Children's Playground" measuring roughly 180 feet by 351 feet is shown on the block east of Spray Street, and is the first park land specifically identified and set aside on a subdivision map in Ocean Beach. Immediately to the west, Ocean Beach Extension No. 2 was bounded by Abbot Street on the west, Brighton Avenue to the South, and included the lots on the east side of Bacon Street to the east as well as the lots on the north side of Long Branch Avenue to the north. Block numbering continued with 87, 88 and 89. Full blocks in both subdivisions measured roughly 215 feet wide by 600 feet long with 15 foot alleys running west to east and an average lot size of 40 feet wide by 100 feet deep. It is unclear why Collier chose to deviate from the 25 foot wide lot standard established by Carlson which he would apply to his next and much larger subdivision, Ocean Beach Park.

The subdivision map for Ocean Beach Park, map 1167, was filed around February 1909 by Union Title and Trust Company, the managing agent for Collier's Ocean Beach Park Syndicate. The subdivision was bounded by a line drawn 96 feet east of Bacon Street on its west side; Brighton Avenue to the south; the properties on the east side of Froude Street, then jogging over to Seaside Street on the east; and included the properties on the north side of West Point Loma Boulevard to the north. Blocks were numbered one through twenty-nine and measured generally 215 feet wide by 600 feet long, with some irregular blocks. Lots measured 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Collier maintained the 60 foot width of the north/south Streets established by Carlson; but established significantly narrower west/east Avenues which measured only 50 feet wide, with the exception of Voltaire Street and West Point Loma Boulevard which measured 80 feet wide. The configuration of Collier's Ocean Beach Extension No. 2 resulted in the interruption of Long Branch Avenue just east of Bacon Street by lots 3 and 4 of block 89. The City of San Diego purchased the blocks in 1914 to connect the two sections of Long Branch, but the work would not be completed for years. In August of 1909 Collier filed subdivision map 1217, Ocean Beach Park Annex, which reconfigured and lengthened some of the lots in blocks 28 and 29 of the Ocean Beach Park subdivision, along the north side of West Point Loma Boulevard.

Collier understood that as a developer he would need to provide significant improvements to entice buyers to his new subdivision and establish a viable neighborhood. Improvements completed by Collier would include grading of streets, installation of water, gas and electricity infrastructure, a functional streetcar line, and a two-room schoolhouse. On February 15, 1909 Collier's Syndicate petitioned the City of San Diego to allow them to lay 20,000 linear feet of two-inch water pipe through Ocean Beach Park, connected to the City's water main located at the southeasterly portion of Pueblo Lot 207. The water lines would run down the east/west streets, connecting with a north/south line running down Seaside and Froude Streets. On March 1st, the Syndicate petitioned the City to have the city engineer establish and stake the route where the water pipe would be laid, noting that grading would be required to complete the work and that ten houses were to begin construction within the next sixty days. Then on December 17, 1909 the Syndicate petitioned the City once again, this time for permission to grade Lotus, Green, Larkspur, Castellar, West Point Loma Boulevard, and portions of Froude, Ebers and Sunset Cliffs Boulevard by private contract.

Collier submitted plans for his streetcar, the Point Loma Railroad, to the City on May 18, 1909. Covering much the same ground as Carlson's failed Ocean Beach Railway, the Point Loma Railroad ran from Old Town and Middletown down Rosecrans, then headed northwest up McCaulay Street through Wabaska Canyon (now Nimitz Boulevard) to Tennyson Street and Wabaska Drive, then continuing northwest on Voltaire Street to Bacon Street where it turned south down Bacon Street to Santa Cruz Avenue. The line would later be extended up Santa Cruz to Sunset Cliffs Boulevard; and then extended again to Guizot Street, southeast to Santa Barbara and Orchard Avenue to the station at Catalina, then back north to Voltaire, forming a loop. Collier sold the Point Loma Railroad to John D. Spreckels not long after completion. Collier also constructed a two-room schoolhouse at Sunset Cliffs Boulevard and Santa Monica Avenue in 1908. Although not located within his own subdivisions, the school was centrally located within the overall Ocean Beach community. Some residents at the time felt that the school was too far from the recent improvements. Initial enrollment was very low, with only 35 students in 1910-11. Grades 1 through 8 were taught in one room, and upper grades in the other. Collier's investments and efforts to lay the foundation of a community were fruitful. Completion of the streetcar line resulted in a flurry of lot sales, with at least one source recalling as many as 100 houses completed by 1910, and served by seven established businesses.

The last new subdivision filed completely within the limits of the current Ocean Beach Planning Area was Ocean Bay Beach, map 1189, filed by Willson Chamberlain on June 22, 1909. Ocean Bay Beach was bounded by Mission Bay on the north, the Pacific Ocean on the west, Ocean Beach Extension and Ocean Beach Extension No. 2 to the south, and included the properties on the east side of Bacon Street to the east. Block numbers resumed where Ocean Beach Extension No. 2 left off, and numbered from 90 to 103. Block and lot configurations generally mirrored that of Collier's Ocean Beach Park – blocks 215 feet wide by 600 feet long, some irregular, with lots 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Street names and widths took their cue from the surrounding established subdivisions, the one exception being Chamberlain Court, a 150 foot long street shoehorned between blocks 100 and 101. The intersection of Chamberlain's subdivision with Collier's two Ocean Beach Extension subdivisions resulted in the only two substantial blocks in Ocean Beach which lack an alley – blocks 86/91 and 87/92 between Muir Avenue and Long Branch and West Point Loma and Bacon Street. Chamberlain constructed a plunge or "bathing pavilion" on the sand at the foot of Voltaire and his own home on lower West Point Loma Boulevard in 1908.

The Height of the Resort Era (1913-1930)

In 1913, in an effort to promote Ocean Beach as a resort town and weekend destination, Chamberlain and his business associates at the Ocean Bay Beach Company built Wonderland Park, San Diego's first large amusement park on the site of Chamberlain's soon-to-be-demolished bathing pavilion. Covering 8 paved acres at the foot of Voltaire Street with a grand entrance accented by two white towers and 22,000 lights, Wonderland boasted the largest roller coaster on the coast; a casino that included a large dance pavilion and a café that could seat 650 for dinner; a zoo containing monkeys, lions and bears; and over 40 attractions, including a giant water slide. The park was wildly successful, bringing an estimated 35,000 visitors to Ocean Beach on the first day of operation alone. Visitors to Wonderland and Ocean Beach strolled down the boardwalk to the cliffs, stopping at the various concession stands along the way. Increased popularity and development brought additional improvements for Ocean Beach, including finish grading of streets in the original Ocean Beach subdivision and the installation of a sewer system in 1913-1914. Following a tragic incident in 1913 in which 13 swimmers in the water off of Ocean Beach drowned, the City established the first lifeguard service consisting of three lifeguards attached to the Police Department who were assigned to guard the beaches around Wonderland Park. In 1914 Fire Station No. 15 was constructed on the north side of Newport Avenue near Cable Street. The Fire Station was a two-story Mission Revival style structure that cantilevered over the sidewalk on a large low-point stucco arch support. (Fire Station 15 was relocated to its current site at 4711 Voltaire Street in 1949 and the original station was subsequently demolished.) A small store-front branch of the library opened on Abbott Street in 1916.

By 1915 Wonderland's immense popularity was overshadowed by the Panama-California Exposition, headed by Director-General D.C. Collier. In 1916 a flood irreparably damaged the roller coaster, dealing a harsh blow to the struggling amusement park, which would close its doors shortly thereafter. Ocean Beach, however, continued to thrive. Extremely popular with weekend visitors, the boardwalk and beaches continued to bustle with activity, especially at the foot of Newport Avenue where local businessmen catered to those seeking recreation, leisure and social activity. R.G. Vallin had opened a popular dance hall in 1910-11 at the foot of Newport Avenue. William (Bill) Benbough opened his own dance hall in 1916-17 at the corner of Santa Monica Avenue and Abbott Street. He converted it to a skating rink a few years later and opened the Ocean Beach Dancing Pavilion, a large mission-style ballroom that dominated the beach front at the foot of Newport Avenue in 1918 – the same year that O.F. Davis built a merry-go-round at the foot of Santa Monica Avenue. In 1919 William Dougherty built the Silver Spray Apartments and the Silver Spray Plunge, a warm salt-water pool on the rocks just above the foot of Narragansett Avenue. The plunge was very popular with local swimmers, divers and swimming clubs who used the pool for practice.

By this time the social dynamic in Ocean Beach was changing. Young people were no longer visiting with their families, but with friends instead. Groups of friends would gather and enjoy the seaside amenities at Ocean Beach, play the ukulele and sing songs, and have a hamburger at Mac's on Abbot and Newport. The surfing culture, initially limited to boys and young men who would lie on the boards and ride them in, began to take off in 1916 when Duke Kahanamoku of Hawaii exhibited his considerable skill riding the board while standing. Local swimming instructor and lifeguard George Freeth, also from Hawaii, became the local surfing expert and instructor. In 1926, Ocean Beach resident Faye Baird would become, by some accounts, San Diego's first female surfer.

The first church in Ocean Beach was located in a tent in the heart of activity at the foot of Newport Avenue. The Union church eventually moved to a permanent redwood structure on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard, made possible in part by funding from the Congregationalists. The Union Congregationalist Church remained in that location until 1928, when they sold their lot to the library and their membership dissolved. The building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women's Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The location of the Union Congregationalist Church near Santa Monica and Sunset Cliffs Boulevard provided an anchor which drew other churches, including The Sacred Heart, Ocean Beach First Baptist, Holy Trinity Episcopal Church, and Bethany Lutheran Church, all of which would locate their congregations within a three block area along Sunset Cliffs Boulevard between Santa Monica and Brighton Avenues. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table C.2 on the following page.

Table C.2 CHURCHES IN OCEAN BEACH

Church	Date Built	Location	Status
Union Congregational Church	1914	The north side of Santa Monica Ave, 200 feet west of Sunset Cliffs Blvd	EXTANT Given to the Ocean Beach School in 1929 and relocated to 4719 Santa Monica Avenue. Given to the Women's Club in 1944 and relocated to the southwest corner of Muir Avenue and Bacon Street, where it currently sits.
Sacred Heart Church	pre-1921	The NW corner of Sunset Cliffs Blvd and Santa Monica Ave	DEMOLISHED Relocated to NE corner of Sunset Cliffs Blvd and Saratoga Ave in 1923. Demolished to make way for the new church.
	circa 1931	The NE corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Ocean Beach First Baptist Church	1922	The NE corner of Sunset Cliffs Blvd and Santa Monica Ave	EXTANT (in-situ)
Holy Trinity Episcopal Church	1925	The SE corner of Sunset Cliffs Blvd and Brighton Ave	EXTANT (in-situ)
Point Loma United Methodist Church	1930	The SW corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Elim Gospel Mission (Elim Assembly of God)	circa 1930	The NE corner of Ebers Street and Cape May Ave	EXTANT (in-situ), remodeled

Bethany Lutheran Church	1936		DEMOLISHED
	1960	The NE corner of Sunset Cliffs Blvd and Cape May Ave	EXTANT (in-situ)

Review of the 1921 Sanborn Maps reveal the development patterns and land uses that developed in Ocean Beach during the first quarter of the twentieth century. Development was most dense to the north in Collier's improved Ocean Beach Park subdivision and along the coast. Small dwelling units, generally set toward the front of the lot, are scattered with the greatest intensity in the areas closest to the streetcar line, specifically, Voltaire Street, Muir Avenue, Long Branch Avenue and Brighton Avenue between Bacon and Ebers Streets. Some apartments, lodging and multiple detached dwellings are located in this area, but no commercial uses, which are found nearly exclusively along Newport Avenue. These uses included a post office, drug store, bakery, hardware and feed store, two auto garages, and a laundry on Niagara. Development consisting of multiple units, either attached or detached, was located in the greatest concentration closer to the coast and along streets south of Saratoga Avenue. The school and local churches were located near the geographic center of the community at Sunset Cliffs and Santa Monica, but were still remote for many members of the community.

A lodging house was located on the south side of Newport roughly mid-block between Bacon and Cable Streets. Built circa 1900, the Newport Hotel (originally the Pearl Hotel) is reportedly the oldest remaining hotel in Ocean Beach, and is currently home to the Ocean Beach International Hostel. Recreational and entertainment uses, including the aforementioned dancing pavilions and bath houses were located along the coast. The first theater in Ocean Beach, built in 1913 by Joseph H. James, was a small movie house called the Ocean Theatre and was located on the south side of Newport not far from Benbough's dance pavilion. James sold the theater in 1921 to Raymond Ericsson, who, after several years running the Ocean Theatre, decided to build a new theater with modern features. In 1925 he built the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue.

The hillsides to the east were very sparsely developed, particularly east of Ebers Street, which was not mapped by the Sanborn Fire Insurance Company in 1921. Construction up to this point was a combination of the simply constructed vacation cottages described earlier, as well as more substantial cottage development intended for permanent residence. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920's were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920's as the popularity of the style increased following the 1915 Exposition. Larger estate homes were located at the top of the hill, outside of the Ocean Beach subdivision and the current Ocean Beach Planning Area.

Another feature of note on the 1921 Sanborn Map is a wooden bridge to Mission Beach extending north off of West Point Loma Boulevard between Abbott and Bacon Streets. The bridge was built in 1915 by the Bay Shore Railroad Company to provide access to and promotion of the new subdivision of Mission Beach. The 1,500 foot long bridge connected to the southern tip of Mission Beach. At 50 feet wide, the bridge carried a trolley line, two lanes of vehicular traffic, and a sidewalk on each side for pedestrians and those wanting to spend an afternoon fishing in Mission Bay. The popularity of the new resort town to the north eventually drew visitors away from Ocean Beach when Mission Beach's Belmont Amusement Park was completed in 1925. By 1930 Ocean Beach's "resort" era was over, but the foundation had been laid for rather self-sufficient neighborhood with a distinct sense of place.

Ocean Beach: The Community (1930-Present)

Transition to Community (1930-1945)

By the late 1920's Ocean Beach had begun the transition from a seaside resort to a community. The local silent theater had been replaced with the new Strand Theater. Street paving began in the mid-1920's and would continue through the end of the decade. In 1926 Albert G. Spalding subdivided his land at the southern end of Ocean Beach and named it Sunset Cliffs (map no. 1889). (This context shall reference this significant subdivision only in passing, as the vast majority of it is located within the Peninsula Community Planning Area, with only the northernmost portion located in the Ocean Beach Planning Area.) In 1928 the current Ocean Beach Branch Library opened on the southwest corner of Santa Monica Avenue and Sunset Cliffs Boulevard. Local clubs and social organizations, such as the Ocean Beach Women's Club and the Tuesday Club helped to foster a sense of community. The local Chamber of Commerce promoted local businesses and provided support. In 1930 the Ocean Beach Lighting District was formed and decorative street lights were installed. Plans of Lighting District No. 1 called for 128 lamps, as detailed in Table C.3 on the following page.

Table C.3 OCEAN BEACH LIGHTING DISTRICT NO. 1

Street	Bounded By	Lamp Type
Abbott Street	Newport Avenue & West Point Loma Blvd	Union Metal No. 883
Newport Avenue	Abbott Street & Sunset Cliffs Blvd	GE Marbellite No. 1110
Santa Monica Avenue	Abbott Street & Bacon Street	GE Marbellite No. 1110
Voltaire Street	Abbott Street & Froude Street	GE Marbellite No. 1900
Bacon Street (SW side)	Newport Avenue & Santa Monica Avenue	GE Marbellite No. 1110

Also in 1930, the first zoning maps and regulations were established in the City. Zoning in Ocean Beach was divided into three residential zones of varying density and a commercial zone. The commercial zones (C) were identified in three separate locations and resulted in three separate commercial districts. The first was located along Voltaire Street from roughly Sunset Cliffs Blvd to Abbott Street, and along Abbott Street from Muir Avenue north along West Point Loma Boulevard down Bacon Street just past Muir Avenue. The second was located down Newport Avenue from Sunset Cliffs Blvd to the ocean, down Santa Monica Avenue and Niagara Avenue from Bacon Street to the ocean, and along Sunset Cliffs Boulevard from Newport Avenue to Narragansett Avenue. The third commercial district

was a small strip along Point Loma Avenue between Ebers Street and Sunset Cliffs Boulevard. High density residential zones (R-4) were located generally west of Sunset Cliffs Boulevard and low density residential zones (R-2 and R-1) were located generally east of Sunset Cliffs Boulevard. Although City-wide zones have changed and expanded over the years, the land use designations and allowable residential density have remained relatively unaltered in Ocean Beach since the first zoning action, which is reflected in the development patterns in Ocean Beach.

The Great Depression brought development in Ocean Beach and San Diego as a whole to a crawl. Local merchants extended credit to struggling residents in the tight-knit community. Little new development occurred during this time. Development which did occur expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. In 1938-39, with great opposition from the community, streetcar service through Ocean Beach was discontinued in favor of bus service. Decommissioned streetcars were sometimes salvaged and reused as housing within the community.

Post-War Development (1945-1970)

The population and development in Ocean Beach exploded in the wake of the World War II. Between 1940 and 1950 the population of Ocean Beach doubled from 12,500 to 25,000 as military personnel, the wartime civilian workforce, and later returning GIs and their families flooded the community. Single family housing and low residential multi-family housing began to fill the once-sparse hillside. Areas west of Sunset Cliffs Boulevard with higher land values and residential density allowances developed and redeveloped with more dense multi-family housing developments consisting of apartment courts and the now-ubiquitous “6-pack” and “8-pack” apartments.

Stylistically, residential development transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes were typically one story with a small footprint characteristic of development throughout Ocean Beach’s history. Multi-family development, especially the higher density multi-family development west of Sunset Cliffs Boulevard, was typically two stories and deviated from the small scale residential development which had characterized Ocean Beach prior to the War. The building footprint covered much of the lot, and in a number of cases spanned two or more lots. With the end of trolley service to Ocean Beach and the ever increasing popularity of the car, multi-family housing development began to incorporate parking into the site design.

By the early post-War period the bath houses and dance halls along the coast were gone, replaced by store fronts and lodging. The Ocean Beach Recreation Center, designed by William Templeton Johnson and Harold Abrams, was built across from the school on Santa Monica Avenue in 1945. Commercial development along Newport Avenue intensified to serve the growing resident population. New buildings were added and older buildings updated to reflect post-War styles. The City began paving the alleys through Ocean Beach in 1940 and would continue through the 1960s. The wood fishing bridge connecting Ocean Beach to Mission Beach was permanently closed in 1950 and demolished the following year, to be replaced by a new bridge one half mile to the east. Upset residents petitioned the City to keep the bridge, but were promised instead that a new fishing pier would be constructed. It eventually was built 15 years later at the foot of Niagara Avenue.

The dredging of Mission Bay and the re-routing of streets required by the construction of Interstate 5 in the 1950s began to isolate Ocean Beach once again. Many Ocean Beach residents appreciated this isolation, which protected the unique character of the community. This same isolation and relative inaccessibility attracted the “hippie element” during the 1960s which evolved into an independently-minded entrepreneurial business community of co-ops and home-grown businesses in the 1970s. By the 1980s many of these independent businesses along Newport Avenue struggled to compete with chain stores in surrounding communities. As variety, clothing and department stores closed, antique stores began moving in to the vacant storefronts, creating a unique shopping experience along Newport Avenue which continues to thrive.

In 1972, voters in the City of San Diego passed Proposition D, which limited the height of new structures in the coastal zone west of Interstate 5 (excluding Downtown and Little Italy) to not more than 30 feet. The ballot language in favor of Proposition D stated that the intended purpose of the proposition was to preserve “the unique and beautiful character of the coastal zone of San Diego,” and prohibited buildings that obstructed “ocean breezes, sky and sunshine.” The passage of Proposition D was instrumental in protecting San Diego’s coastal communities from over-development and helped to preserve the small scale seaside character of Ocean Beach.

Property Types and Themes

Ocean Beach contains a variety of property types and architectural styles reflecting the significant themes and associated periods of development in the community. Identified themes discussed in the context statement include:

- Resort Town (1887-1930)
 - » Carlson and Higgins (1887-1890)
 - » Quiet Years (1890-1907)
 - » D.C. Collier (1907-1913)
 - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
 - » Transition to Community (1930-1945)
 - » Post-War Development (1945-1970)

Residential structures are the most prevalent structure types, with low-density development located on the hillside east of Sunset Cliffs Boulevard and higher-density development located west of Sunset Cliffs Boulevard. Commercial development is located primarily along three locations at Voltaire Street, Newport Avenue and Point Loma Avenue. Institutional uses, such as schools, churches and government buildings are generally grouped along Sunset Cliffs Boulevard. Architectural styles vary and transition from simple vernacular shacks and tents in the earliest period of development, to Craftsman and Spanish Revival style buildings during the first third of the twentieth century, to Streamline Moderne and Minimal Traditional styles during the Depression and World War II years, and finally Contemporary, Post and Beam, and Ranch styles in the post-War Period through 1970. Each of these property types is discussed in greater detail, including eligibility criteria and integrity thresholds, in the following sections. A summary of the character defining features of each of these styles is found in Table C.4 below.

Table C.4 Summary of Character Defining Features

Style/Type	Period	Character Defining Features
Vernacular Shacks	1887-1915	<ul style="list-style-type: none"> » Single wall board and batten construction; » 400 to 600 square feet in size; » Pier and post foundation; » Minimal interior amenities; and may also include » Front porches; and » Garages off the alleys.
Style/Type	Period	Character Defining Features
Vernacular Tents	1887-1915	<ul style="list-style-type: none"> » Canvas stretched over a wooden frame; » Gable roof; » Windows; and may also include » Front porch
Craftsman	1905-1930	<ul style="list-style-type: none"> » Gabled roofs; » Overhanging eaves with exposed rafter tails (clipped or boxed eaves are less common); » Wood siding in shingle or lap form; and » Windows are typically simple one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.
Spanish Revival	1915-1940	<ul style="list-style-type: none"> » Flat roofs with simple parapets or gabled clay tile roofs (or a combination of both); » Stucco walls; and » Windows are typically one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.

Streamline Moderne	1925-1950	<ul style="list-style-type: none"> » Flat roofs with coping or a flat parapet; » Asymmetrical façade; » Horizontal massing and emphasis; » Smooth stucco or concrete exterior finish; » Horizontal accents; » Restrained detailing; and may also include » Curved building corners; » Curved horizontal railings, overhangs, & coping with horizontal projections above doorways & at the cornice; » Steel sash windows; » Corner windows; » Glass block; and » Round "porthole" windows.
Minimal Traditional	1935-1955	<ul style="list-style-type: none"> » Compact size, which is usually single story; » Low-pitch gabled or hipped roofs with shallow overhangs; » Simplified details of limited extent, reflecting traditional or moderne themes; » Use of traditional building materials; and may also include » Simple floor plan with minimal corners; » Small front porches; » Modestly sized wood framed windows; and » Detached or attached front-facing garages.
Style/Type	Period	Character Defining Features
Contemporary	1955-1965	<ul style="list-style-type: none"> » Strong roof forms, typically with deep overhangs; 0 » Large windows, often aluminum framed; » Non-traditional exterior finishes such as vertical wood siding, concrete block, stucco, flagstone and mullion-free glass; and may also include » Angular massing; » Sun shades, screens or shadow block accents; » Attached garages or carports; » Split-level design; » Horizontally oriented commercial buildings; » Distinctive triangular, parabolic or arched forms; » "Eyebrow" overhangs on commercial buildings; and » Integrated, stylized signage on commercial buildings.

Post and Beam	1950-1970	<ul style="list-style-type: none"> » Direct expression of the structural system; » Horizontal massing; » Flat or shallow pitch roofs; » Floor-to-ceiling glass; and may also include » Repetitive façade geometry; » Minimal use of solid load bearing walls; » Absence of applied decoration; » Strong interior/exterior connections; » Open interior floor plans; and » Exterior finish materials of wood, steel and glass.
Ranch	1950-1975	<ul style="list-style-type: none"> » Horizontal massing, usually single-story; » Low sloped gabled roofs with deep overhangs; and may also include » Attached carports or garages; » Traditional details such as wood shutters, wood windows, and wide brick or stone chimneys; and » Traditional building materials such as wood shingle roofing, wood siding, brick, stucco and stone.

Residential

Residential development will include a range of building types and configurations – from small single wall shacks to framed bungalows, duplexes, bungalow courts, “6 pack” and “8 pack” apartments and larger apartment buildings. These buildings will reflect the same stylistic trends as commercial and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

The earliest residential development is somewhat scattered, as indicated in the list of early settlers in Table 3. Development following Collier’s subdivision and improvements was generally clustered within those improved areas near transit. However, by 1921 residential development was dispersed throughout Ocean Beach, primarily west of Sunset Cliffs Boulevard with some low-density development on the hillside. Build-out of the community occurred during the post-War years, at which time empty lots on the hillside were in-filled with low-density residential development and areas west of Sunset Cliffs were developed and redeveloped with higher density residential development.

HRB designation Criteria most likely applicable to residential buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion B for an association with a historically significant individual, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing

a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource's significance in the development of the community. Similarly, properties significant under HRB Criterion B may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity of association with the historically significant individual. Residential cottage and bungalow buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931). Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

Single Family

The earliest residential development pre-dating Collier's subdivision activities in 1907 would consist primarily of vernacular vacation shacks and some single family housing, including tent houses. Some vacation shacks may still be extant and may have been retrofitted with more substantial framing. Tent houses will no longer be present in their original configuration, but may have been retrofitted to accommodate permanent residency.

Residential development following 1907 and prior to 1930 began to shift from vacation rentals to primary residences. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920s were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920s as the popularity of the style increased following the 1915 Exposition.

Residential development during the Depression expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. Residential Development following World War II transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes throughout these development periods were typically one story with a small footprint. East of Sunset Cliffs Boulevard the underlying 25 foot lots were often combined into 50 foot wide lot developments, while single family residential development to the west of Sunset Cliffs Boulevard can be found on lots measuring both 25 feet and 50 feet.

Multi-Family

Early multi-family development consisted primarily of clustered shack and cottage developments. Multi-family residential examples of Craftsman, Spanish Revival, Streamline Moderne and Minimal Traditional architecture may be found in duplex and bungalow or apartment court configurations and will typically be single story, although some two story examples may be found. Many of these developments have a central courtyard component, although they may not reflect traditional bungalow courtyard configurations. Duplex units, either attached or detached, are prevalent throughout the community.

World War II and Post-War multi-family residential structures were developed at a greater intensity. The building footprint covered much of the lot (or more than one lot) and almost always incorporated two

stories. These larger apartment court, “6-pack” and “8-pack” apartment buildings are located west of Sunset Cliffs Boulevard and in a number of cases replaced older development. In response to the increasing popularity of the car and the elimination of the trolley line, on-site parking was incorporated into most post-War multi-family developments.

Commercial

Commercial development in Ocean Beach reflects the resort town and small community character of the Planning Area. Commercial development will include visitor and resident-serving commercial structures such as shops, restaurants and offices; hotels and other lodging catering to visitors; and entertainment venues such as theaters, dance halls, skating rinks, and swimming pools. These buildings will reflect the same stylistic trends as residential and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

Commercial areas are found primarily in three locations: to the north along Voltaire Street between Abbott Street and Sunset Cliffs Boulevard (including the blocks immediately north and south of Voltaire Street on Abbott Street, Bacon Street and Sunset Cliffs Boulevard); in the center of the community down Newport Street from the beach to Sunset Cliffs Boulevard, as well as portions of Santa Monica Avenue and Niagara Avenue generally west of Bacon Street; and to the south along Point Loma Boulevard from the beach to Ebers Street. Retail, office and entertainment uses are found primarily in these areas. Hotels and lodging are also located in the core commercial areas and scattered throughout the community west of Sunset Cliffs Boulevard and especially near the shore.

HRB designation Criteria most likely applicable to commercial buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource’s significance in the development of the community. Commercial buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. It is also recommended that the commercial areas be intensely surveyed to determine whether or not a commercial historic district may be present at one or more of the commercial areas. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

Retail and Office

Retail and office buildings can be found throughout the Planning Area, but are located primarily along Voltaire Street, Newport Avenue area, and Point Loma Boulevard. There are no retail or office buildings currently designated. Retail and office buildings are typically smaller one or two story buildings on 25-foot wide lots, but some are built across two or more lots. Typically, those spanning more than one lot were built or expanded in the post-War period. Retail and office buildings are commonly either wood frame construction or masonry construction. Pre-War and a number of post-War retail and office buildings are sited immediately adjacent to the sidewalk, while other post-War retail and office buildings are set back from the sidewalk with parking provided in front of the building. Due to

the ever-changing nature of retail and office buildings, alterations to storefronts and fenestration to accommodate new tenants are likely to have occurred. Such changes should not preclude designation, especially in a district context. However, properties evaluated for individual significance, particularly under HRB Criteria C and D, must still retain sufficient integrity to convey the style and/or significant association.

Hotels and Lodging

Hotels and lodging within Ocean Beach date back to the earliest development in the Planning Area and the construction of Cliff House. Other lodging and accommodations followed, including the Pearl Hotel (1900) on Newport Avenue which is reportedly the oldest remaining hotel in Ocean Beach and now home to the Ocean Beach International Hostel. Hotel and lodging uses are scattered in the area west of Sunset Cliffs Boulevard and concentrated to some degree along commercial and coastal areas. Early hotels and lodging generally consisted of two story buildings built across one or two lots. Many of the small vacation shacks and tents were also available for rent, and are similarly found along commercial areas, coastal areas and transportation routes. Post-War hotels and lodging were larger and located at prime coastal locations, including the Ocean Villa Hotel at the foot of Voltaire Street on the former Wonderland Park site, and the San Vincente Inn Hotel (now the Ocean Beach Hotel) at the foot of Newport Avenue.

Entertainment

As a seaside resort town, Ocean Beach was home to a number of dance halls, bathing houses, skating rinks, theaters, and even an amusement park. As visitors were drawn away to new resort areas and attractions such as Mission Beach, the Planning Area transitioned to a more traditional community with fewer entertainment venues. The Wonderland amusement park at the foot of Voltaire Street closed its doors shortly after a flood severely damaged the roller coaster in 1916. Only a closed dance hall and a vacant building remain at the Wonderland Park site on the 1921 Sanborn Map, with all remnants of the park gone by the time the 1950 map was prepared. R.G. Vallin's 1910 dance hall at the foot of Newport Avenue is not present on the 1921 Sanborn Map. William Benbough's 1918 Ocean Beach Dancing Pavilion, also at the foot of Newport, is seen on the 1921 map, as is his 1916 dance hall at the southeast corner of Santa Monica and Abbott Street, which he had converted to a skating rink. The 1916 building is no longer present on the 1950 Sanborn Map. The Ocean Beach Dancing Pavilion is present on the 1950 map, but was also converted to a skating rink. The Pavilion was demolished and replaced by parking (the current use) by the time the 1956 map was prepared.

The 1921 Sanborn Map also shows a bath house on the west side of Abbott Street between Santa Monica and Newport Avenues and the Silver Spray Plunge on the bluffs just north of Narragansett. The bath house is gone by the publication of the 1950 map and the Silver Spray Plunge by the 1956 map. The merry-go-round built by O.F. Davis in 1918 at the northwest corner of Santa Monica Avenue and Abbott Street was briefly considered for reuse as a recreation center before the current recreation center was built in 1945. The merry-go-round was demolished sometime after the publication of the 1956 Sanborn Map and has been replaced with parking. The 1956 map also shows the presence of a bowling alley at the southeast corner of Santa Monica Avenue and Bacon Streets which is not present on the 1950 Sanborn Map. This building remains, but no longer serves as a bowling alley. The significance and integrity of the building has not yet been evaluated.

Theaters readily served visitors and residents alike, and appear to be one of the few entertainment venues remaining, although they have been converted to new uses. The 1921 Sanborn Map shows the location of the Ocean Theatre, labeled as “Moving Pictures”, at 5051 Newport Avenue. By 1950 the theater had been converted to a store and the address changed to 5049 Newport Avenue. A building with a similar footprint remains at this location today and serves as a restaurant. No clear evidence of a theater use remains, and the significance and level of integrity has not been evaluated. In 1925 the Ocean Theatre was replaced by the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue. The building has undergone several modifications over the years, but was nonetheless designated as Historic Resource Site #561 for its importance to the Ocean Beach community as well as the Ocean Beach Cottage Emerging Historical District. The building has been adaptively reused and currently serves as retail space.

Based on available information, it is not expected that many entertainment venues are extant. The existing buildings at the sites of the former Ocean Theater and bowling alley should be evaluated for significance and integrity. The HRB designation Criterion most likely applicable to these buildings is HRB Criterion A for significance within the development of the community. However, this determination cannot be made without an intensive level evaluation.

Institutional

As a seaside resort community, Ocean Beach contains smaller community serving institutional buildings. These include a library, school, recreation center, fire, police and lifeguard stations, a post office and churches. These buildings will reflect the same stylistic trends as residential and commercial development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles. Institutional uses are generally concentrated around the area of Sunset Cliffs Boulevard and Santa Monica Avenue.

HRB designation Criteria most likely applicable to institutional buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource’s significance in the development of the community. Institutional buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

Government

The original Fire Station No. 15 built in 1914 in the Mission Revival style on the north side of Newport Avenue near Cable Street was demolished after the fire station was relocated in 1949. The new fire station is located at 4711 Voltaire Street, near the northeast edge of the Planning Area. The original school built by Collier in 1908 was demolished in 1923 and replaced with the current Ocean Beach School on the same site at Sunset Cliffs Boulevard and Santa Monica Avenue. The school is designed in the Spanish Revival style and appears to retain a fairly high degree of integrity, although there have been additions of permanent and temporary buildings to the school site. The Ocean Beach Library located at 4801 Santa Monica Avenue was constructed in 1928 in a Spanish/Monterey style and is designated as Historical Resources Board Site #565 (as well as Ocean Beach Cottage Emerging Historical District Site #442-065). The Ocean Beach Recreation Center, located at 4726 Santa Monica Avenue, was designed by Master Architects William Templeton Johnson and Harold Abrams and built in 1945. The structure is an International style masonry structure and appears to retain a high degree of integrity. A small police substation and lifeguard station is present on the 1950 Sanborn Map at the foot of Santa Monica Avenue. The current lifeguard station is located at the same location (1950 Abbott Street), and may have been expanded into its current configuration. The Post Office at 4833 Santa Monica Avenue, designed in the Modernist Contemporary style, was built c.1960 according to water permit records.

Churches

Ocean Beach is home to several community-serving churches, most of which are clustered along Sunset Cliffs Boulevard between Brighton Avenue and Santa Monica Avenue. The first permanent church in Ocean Beach was a redwood structure located on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard and was occupied by the Union Congregationalist Church. In 1928 the building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women's Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The building is still in use and has undergone some modifications. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table 4 of the context statement.

Objects and Streetscape Features

Objects and streetscape features contribute to the historic and cultural landscape of the Ocean Beach community. These resources may include remnants of streetcar lines, including streetcars converted to housing and track buried in paving; historic light posts; sidewalk stamps, coloring and scoring related to one of the historic periods; and infrastructure projects such as the pier. Mature landscaping, especially those within the public right-of-way, also contribute to the historic streetscape and should be preserved whenever possible.

Many of the objects and streetscape features may not be eligible for individual listing. These resources will most likely be eligible for listing under Criterion F within the context of a District designation. However, the historic light posts, taken together and listed under a multiple property listing, may be eligible for designation. Many of the light posts have undergone painting and have been modified with the addition of parking signs and community identification signs and banners. These modifications are not significant and would not preclude designation.

Finally, although not addressed in detail in this context statement, resources which embody or reflect the surfing history and culture of Ocean Beach, which extends from the early part of the twentieth century through the present, may be significant and should be evaluated. This may be done on a property-by-property basis; however, development of a complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of these resources.

Survey Results

Survey efforts were limited to a cursory windshield survey conducted by historical resources staff in 2007 and 2009. Staff observed early residential cottage/bungalow structures scattered throughout the Planning Area, not all of which have been evaluated for significance to the Ocean Beach Cottage Emerging Historical District. Post-World War II development is scattered throughout the community, but is found in the greatest concentrations on the hillside to the far east and south, and west of Sunset Cliffs Boulevard close to the ocean where land values and density allowances are higher. The three commercial districts appear to retain at varying degrees of integrity. Individually significant resources may be present throughout the community. Historic street lighting is extant in several locations, including Abbott Street, Newport Avenue, Santa Monica Avenue, Voltaire Street and Bacon Street, as detailed in Table 5.

Recommendations

Based on the historic context and cursory windshield survey, a complete reconnaissance survey should be completed for the Planning Area to identify more precisely the location of potentially significant historic resources. The Ocean Beach Cottage Emerging Historical District should be intensely surveyed to identify any remaining contributing resources not previously brought forward for designation. It is also recommended that the three commercial areas at Voltaire, Newport and Point Loma Avenue be intensely surveyed to determine whether or not districts may be present at these locations. Post-World War II structures should be evaluated for significance to the post-War development of Ocean Beach and for architectural significance within the City-wide Modernism Context Statement. Historic street lighting and furniture should be catalogued and preserved. A complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of resources significant to that context. Lastly, it is recommended that interpretation of Ocean Beach's early resort town history be pursued in the form of interpretative signs, markers, displays, exhibits and/or printed brochures.

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A STATEMENT OF SIGNIFICANCE
REGARDING
THE BEACH COTTAGE COMMUNITY
OF OCEAN BEACH

PREPARED FOR: CONSIDERATION BY THE
SAN DIEGO HISTORICAL SITE BOARD
202 C STREET
SAN DIEGO, CA 92101

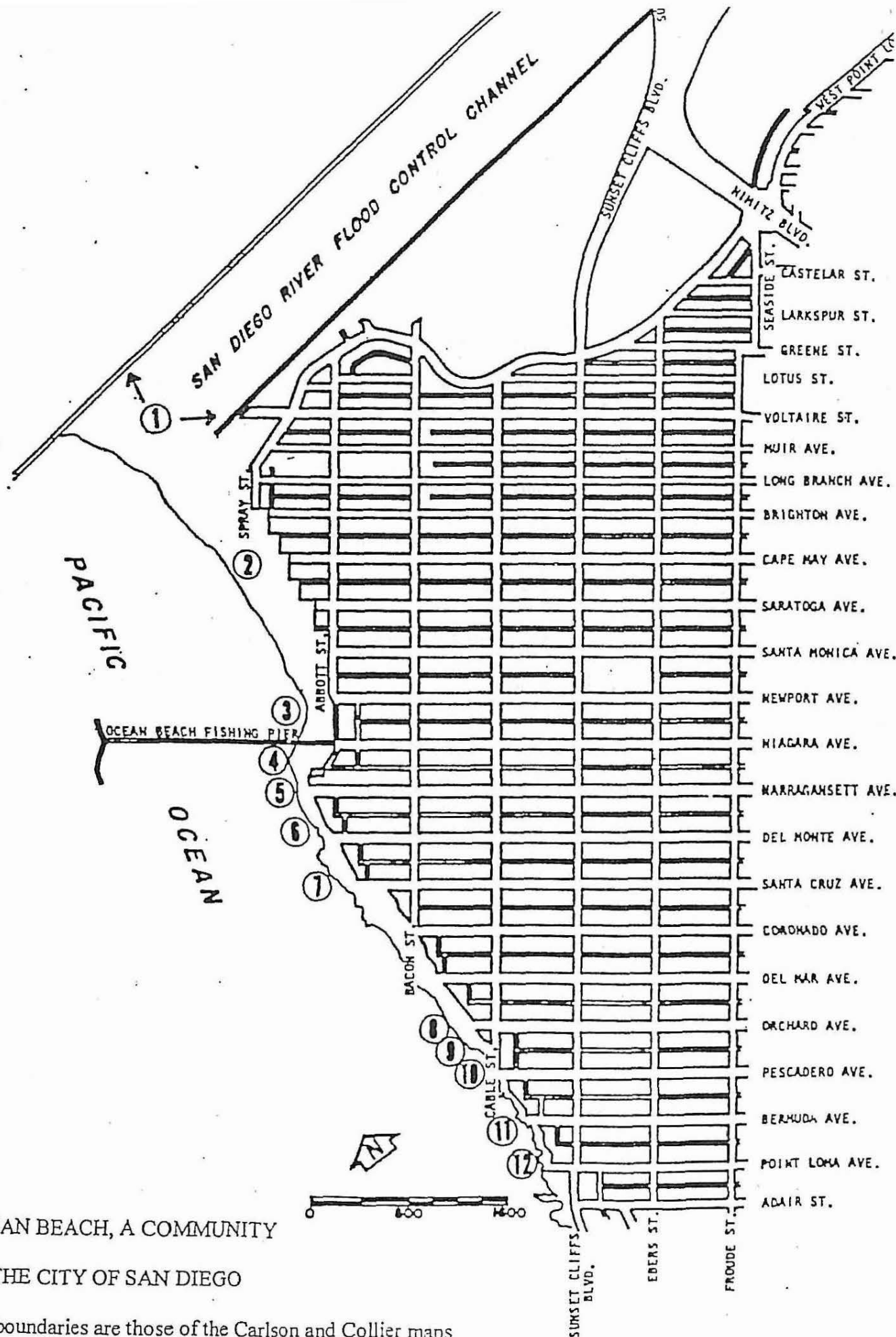
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DATE: MARCH 1999

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 8. Goals
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OCEAN BEACH, A COMMUNITY OF THE CITY OF SAN DIEGO

The boundaries are those of the Carlson and Collier maps

INTRODUCTION

Establishment of a Non-Contiguous Thematic District of Beach Cottages 1931 and Prior in Ocean Beach:

Individual applications for historic status of individual residences under a Statement of Significance which establishes that the properties meet the City of San Diego Historic Sites Register Guidelines and Procedures:

1. "exemplifies the Ocean Beach historical development"
6. "is a group of resources related to one another...and is a neighborhood containing improvements
7. which have a special character and historical interest"

The properties are residences built between 1887 and 1931 within the boundaries of the Ocean Beach Precise Plan, to serve as vacation and second home uses in a seaside resort community. Few if any have broader significance than as the substance of the early development. Some 40 cottages have indicated an interest, with others to be added or deleted by regular processes.

The Ocean Beach Precise Plan's primary goal for land use is to "Preserve and Enhance" the community. Historic designation of individual properties will save them, provide incentive and affordability for the small and relatively expensive properties by use of the Mills Act, and increase incentives for owner occupancy and pride of ownership.

The application from the Ocean Beach Planning Board is supported by the Ocean Beach Town Council and the Ocean Beach Historical Society.

The beach community cottages are the substance of the early development of Ocean Beach as a resort and beach-oriented new residential area, a significant facet of the growth of San Diego.

BACKGROUND

Ocean Beach is a small community located on the seaward northern side of Point Loma and topographically consists of a hillside which drops in a half mile distance from approximately three hundred feet to the sea.

A coastal plain with level beaches and large dunes was formed by the San Diego River over the ages. These beaches extend approximately one half mile south from the river mouth. Rocky headlands and bluffs primarily of uplifted sandstone edge the alluvial plains to form the beach areas. This area abuts to the south the headland of Point Loma with its eroded cliffs and tidepools.

Temperate marine climate, accessibility by trails from the western side of San Diego Bay, the abundant mussel beds and other sea food, made the beaches of extreme importance to the Native American peoples in the area. Native plants of the coast were also available along the marshes and hillsides. Because of this, the area was a destination in the annual food gathering migrations. It is interesting to note that Native Americans were still traveling to the shore in the late 1800's.

Spanish sailors, on orders from Vizcaino, explored the western side of Point Loma, from the cliffs to the river in 1602. The Spanish of the Presidio and later, Old Town, discovered that Los Medanos (the dunes) made an ideal place for an outing if you carried your own water.

On the early Hayes, Poole and Pascoe maps (1850-1870), the area north of the Rancho Peninsular de San Diego, the headland of Point Loma and the future Ocean Beach were shown to be included in the Pueblo Lands of San Diego.

On the East coast of the United States fashion was following the lead of Europe with recreational development of seaside sites. In France and England, from the 1870's, locations like the Riviera, Costa del Sol, "watering places" like Brighton and Bath sprang up and people flocked to the seashore for holidays and seasonal residences.

American entrepreneurs made ocean locations like Newport, Cape Cod, Martha's Vineyard, and Bar Harbor the "in" destinations of the leisure class. More accessible vacations were available at Cape May, Niagara Falls, and Saratoga Springs. In California the trend continues on a smaller and more rustic scale, with development of Santa Monica and Santa Cruz as growing seaside towns. Ocean Beach was ideally situated to become the beach resort for San Diego, its growth spurred on by the national boom of the eighties and the new local prosperity brought by the railroad, agriculture, and real estate development.

In the years before development, occasional references show outings and visits to the area. Newspapers make mention of a Mr. Palmer's Place, a resort, or at least a building of some kind and a well at the Palmiro Mussel Beds in the 1850's. In 1866, campers from Old Town, drawn to the beauty of the area, describe the abundance of game, in particular rabbits and quail, and the lushness of the wildflowers and lemonade bushes. In the late 1870's, a Captain Thomas constructed a windmill, and piped water from the one well to a corral and a shack.

In 1872 a Fourth of July picnic was held at "Palmer's Ocean House" by Old Town boosters as a spoof of the rather grand New Town celebration. Attended by most of Old Town, it was reported as one of the outstanding parties of the early period in San Diego.

The Mumford family, in 1873, drove all day to reach the beach for a "great boil". They also described a thick covering of brush which the Indians would gather for fuel.

In 1886 a Vermonter, "Gen." Cook moved in with Thomas at his house on Bacon and Newport. Cook planted a potato patch, and constructed a blacksmith shop and two cottages.

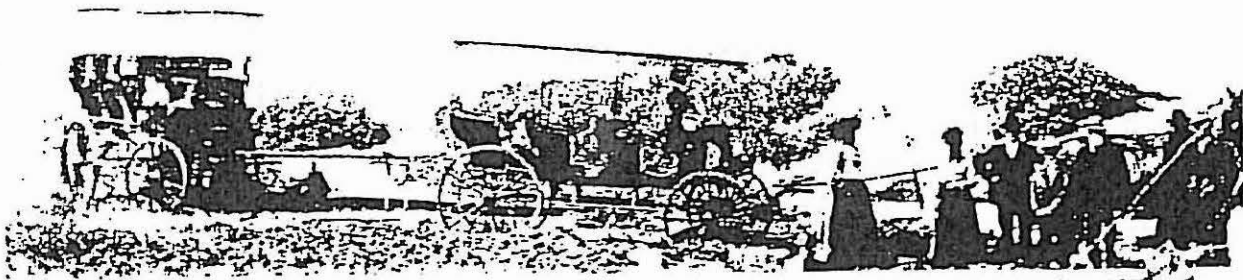
CARLSON'S OCEAN BEACH

The first mapping of the community of Ocean Beach was done by Carlson and Higgins in 1887, within the boundaries of the ocean to Froude Street, and Brighton Avenue to Point Loma Avenue.

In 1885, when the California Southern Railroad reached National City by way of San Diego, creating a "through line" to the East, a development boom lit up every area of San Diego County. Among those arriving to exploit the apparently limitless opportunities for making a fortune, was William H. Carlson. Age 22, fresh from a job as a page in the California Senate, he entered the real estate business. Advertisements show the office located in the 700 block of 5th Street, and list Frank Higgins as a partner. During 1887 the office ran ads for properties in Oceanside, Lakeside, Ramona, Del Mar, La Jolla and Lugonia, as well as neighborhoods in the city of San Diego. In addition to dealing in existing properties, Carlson was also preparing a new development on the northwest coast of the Point Loma peninsula. He established ferry service from New Town to Roseville, and a stage line to Old Town. In early 1887, the partners bought 600 acres of Pueblo lots 195, 202 and 203, prepared subdivision maps that named streets after resorts in Europe and the U.S., and opened the seaside community he called Ocean Beach. He planned a resort hotel, a railroad, and made full-on marketing preparations.

His first ads, and the articles, in the San Diego Sun, on April 24, 1887, claimed that over 2000 lots had been sold without advertising. From then on, increasingly poetic ads in the papers and in a Souvenir promotional brochure, promised the Garden of Eden, Heaven on Earth, and the Fountain of Youth. Mussel roasts, free ice cream, bands, hot air balloons, and rental bathing suits brought crowds and lot buyers. Early on, lots sold for \$40 and \$60, with \$20 down and the balance in a year, with prices rising with each celebration party, to \$200 and \$400 per lot. This was during the time that lots close to New Town were priced in the thousands of dollars, and escalating rapidly. The Ocean Beach lots were priced to draw ordinary income and vacation buyers.

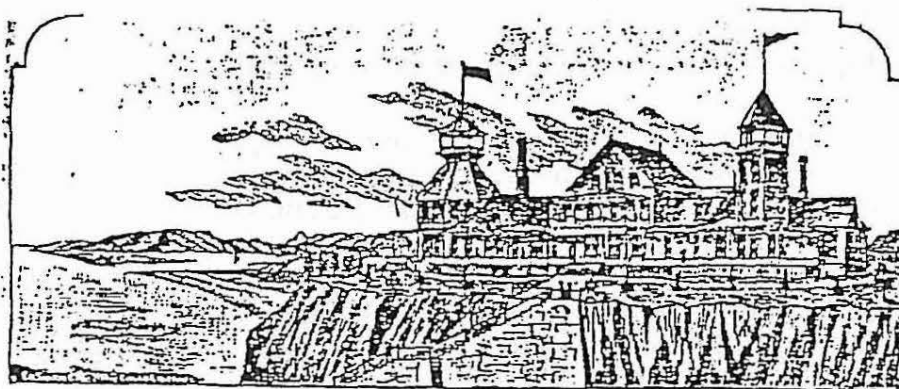
Late in this busy year, Carlson married Carmen, daughter of Col. Manuel Ferrer. He was known as a general in the Mexican Army, and was reputed to have extensive real estate holdings there and in Old Town. Her mother, Dona Maria de Rosario Estudillo, was a member of a prominent Old Town family. On January 5, 1888, the partners Carlson and Higgins signed Articles of Incorporation for the Ocean Beach Company, the Ocean Beach Hotel Company, and the Ocean Beach Railroad. The Cliff House Hotel was completed and opened for business that month.



Ocean Beach was secluded on the west of the as-yet undeveloped peninsula, with an awkward trip across mud flats and rocky hills from either Old Town or Roseville. Never the less, crowds came, some on excursions from Los Angeles. Carlson planned a railroad, was delayed by lack of funds, and finally had a line in operation, very briefly, in April 1888.

The national economic "Bust" of 1888 hit San Diego hard. During the speculative years the population of the city went from 5000 in 1885 to 35,000 in 1887. By 1890 the population dropped to 15,000. Banks failed, debts and rents were not paid, and properties were abandoned as people fled back to their former snowy climates. In 1889 Frank Higgins committed suicide, but Carlson landed on his feet. He sold the hotel, the Roseville wharf with 20 adjoining acres, and completed a small railroad to service a wire factory in Roseville.

He was in Utah on other ventures in 1890, but retained an interest in Ocean Beach, running an ad in 1891. He began a political career in San Diego, becoming Mayor in 1892. He lived a long life, tainted by fraudulent deals and even serving a short prison term. He made no fortune from founding Ocean Beach



CLIFF HOUSE AT OCEAN BEACH.

Now being built for Carlson & Higgins. To be completed before Nov 23

Motor Line Guaranteed to be Completed as Soon as Possible.

San Diego Union October 1, 1887

After the Bust, Ocean Beach reverted to the Rocks, the Mussel Beds, and the Dunes. The flowered hills became a favorite picnic and day trip destination, and some 200 families camped or stayed in tents or tent houses. By 1894 there was daily hack service from downtown. Substantial and permanent houses included the Hilliard ranch house northeast of Ocean Beach, and the Archers' in 1893. Arthur Reid, Miss Margaret McGregor, Rachel Loring, and the Moffetts built as the years passed. Rentals were built, and also family shacks or beach shelters. Until it burned in 1894, families rented rooms in the hotel, or used the kitchens while camping nearby. There was still plenty of room for beach fun, visiting the Captain Thomas shell shop, hiking the flat rocks above the surf, and the children, fully dressed, jumping the white waves coming in on the beach. In 1908 a resident said there were only 18 houses in the community, not counting the shacks and tent houses.

COLLIER'S OCEAN BEACH PARK

Among the families that camped on the beach was that of D.C. Collier Sr., who had been enjoying beach outings since moving to San Diego in 1884. The son, David Charles Collier, then 16 years old, bought one of the very earliest lots sold by Carlson, at "Alligator Rock" (now oceanfront at Bacon and Coronado). He built a shack or shelter for the camping expeditions.

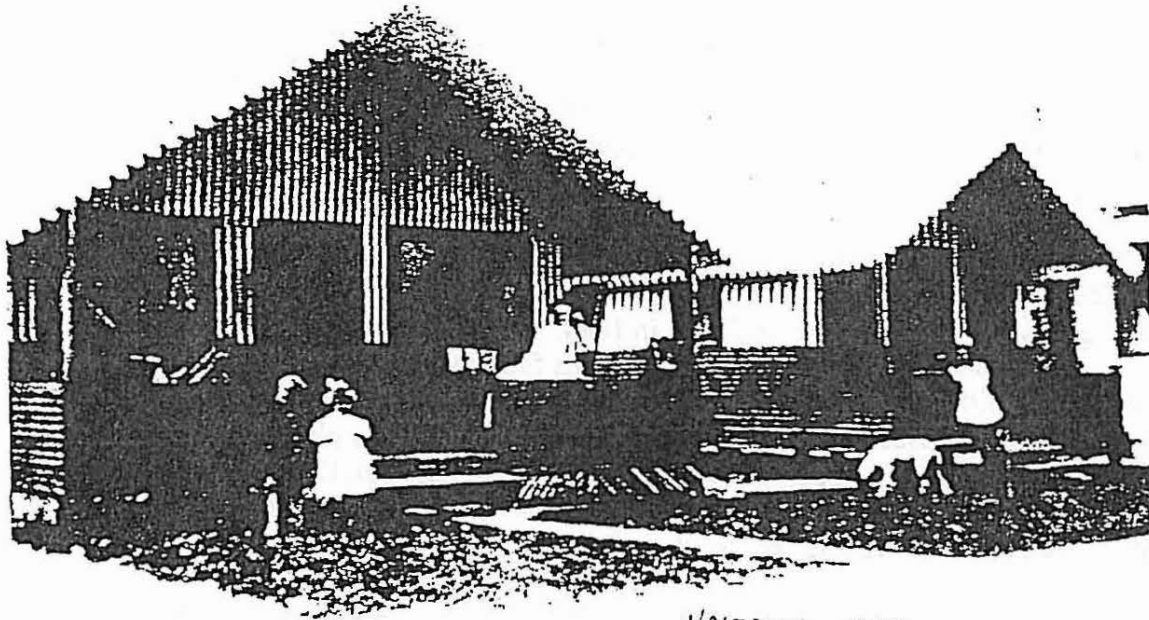
The Collier family had come from Central City, Colorado, where D.C. Collier Sr. was a lawyer, judge, and newspaperman. He built an early log cabin on a hillside, expanded as the family grew. They moved to San Diego in 1884. Collier Sr. opened a law office, and when the son finished high school he worked in his father's office. While there he studied law, was admitted to the bar, and practiced law in that office. San Diego was still feeling the effects of the "Bust" of the 1890's, and many of his law clients paid him in lots, then nearly worthless, in Pacific Beach, Ocean Beach, East San Diego, Normal Heights and North Park. Perforce, he found himself in real estate, and opened the Ralston Real Estate Company. He sold lots and developed in each of the nascent communities.

In 1908, the office name changed to the D.C. Collier Company. In 1906 his Syndicate bought the Craine tract, Pueblo lot 205. He opened the tract Ocean Beach Park just north of the Carlson Ocean Beach, from Brighton to West Point Loma Blvd, and east, to the Dupuy Addition on Seaside, then to Wabaska Canyon (now Nimitz). Voltaire and West Point Loma Blvd. were planned as wide access streets. Lots on other narrow streets were offered in different size and configurations, but all small and intended for vacation dwellings. Advertising from 1887 on had promoted buying into a seaside "resort". He graded and paved streets, brought in utilities, and built a trolley line, which became part of Spreckel's City trolley system.

The opening of the trolley line in 1909 produced a rush of lot purchases, as well as a boardwalk the length of the beach, the cotton candy and games of chance style amusements, and "thousands" of seaside visitors. Real estate excursions came from all points east and from Los Angeles. In 1910, Collier built a two room school to complete the community for residential use. One source notes 100 houses built by 1910. Wonderland, a major amusement park, was built by in 1913 on land owned by Wilson Chamberlin. The San Diego Union estimated that 30,000 arrived on opening day, and 22,000 paid for admission. Wonderland continued to attract amazing crowds, but had a short life before damage in the 1916 storms.

During these early years of the Ocean Beach development, Collier turned his efforts to an exposition for the Pacific-Panama Canal. He was made Director General, and credited with the organization, and personal financial contribution, that resulted in the 1915 Exposition in Balboa Park. He continued to use the Alligator Rock property, expanding it to an elaborate enclave where he came for rest, recreation, and entertainment of his many colleagues and visitors.

D.C. Collier continued a long life as a true civic leader and "city builder", remembered over Point Loma and Ocean Beach as a founder and benefactor of the area.



VOITAIRE 1909

1909

THE SPOT

that made Point Loma famous, and also made the Point Loma railway possible, and again the spot that is deriving the greatest benefit and largest wealth in every department of consequence is the excellent car service, a

Ocean Beach Park

where, but a year ago, this town and a miscellaneous variety of "Garden" (as it is frequently called) the beautiful modern of the town today, hard surfaced streets lined with standard cement walks and curbs and dotted with modern and pretty cottages subordinate to the surroundings are a revelation to those who have been absent but a few months.

New Maps and Lists

have recently been issued, which include every foot of land in the town. That covers just outside the West Point Loma Boulevard and surrounding the high bluff overlooking pretty False Bay a residence property rarely equalled for its surroundings. All streets are named, uniform walks every where. Day Water, Electric Light, Telephone, School, Restaurant, Store, Pleasure Pier, Bath House, Surf Basking, Fishing, Boating, Etc., Etc.

D. C. COLLIER & CO.

Main Office, 1141 D Street

Ocean Bay Beach

1913

SAY, MR. MAN!

Wake Up!

Don't you know as yet that a half million dollar hotel is to be built at Abbott and Newport? A sixty thousand dollar hotel on the cliffs, and cluster lights placed on Abbott from Wonderland to Newport? Can't you see that the future of Ocean Beach is POSITIVELY assured?

THE QUESTION IS

Are you going to be one of the fortunate property owners who will wake some day to find themselves rich?

Abbott street property at \$140 per front foot would be worth \$1500 per front foot at Long Beach.

It's time you figure.

29-ft. lot on Abbot at \$4,200
 34-ft. (with cottage) Abbott \$5,000
 39-ft. (corner) Abbott at \$12,000
 50-ft. (corner) " at \$7,500
 50-ft. (corner) " at \$6,500
 40-ft. (inside) " at \$3,000
 75-ft. corner to lease on Abbott

Skelly & Wenrich

Cor. Santa Monica and Abbott

J. A. HOLDRIDGE

REAL ESTATE

Furnished and unfurnished cottages for rent. List your property with us for quick results.

4742 Newport Ave. Phone Sunset 0.2. 5

F. A. MARKLEY & CO.

REAL ESTATE

Phone 61-W

Newport Ave.

Ocean Beach

WILSON & GILBERT

Real Estate, Rentals and Insurance

Tel. Main 2369 W 12

Res. Phone Main 2369 J 3

Newport Avenue, Ocean Beach

TRANSPORTATION

Development of Ocean Beach as a residential area was tied completely to the availability of transportation. This was the case in the most scenic or recreational areas in close proximity to a city. The move to the attractions can be easily seen in the large metropolitan areas. Tuxedo Park, the Hudson Valley, the Jersey Shore and the Pennsylvania Main Line are good examples. Here in the growing San Diego was one of the best incentives, the ocean.

In the early period, the usual trip to Los Medanos was in a horse-drawn dray of talleyho down the line of the Derby Dike. The dirt road cut across the hill by what is now Voltaire and headed down to the sea. The drays, for the most part, were available at Seeley stables. It might be noted that there was only one well at the beach, that of Capt. Thomas, to provide water for the horses.

When Billy Carlson and his partner Frank Higgins bought 600 acres of the coast in 1887 they understood that more and better access to the new development must be found. They decided to build a railroad in three sections. It would run from San Diego to Old Town, Old Town to Roseville, and Roseville to Ocean Beach. Short of money, they abandoned the first two sections and concentrated on the Roseville to Ocean Beach route. People could reach Roseville by ferry, and then proceed by rail.

One disaster after another followed. A rented engine was burned, and Carlson used a small donkey engine on one flat car. The route ran from the Roseville Wharf and up Carlson Canyon (Nimitz) over Tennyson and Voltaire to Brighton and Cable. From there it went west on Cape May (skirting the dune) to Bacon, south to Del Monte, east to Defoe (Sunset Cliffs) and south again to Point Loma Avenue.

The little railroad was short-lived. The first section was fully abandoned after another attempt to connect San Diego and Old Town. The section from Old Town to Roseville ran for about a year and served the Wire Cloth Factory at Roseville.

In 1891 Carlson made one more attempt to reach his property with the Old Town Motor Company. Stages would connect with the train twice a day. This was never successful and the boom had collapsed, leaving Carlson to seek his fortune elsewhere.

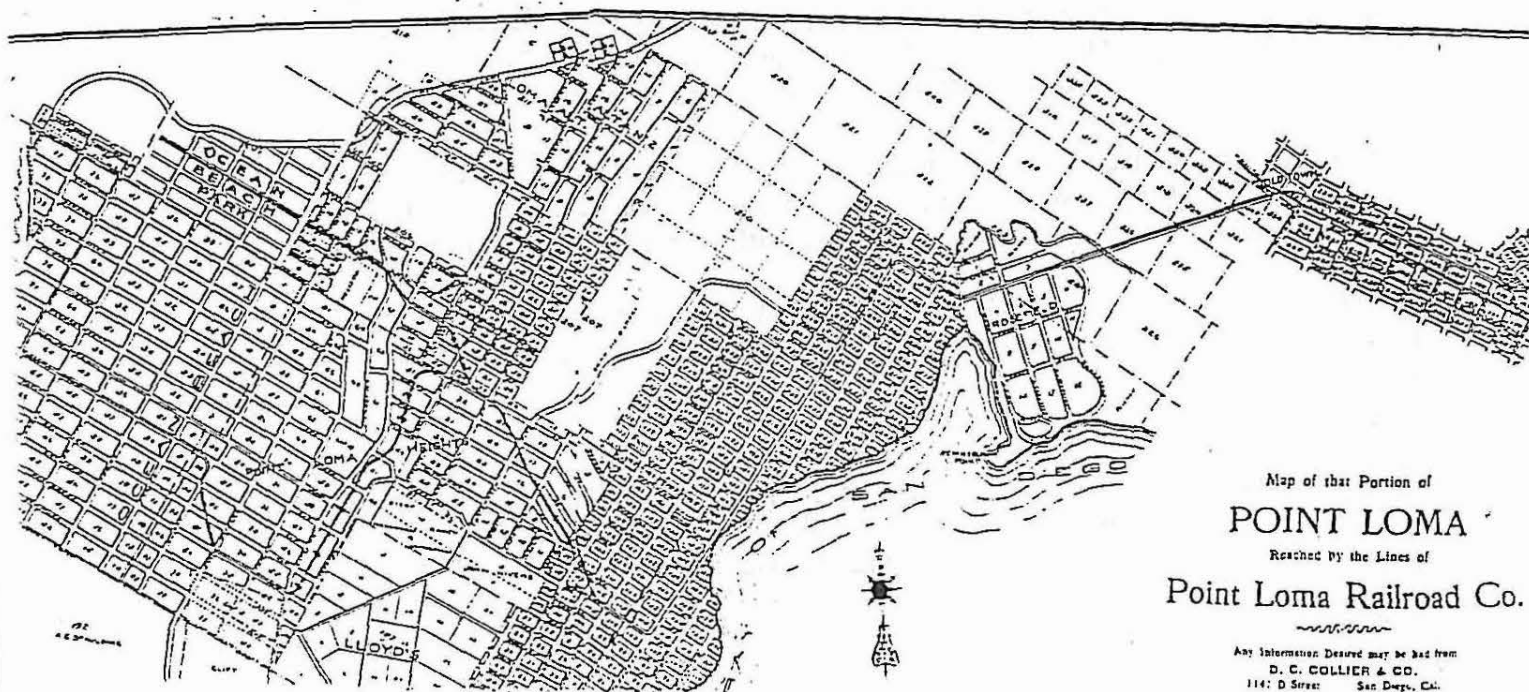
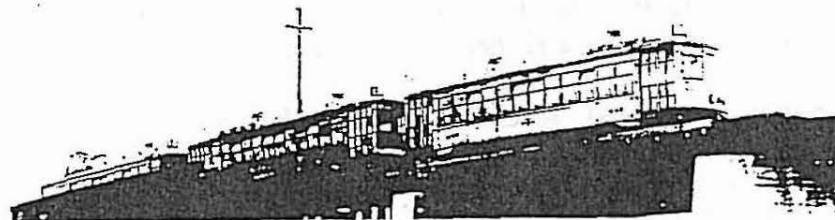
D.C. Collier, in order to develop his ever-increasing Ocean Beach properties, built a rail line in 1907. By this period Collier had graded the streets and people had a choice of transportation.

The trolley made every part of Ocean Beach accessible. It ran from San Diego to Barnett, Lytton, Rosecrans, and up Nimitz to Tennyson, Voltaire, Bacon to Santa Cruz and to Defoe (Sunset Cliffs). Other loops switched off at Tennyson and ran South to Orchard, Santa Barbara, Santa Cruz and Guizot. Ocean Beach could be a "commuting" community, and many families moved to the seaside for the season or permanently as Father could get to work in town in forty minutes.

The Point Loma Railroad, with the help of a contract with J.D.Spreckels, was put into operation in 1909 with passenger equipment from the San Diego Electric Railway. In 1910 Spreckels took over the operation from Collier and the route was shortened. It ran west on West Point Loma Blvd., north on Bacon, east on Santa Cruz, and reversed to go back.

Wells Fargo also ran an express service to Ocean Beach once a day. In 1916 a branch was constructed to serve La Playa and Fort Rosecrans. The railroad, however, always ran at a loss. It had been run as a separate company from the San Diego Electric Railway on the books and was officially purchased by that company in 1922.

A bridge was built over the mouth of False Bay in 1915 by Bay Shore Railroad Company which carried trolley tracks and sidewalks. It connected Ocean Beach and the empty dunes of Mission Beach. Fishing from the bridge and sightseeing excursions became an added attraction for Ocean Beach, helping to advertise it as a residential community.



BUILT ENVIRONMENT

From the beginning, every imaginable residence type was built in Ocean Beach, from tent-house bases, to large well-built family homes. After the arrival of the trolley, the Collier addition north of Brighton, attractive for the improvements and low prices on lots, quickly built up in small vacation beach-use shelters and inexpensive second homes. Tent houses and flimsy rentals filled the narrow streets near Wonderland, while "hunting lodges" and "pleasant" second homes were built on Voltaire and West Point Loma Blvd, to take advantage of duck hunting, docks and swimming holes on the banks of False Bay. Some of these were built for prominent people, architects Hebbard and Weavers' flat roofed designs reported in the newspaper articles. While these are no longer standing, others by Pacific Building Company are still here.

South of Newport and on the hillsides larger family homes were built, often with rentals built on the lot or nearby. In these areas there were largely unsuccessful attempts to require the building value to exceed \$1000, which would buy a house well-built and over 1000 square feet. Many complied, but added a small rental at the back of the property.

Many of the early vacation units were 400 to 600 square feet, single-wall board and batten construction, with interior partitions of minimal material, including layers of glued paper or cardboard. Typically they were on pier and post (often flat rocks on the ground). Local anecdotes tell that they were easily, and routinely, picked up and moved to other locations. Some of these were "cabins" or true shacks, others had amenities such as front porches, shed or porch "rooms" at the back, and garages off the alleys, sized of course for the autos of the era.

Better built homes typically had foundation walls, stucco, siding or shingle exterior finish, full lath and plaster interior partitions, service porches, closets, gas floor furnaces, and fireplaces. A number are fully detailed Craftsman or Spanish examples, with fine cabinetry and detailed doors, hardware, and light fixtures in the appropriate style. Some of these are on full sized lots with views of the ocean.

The first year-round water source in the earliest period was a well located on the alley south of Santa Monica, near Bacon Street. The earliest settlers carried water. Collier brought in utilities, including gas, electric, telephone, and water, in place as the trolley began service, but many properties still used cisterns filled by the winter rains. However, the sewers were not installed until 1917, so clearly all relied on cesspools, septic tanks and the bay through the first building boom.

The Carlson map oriented the streets NW to SE, and NE to SW, with current use calling the ocean to hill streets "west to east" and the River to the Adair St. boundary "north to south". The map used the assumption that access in the future would be from East to West, over the crest of the hill. Thus the wide streets were laid out East to West.

with the narrower "service streets" running North to South. Most blocks had alleys, east to west. The trolley route brought access from the north onto the north-south streets.

In trying to document names of people who did the actual building in Ocean Beach, there is a general picture that the person who "built" a property was the owner who arranged the project, hiring a building company, or served as his own contractor. For instance, oral stories by Madeline Boyd Dibble, tell that her father Butler Boyd (well-known at the period as an engineer of the Carrizo Gorge railroad bridge and the first route along the North Rim of the Grand Canyon) "built", that, is contracted himself, hiring workers to build several houses on Bacon and Saratoga.

Records of the names of people who did actual hammering show Arthur Reid, a Scottish carpenter who came in 1905, building himself a family home and other rental units. Earlier a house had been built for a Miss Margaret McGregor on Cable Street by a man named Mosier, who also built a tower of the hotel.

During the 1950's and 1960's owners "moving up" to the new suburbs, and pressure to provide more housing citywide, led to many cottages sold to builders, to be replaced with multi-unit apartment and condo buildings. The 1970's brought hippies and radicals, some with university training in land use and theories of sense of place. They became a lobby for very low rent (preferably none!) in the cottages, raising further the owners' motivation to sell to builders. During this period many of the wide streets were nearly cleared of cottages and family homes. A community battle culminated in a down-zoning which took effect in the mid-1980's. There are very few vacant lots with residential potential; now infill building must demolish older properties. Cottages continue to disappear with each upswing of the economy.

\$1570

THIS HOUSE AND 50-FOOT LOT



\$150 CASH—\$20 PER MONTH

PLAN 318 This attractive little home is within the reach of anyone possessing a moderate salary. The outside walls are covered with red siding, stained green. The trim is painted white.

There is an attractive buffet, with glass doors, in the dining room; kitchen has plenty of cupboard space; beneath the sinkboard are found conveniences of the best of houses. The bedrooms are provided with clothes closets with shelves, hook strips, hooks, and the plumbing throughout is complete. There are in all five rooms, besides the bath and screen porch.

You can just as well own a delightful home of your own amid congenial surroundings, as to pay rent, if you come in and see us.

Built by Pacific Building Company

GOALS

Very few communities of the Pacific Coast have been able to preserve the integrity of their original personalities as has Ocean Beach, and the heart of this preservation, besides many original families, are the beach cottages built in the early Carlson and Collier additions.

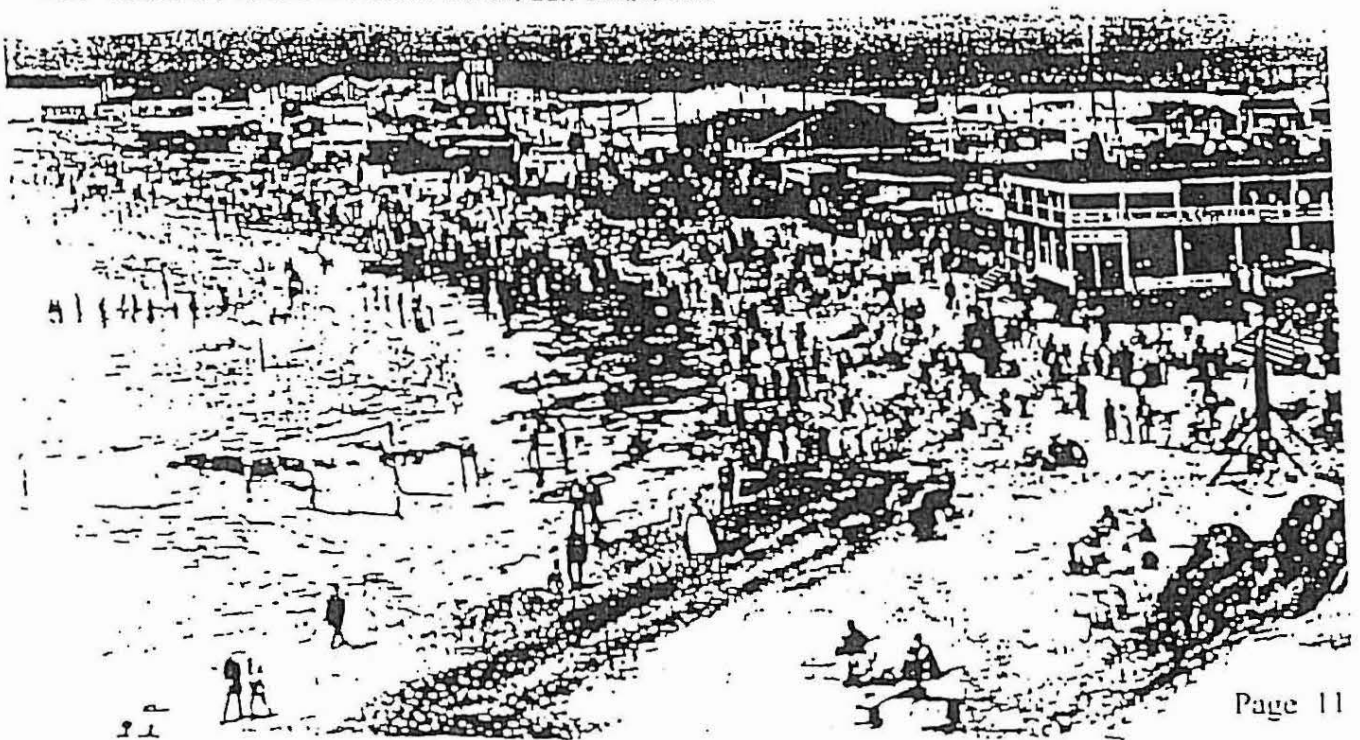
Ocean Beach was "the beach" for most of San Diego's early 20th Century years, planned and developed as a middle class seaside community. It has had, from early on, its own unique personality. Devoid for the most part of the influence of large or wealthy developers, it offered values in the pleasures of the place and room for individuality, not dependent on pretension or social climbing. Early families came here for the beach, the ocean, the flowers, the safety and friendships, and for raising a family in a human-sized place.

Many value Ocean Beach for offering a sense of "rootedness", of personal place and participation in a unique community. There is a sense of affectionate attachment by many over the years, from beach town visitors, short and long term renters, to the many families who have held the properties through the generations.

These feelings, the unique quality that has endured, are epitomized in the cottages. All display intact the design or style, the materials, and the workmanship of the period. They illustrate the community development, from the minimal seasonal beach shack, to second homes and vacation residences in the beach area setting, to family homes in a "trolley suburb" of San Diego.

It is hoped that recognizing these buildings, and offering incentives to preserve them, provides a way to celebrate our early Obceans and encourage even more preservation. It will give a new level of appreciation of the community to all.

4724. A Sunday Afternoon, Ocean Beach, San Diego, Cal.



END NOTES

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Bryant H. Howard Tract - Ocean Bay Beach.
Latest Price List, 4/4/13 - Subject to change without notice.

BLOCK	LOT	EACH
91	1, 2 and 3	\$ 1800
"	4	2000
"	5	2250
"	6 to 18, incl	2000 Each
"	19, 20 and 21	3000
"	22 and 23, undivided,	7500
96	1 and 2	2500 Each
"	3 and 4, undivided,	4500
"	5, 6 and 7	2000 Each
"	8 and 9, undivided,	6500
"	12 and 13	6500
"	14 and 15	7500
"	16 and 17	7000
"	No. 50 ft. 18, 19, 20 & 21	10,000
"	So. " " " " " "	8,500
"	22 and 23, undivided,	8500
"	26 and 27	8500
"	28 and 29,	3500 Each
"	30 and 31, undivided,	8500

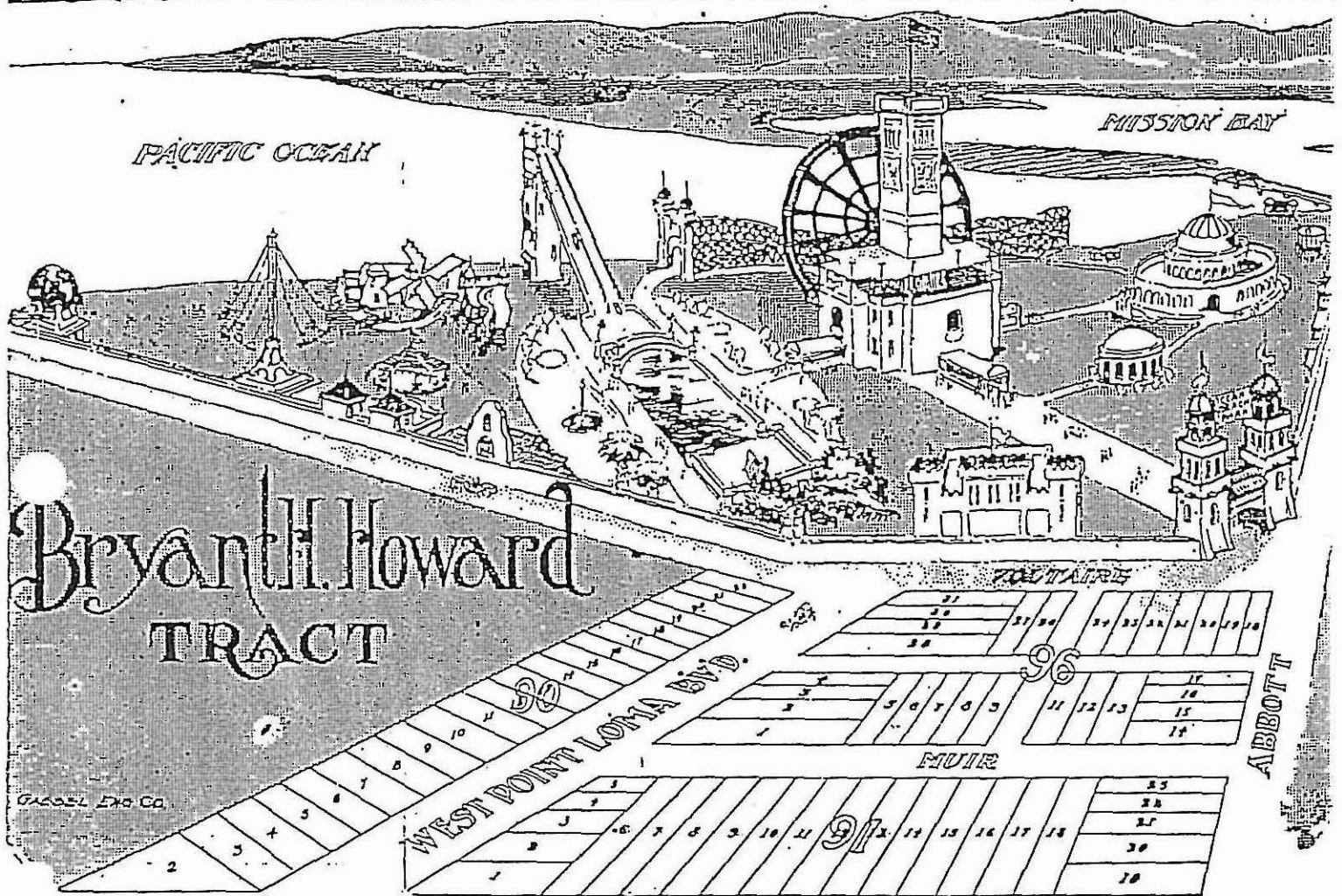
TERMS;- One third down; balance to one half six months fr
date of contract; total balance twelve months from date of contrac
terest 7 %.

Straight 5 % commission all through.

Lots 10 and 11 and 24 and 25 have been eliminated to ma
a street 50 feet wide from Voltaire to Muir.

OCEAN BAY BEACH

GREATEST OPPORTUNITY FOR
INVESTMENT ON RECORD



The Only Available Amusement Beach Near San Diego
Fine Electric Car Service and
Superb Boulevards

BRYANT H. HOWARD & CO.

PRIMARY RECORD

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

Other Listings _____

Review Code _____

Reviewer _____

Date / /

Page 1 of 2

*Resource Name or #: Beach Cottage Community Plan area

P1. Other Identifier: Various

*P2. Location: ☒ Not for Publication ☐ Unrestricted

a. County San Diego

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

c. Address Streets in Ocean Beach City San Diego CA Zip 92107

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Properties in the Ocean Beach Precise Plan boundaries: Ocean on West, West Point Loma Blvd (former bank of False Bay) on North, Seaside and Froude on East, and Point Loma Ave/Adair Avenue on South.

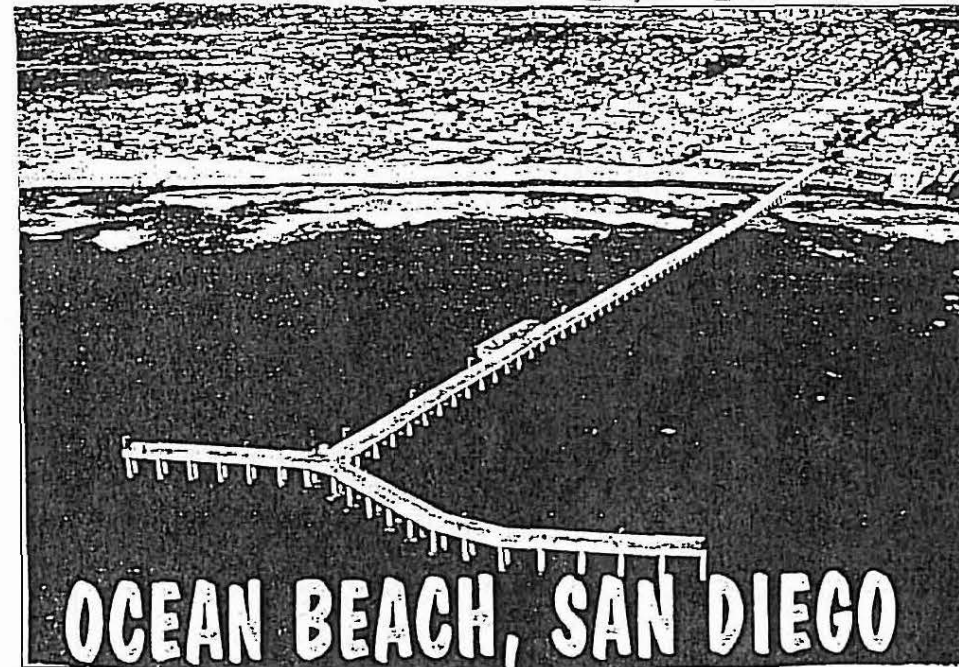
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Ocean Beach was developed as a "seashore" resort and vacation home area between 1887 and 1931, by which time it was a full "trolley suburb" of the City of San Diego. The first maps developed wide streets running from the hillsides to the ocean, and narrower service streets parallel to the ocean. The second development, Ocean Beach Park, brought streets and lots to the edge of False Bay, where the long-term road connected the area with Old Town and Roseville in Point Loma. A trolley in 1909 confirmed use of West Point Loma, on False Bay, as the permanent access.

The area has wide sand beaches, bluff and cliff formations, hillsides with ocean views, City Park and Recreation active athletic fields on the Robb Field fill of the river channel, a Dog Beach, and grass passive parks. Mature landscaping includes extensive palm plantings, and 70 year old Torrey Pines, on one block forming a grove that is unique anywhere. Until the 1980's the town was a self-sufficient community with a civic center, post office, library, elementary school and City Recreation Center. and a three block commercial retail center.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, etc.)

Overview of Ocean Beach

faces NW

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Year built: 1887-1931

Assessor's record

*P7. Owner and Address:

various private ownership

Ocean Beach Plan area

*P8. Recorded by: (Name, affiliation, address)

Priscilla McCoy

Ocean Beach Planning Board

5133 Cape May Ave.

San Diego, CA 92107

*P9. Date Recorded: 06/02/1999

*P10. Survey Type: (Describe)

Individual Application to the
Beach Cottage Community of Ocean
Beach

*P11. Report Citation: (Cite survey report/other sources or "none") Statement of Significance for the Beach Cottage Community of Ocean Beach

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Beach Cottage Community Plan area

B1. Historic Name: Carlson's map Ocean Beach, Collier's map Ocean Beach Park

B2. Common Name: Ocean Beach

B3. Original Use: cottages

B4. Present Use: residential

*B5. Architectural Style: Craftsman, California bungalow, Spanish Colonial Revival, folk Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1887-1931

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Cottages built as seasonal beach residences, and full-time family residences.
Collier brought in sidewalks, utilities, and in 1909 a trolley.

B9a. Architect: D.C. Collier, subdivider

b. Builder: various

*B10. Significance: Theme Vacation architecture

Area Ocean Beach

Period of Significance 1887-1931

Property Type R-3000 R-1750

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Individual applications by property owners to be considered under a Statement of Significance for a Beach Cottage Community for Ocean Beach.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B14. Evaluator: Priscilla McCoy, Sally West

Date of Evaluation: 03/30/1999

(This space reserved for official comments.)

