



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: _____

Property Address: _____

Applicant Name/Co.: _____

Contact Phone: _____ Contact Email: _____

Was a consultant retained to complete this checklist? ☐ Yes ☐ No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? _____

2. Identify all applicable proposed land uses:

☐ Residential (indicate # of single-family units): _____

☐ Residential (indicate # of multi-family units): _____

☐ Commercial (total square footage): _____

☐ Industrial (total square footage): _____

☐ Other (describe): _____

3. Is the project or a portion of the project located in a Transit Priority Area? ☐ Yes ☐ No

4. Provide a brief description of the project proposed: _____

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u>		
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? <u>OR</u>	<input type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If **"Yes,"** proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

⁴ This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁵ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p> <div style="border: 1px solid black; height: 150px; width: 550px; margin-top: 10px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁵ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings*

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table A5.303.2.3.1 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section A5.303.3 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.



Strategy 3: Bicycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.



Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.



⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

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6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

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7. *Transportation Demand Management Program*

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

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Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
<p>Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.</p> <p>CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.</p> <p>Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.</p>				

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> .	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none"> • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less. 	

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Acronyms:

L = liter

L/h = liters per hour

L/s = liters per second

psi = pounds per square inch (unit of pressure)

kPa = kilopascal (unit of pressure)

*HISTORICAL RESOURCE RESEARCH REPORT
FOR THE
1271 CAVE STREET RESIDENCE
LA JOLLA, CALIFORNIA 92037*

Submitted To:

The City of San Diego

Historical Resources Board (HRB)

1222 First Avenue, Fourth Floor

San Diego, California 92101

Prepared For:

Dr. Babak Roboubi

7305 Helmsdale Road

Bethesda, Maryland 20817

Prepared By:

Scott A. Moomjian

Attorney at Law

5173 Waring Road, #145

San Diego, California 92120

(619) 230-1770

October 2016

"At-a-Glance" Report Summary

Property Information & Applicable Criteria

Resource Address: 1271 Cave Street, La Jolla, California 92037

APN: 350-110-11-00

Resource Name (per HRB naming policy): 1271 Cave Street

Resource Type: Single-Family Residential

Will you be Submitting a Mills Act Application
Following Designation? Y ☐ N ☒

Date of Construction: c.1911

Architect/Builder: Unknown/Unknown

Prior Resource Address (if relocated): N/A

Date of Relocation: _____

Applicant's Name: Scott A. Moomjian

Owner's Name: Babak Roboubi & Marjan Keramati

Address: 5173 Waring Road, #145

Address: 7305 Helmsdale Road

San Diego, CA 92120

Bethesda, MD 20817

Phone #: (619) 230-1770

Phone #: _____

Email: smoomjian@earthlink.net

Email: ivsedation@yahoo.com

The resource is being nominated for designation as a historical resource under:

- ☐ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- ☐ historical development ☐ archaeological development ☐ cultural development
 - ☐ social development ☐ economic development ☐ political development ☐ aesthetic development
 - ☐ engineering development ☐ landscaping development ☐ architectural development

for the following reason(s): _____

☐ HRB Criterion B for its association with _____ who/which is significant in
local, state or national history for the following reason(s): _____

☐ HRB Criterion C as a good/excellent example of _____

☐ HRB Criterion D as a notable work of _____, a Master _____

☐ Previously established as a Master ☐ Proposed as a Master

☐ HRB Criterion E as a property which 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.

☐ HRB Criterion F as a contributing resource to the _____ Historical District.

Are interior elements/features included in the nomination and proposed for designation? ☐ Yes ☒ No

If Yes, list elements and location: _____

“At-a-Glance” Report Summary Required Forms and Documentation

Circle Yes or No, indicating whether or not the following required documentation has been provided:

Report Copies

Y	N	Provide one copy of the Historical Resource Research Report, double sided and stapled
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Department of Parks and Recreation Forms

Y	N	Primary Record (523a)
Y	N	BSO Record (523b)
Y	N	Archaeological Record (523c) (if applicable)
Y	N	District Record (523d) (if applicable)
Y	N	Locational Map (523j) (if applicable)
Y	N	Sketch Map (523k) (if applicable)
Y	N	Continuation Sheet (523l)

Attachment A

Y	N	Assessor's Record
Y	N	Notice of Completion
Y	N	Water Sewer Records
Y	N	Building Permits
Y	N	Site Plan with Footprint
Y	N	County Lot & Block Book
Y	N	Previous Survey Forms

Attachment B

Y	N	Chain of Title
Y	N	Directory Search
Y	N	Deed from the Date of Construction

Attachment C

Y	N	City SD 800 Scale Eng Maps
Y	N	USGS Maps
Y	N	Original Subdivision Map
Y	N	1886/1887 Sanborn
Y	N	1906 Sanborn
Y	N	1921 Sanborn
Y	N	1940 Sanborn
Y	N	1950 Sanborn
Y	N	1956 Sanborn

Attachment D

Y	N	Historical and Transitional Photos
Y	N	Current Photos of North Elevation
Y	N	Current Photos of East Elevation
Y	N	Current Photos of South Elevation
Y	N	Current Photos of West Elevation
Y	N	Photos with a key floor plan (for interiors under consideration)

Attachment E

Y	N	Criterion A Documentation
Y	N	Criterion B Documentation
Y	N	Criterion C Documentation
Y	N	Criterion D Documentation
Y	N	Criterion E Documentation
Y	N	Criterion F Documentation

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

PRIMARY RECORD

Primary #: _____

HRI #: _____

Trinomial: _____

NRHP Status Code: 6Z

Other Listings: _____ Review Code: _____

Reviewer: _____ Date: _____

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Resource Name or #: 1271 Cave Street

P1. Other Identifier: _____

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

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

b. **USGS 7.5' Quad:** La Jolla Date: 1996

c. **Address:** 1271 Cave Street City: La Jolla Zip: 92037

d. **UTM:** _____

e. **Other Locational Data** (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lot 27, Block 51, La Jolla Park, Map 352, APN 350-110-11-00

P3a. **Description:**

The 1271 Cave Street property largely consists of a one-story, Craftsman style single-family residence. Constructed c.1911, the building features an irregular floor plan which developed in conjunction with five (5) additions built over the years (see discussion below). When originally constructed, the home was simple and square in shape. Today, the building features several gable and shed additions along the entire north; entire east; and most of the south elevation. Today, the home consists of approximately 909 total square feet of living space, and includes a living room, two bedrooms, kitchen, and bathroom.

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

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



P5b. **Description of Photo:** _____

P6. **Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1911

County Assessor Lot Block Book Page _____

P7. **Owner and Address:**

Babak Roboubi

Marjan Keramati

7305 Helmsdale Road

Bethesda, MD 20817

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** October 2016

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

Intensive

P11. **Report Citation:** Historical Resource Research Report For The 1271 Cave Street Residence, La Jolla, California 92037

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

**BUILDING, STRUCTURE,
AND OBJECT RECORD**

NRHP Status Code: 6Z

Page 2 of 27

Resource Name or #: 1271 Cave Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single-Family Residential
- B4. Present Use: Single-Family Residential
- B5. Architectural Style: Craftsman
- B6. Construction History: Constructed in 1911. Building substantially modified and altered. Changes include fireplace/chimney added along main (west) elevation (1943); gable addition built along entire side (north) elevation (c.1947 or post-1949); shed addition built along northeast elevation (post-1949); shed addition built along southeast elevation (post-1949); gable addition built along southeast elevation (post-1949); and shed addition built along entire side (south) elevation (c.1947 or post-1949); building re-roofed (1936, 1939, and 1943); building plastered, location unknown (1936); and removal of an "outside patio room," location unknown (post-1976).
- B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
- B8. Related Features: None
- B9a. Architect: Unknown b. Builder: Unknown
- B10. Significance: Theme: N/A Area: La Jolla
Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 1271 Cave Street residence is located within San Diego's La Jolla community. The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. Prior to 1887, there was no development on land which is now referred to as La Jolla, an area known as a popular picnic and bathing attraction for residents and visitors of San Diego. One of the first land tracts in the area was La Jolla Park, which was developed in 1887. Between 1902-1920, the community of La Jolla began to experience sophisticated growth. In 1902, La Jolla held its first election. In 1907, La Jolla's first bank, the Southern Trust Savings Bank, was established. In 1908, the "Red Devil" train, a gas engine, began serving La Jolla, and in 1909, natural gas was made available. Pioneering members of the community included Ellen Browning Scripps and other local entrepreneurs.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References: Moomjian, Scott A., *Historical Resource Research Report For The 1271 Cave Street Residence, La Jolla, California, 92037*, October 2016.
- B13. Remarks:
- B14. Evaluator: Scott A. Moomjian, Esq.
- B15. Date of Evaluation: October 2016



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P3a. Description:

Of sub-standard wood frame construction, the 1271 Cave Street residence is set on foundation made of wood piers with floor joists. The main roof low-pitched and front-gabled with a modest eave overhang. Exposed roof rafters along the main roof are absent. Roofing materials consist of composition shingles (which replaced wood shingles over the years). A brick chimney is located along the main (west) elevation. This chimney, along with the fireplace, is not original, having been added in 1943. The original section of the home features a wood shingle exterior. The non-original sections of the home have vertical wood siding. Original fenestration largely consists of wood, double-hung and multi-paned windows. Along the main (southwest) elevation, there is a projecting shed bay. The main entry is located along the west elevation. It is within a recessed area with front stoop and includes a wood paneled door with fixed glass. Overall, the home appears to be in poor condition.

Modifications & Alterations

Over the years, the 1271 Cave Street residence has been substantially modified and altered. Review of Sanborn Fire Insurance Maps indicate that between 1921-1949, the home did not sustain any major changes. However, according to the Residential Building Record, in 1947, an addition was built on the home. Inspection of the home today clearly reveals two, rectangular-shaped additions located along the entire length of the side (north) elevation, and another which runs the length of most of the side (south) elevation. It is not known which of these additions may have been built in 1947. In any event, both additions have shed roofs with modest eave overhang; exposed roof rafters; and vertical board siding. One or both of these additions may have been constructed after 1949.

Along the rear (south) elevation, the building has three other discernable, additions—one located along the center of the façade (having a shed roof, modest eave overhang, exposed roof rafters, and vertical board siding); and two along the southeast elevation (one with a gable roof, and one with a shed roof, both of which having vertical board siding). In addition, other documented changes to the building include re-roofing (1936, 1939, and 1943); plastering, location unknown (1936); the removal of an “outside patio room,” location unknown (post-1976); and removal of a garden (post-1976).

B.10. Significance:

In 1910, despite all of this change, La Jolla was still a community of dirt roads without electricity (electricity was made available in c.1911). La Jolla’s population at this time was approximately 850, more than double its 1900 figure. In 1912, motion pictures were shown in La Jolla for the

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first time, and in 1913, the La Jolla Journal (later renamed the La Jolla Light), came into existence. In 1918, the first paving of La Jolla occurred on Prospect Street. Paving the road from La Jolla to San Diego was ultimately completed in 1920.

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

The stock market crash of 1929 ushered in the Great Depression of the 1930s and few speculative ventures succeeded during this time. Little construction took place in the La Jolla area during these difficult years. Those individuals whose investments had not been devalued by the nation's crisis, however, were able to afford building projects. Federal government assistance and low material costs encouraged some people to venture out and risk investing in construction during the Depression. The country was brought out of the Depression by the development of the economy during the Second World War and the subsequent post-war prosperity. When the war ended, many war-time servicemen and workers relocated to La Jolla.

Between 1946-1955, new subdivisions in La Jolla sprang up. At the end of the 1940s, the population of La Jolla was approximately 8,500. Expansion was directed south toward Pacific Beach, east up the La Jolla Hills, and north to the La Jolla Shores area. Keeping pace with the economy, the development of La Jolla continued to grow, slowly but steadily. New highways began to crisscross the area, allowing greater business connections with the coastal community and the larger San Diego business infrastructure. These new highways drew traffic away from the coastal sections, leaving them quiet, peaceful and ultimately more desirable as residential areas.

Property History

As an initial matter, the 1271 Cave Street property was not identified in any historic survey or historical resource inventory. Specifically, the property was not identified in the historic inventory of the La Jolla community prepared by Patricia Schaelchlin in 1977, nor the Draft La Jolla Historical Survey prepared by Architect Milford Wayne Donaldson, FAIA in 2001. Moreover, the residence was never identified or documented as part of any other historic inventory, survey, or study of buildings in La Jolla, including any recordation of La Jolla Beach Cottages. These facts, notwithstanding, however, the property was included within Howard S.F. Randolph's *La*

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Jolla Year By Year (1955) as the "Sunbeam" cottage. Other than listing the building as such, no other information on the structure was provided by Randolph.

Historical research indicates that the property on which the 1271 Cave Street residence is today located, Lot 27, Block 51 of the La Jolla Park subdivision, was acquired by Sarah A. Tomlinson from Mary E. Ritter in June 1911. Several days later, Sarah Tomlinson deeded the property to her daughter, Frances. According to the Residential Building Record, the 1271 Cave Street residence was constructed in 1904. However, this date appears to be premature. While a Notice of Completion was not filed on the property, the San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements occurring in 1912, thereby suggesting that the home was built one year prior in 1911. Further, although San Diego water and sewer connection records could not be located, inspection of an October 1921 Sanborn Fire Insurance Map depicts the presence of the structure as a simple, one-story, square-shaped dwelling with no front porch, and a detached, rectangular-shaped automobile garage located along the northern property boundary. Additionally, review of San Diego City Directories first lists the 1271 Cave Street property as "Vacant" beginning in 1927. Prior to this, however, Sarah and Frances Tomlinson are listed as living in La Jolla as early as 1910, but their address is unknown. Subsequent City Directory listings, however, show that they lived at 4531/7831 Eads Avenue as early as 1913/1914. Therefore, based upon the foregoing, it is believed that the 1271 Cave Street property was built for Sarah and/or Frances Tomlinson around 1911.

Historical research indicates that Frances E. Tomlinson owned, but did not occupy, the 1271 Cave Street property from 1911 until it was sold to Samuel H. Barrett, Mary V. Barrett, and Henry C. Barrett in May 1920. After several conveyances within the Barrett family, the home was sold to Eleanor McG. Mills in April 1924. Thereafter, the home was owned by J.M. and Grace Mackintosh from 1935-1943. In April 1943, the home was purchased by Nena K. Elliott, who according to San Diego City Directories, was the first owner to occupy the residence. Elliott owned and occupied the home until it was conveyed to Gertrude McKelvey Jones in September 1953. Jones, a native of Youngstown, Ohio and a graduate of Smith College, came to San Diego in 1947 and lived in the home until her death in 1976. Subsequent owners over the years have included Joseph and Paula Abrahamson (1976-1985); the Joseph R. Abrahamson Family Trust (1985-1990); Cherry Aviation (1990); June Sekito (1990-1994); Coastal Religious Science Church of La Jolla (1992-1994); Serrano Reconveyance Company/EMC Mortgage Corporation (1994); Ali Akbar Roboubi (1994-2001); and Nassere A. Roboubi (1994-2012). In December 2012, the property was acquired by Dr. Babak Roboubi. In May 2014, Marjan Keramati acquired an interest in the property. Today, the property is owned by Dr. Babak Roboubi and Marjan Keramati.

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

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

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

"Special Elements of Development"

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent, or may in itself be the model for development.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects special elements of San Diego's, La Jolla's, Cave Street's, or La Jolla Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The building in no way exemplifies or reflect "special elements" of City, community, or neighborhood development any more than other existing structures (new or old) along Cave Street or within the La Jolla Park subdivision.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the 1271 Cave Street residence does not possess special elements of development which are distinct among others of its kind or that surpass the usual in significance. The structure was merely constructed as simple Craftsman style building that was convenient and popular at the time. The building does not possess any special or unique elements which would elevate it to a level above other Craftsman homes built during the 1910s. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all building do.

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

Historical Development—In order to be significant for Historical Development, a resource shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects a special or unique aspect of the City's general historical development; or exemplifies or reflects a unique aspect of the City's history. The building, therefore, is not significant with respect to any form of historical development.

Archaeological Development—In order to be significant for Archaeological Development, a resource shall be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features.

The 1271 Cave Street residence is not a prehistoric or historic archaeological resource and, therefore, the building is not significant with respect to any form of archaeological development.

Cultural Development—In order to be significant for Cultural Development, a resource shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts, (painting, sculpture, architecture, theater, dance, music,) literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects an association with a group of people linked together by shared values, beliefs, and historical associations, or is associated with significant achievement in the visual and fine arts, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. The building, therefore, is not significant with respect to any form of cultural development.

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Social Development—In order to be significant for Social Development, a resource shall exemplify or reflect development that is associated with relations and interactions with others.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with relations and interactions with others. The building, therefore, is not significant with respect to any form of social development.

Economic Development—In order to be significant for Economic Development, a resource shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor and agriculture, maritime and transportation industries.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with economics or economic industries. The building, therefore, is not significant with respect to any form of economic development.

Political Development—In order to be significant for Political Development, a resource shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations and the Civil Rights Movement associated with ethnic and gay/lesbian issues.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with politics or the political atmosphere/environment. The building, therefore, is not significant with respect to any form of political development.

Aesthetic Development—In order to be significant for Aesthetic Development, a resource shall exemplify or reflect development associated with an artistic arrangement in theory or practice.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with artistic arrangement in theory or practice. The building, therefore, is not significant with respect to any form of aesthetic development.

Engineering Development—In order to be significant for Engineering Development, a resource shall exemplify or reflect development associated with engineering. Engineering development may include professionally applied standards or design ingenuity within engineering disciplines.

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Engineering solutions may be applied within individual buildings, structures and objects, or be associated with large scale infrastructure development like ports, railroads, roads and freeways, dams and flood control, electrical transmission and water systems.

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated engineering, including professional engineering standards, engineering design ingenuity, or engineering disciplines. The building, therefore, is not significant with respect to any form of engineering development.

Landscape Development—*In order to be significant for Landscape Development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.*

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with garden and park design, subdivision design, ecosystem/habitat restoration, or professional landscaping standards, or design ingenuity within landscape disciplines. The building, therefore, is not significant with respect to any form of landscape development.

Architectural Development—*In order to be significant for Architectural Development, a resource shall exemplify or reflect development associated with the City's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.*

No historical evidence was identified which would support the contention that the 1271 Cave Street residence exemplifies or reflects development associated with the City's built environment, including architecture designed and constructed by non-architects, real estate developers, contractors, speculators, homeowners, and others associated with the building industry. The building, therefore, is not significant with respect to any form of architectural development.

Therefore, based upon the above analysis, the property does not qualify under any aspect of HRB Criterion A (Community Development). Despite this determination, the present study will include an evaluation under Criterion A within the context of Beach Cottage development in La Jolla.

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The History of La Jolla Beach Cottages

In July 2009, a detailed study regarding La Jolla's beach cottages was prepared by Kathleen Crawford from the Office of Marie Burke Lia. The present discussion of the history of La Jolla beach cottages has been developed from this study. The 2009 study noted that beach cottages were once a common, and dominant, style of architecture in La Jolla from the late 1880s through the 1930s. At one point, there were over 450 beach cottages listed in local histories. Today, approximately 18 of these remain as part of the architectural heritage of La Jolla. *The 1271 Cave Street residence were never included as part of any La Jolla beach cottage inventory.*

Noted La Jolla historian Patricia Schaeclin discussed beach cottages in her history of La Jolla by indicating that, in 1888, "the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope...La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents. The first permanent residence in La Jolla was the c. 1887 George Webster Heald House, located at 1287 Silverado Avenue. Heald, along with Frank Botsford, was one of the first developers of La Jolla. The house was sited at the sharp corner of Silverado Avenue and Exchange Place to capitalize on the view directly to the beach. Today, the original view is blocked by the trees and buildings, but the Heald House would have been able to see directly to the Cove. The Heald House was torn down in 1936.

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

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

Early La Jolla did not have sidewalks or roads, merely trails and winding paths linking the homes and businesses and leading people to the beaches. The Star Pines that were planted in La Jolla led the way home on starry nights. Due to the lack of major roads and night lighting, the residents

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decided to plant the tall pine trees to serve as landmarks for residents to find their way home at night after visiting neighbors to play cards or have dinner. The town was small in scale, with simple one-story beach cottages, with narrow paths leading to the stores, residences and beach areas.

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

In the Appendices to the book, *La Jolla Year by Year*, Randolph listed all the beach cottages in La Jolla by name and address (at a time when it was possible to include both elements of information). The list was notated by unknown persons in the copy of the book located at the La Jolla Historical Society. The annotated Randolph list documented approximately 466 beach cottages on approximately 25 streets in La Jolla and these structures dated from the 1890s to the 1920s. In the annotated Randolph list, the list documented the following streets as containing beach cottages: Cave Street, Coast Boulevard, South Coast Boulevard, Draper Avenue, Eads Avenue, Kline Street, La Jolla Boulevard, Lookout Drive, Park Row, Pearl Street, Princess Street, Spindrift Drive, Torrey Pines Road, and Virginia Way. Buildings listed as "Not Located" included approximately 56 structures. The 1271 Cave Street residence was listed within Randolph's cottage list and identified as "Sunbeam."

Originally most of La Jolla's beach cottages had names, instead of street addresses. The post office delivered the mail by name, not street address. The names were replaced in 1913 by street numbers for the use of the post office and Western Union but local residents still referred to the cottages by name. Cottage names were short, diverse and very original. Some of the names were ready-made, named from signs that could be purchased and put on the house, such as Idlewild, Rest-A-While, Cozy Nook and Done Roaming. The structures listed on Randolph's list have names that reflect the beach context, the longings of the owners for previous homes or wishful thinking, or naturalistic concepts.

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

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

The decade of the 1920s also brought increased residential density. The automobile took over American society and soon roads north and south led to La Jolla. The electric train came to La Jolla. These improvements brought wealthy newcomers to the area and these people built large homes that capitalized on the beauty of the area. The community became more affluent and developers began to subdivide the lots to create view lots suitable for expansive homes. Subdivisions included La Jolla Park, Mt. Soledad, Country Club Heights, Ludington Heights, Muirlands, Bird Rock, the Barber Tract and others. Mary Lowry purchased over four hundred acres to develop a "Newport West" with an international aura and her dreams were carried out by her sons, Ray, William and George Rose. The men developed the waterfront Rose La Jolla Vista tract as a "select home locality."

Schaechlin describes the period between 1920 and 1945 as follows,

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

After the Second World War, housing tracts expanded, new tracts proliferated, shopping centers were developed, and parking and traffic became a continuous issue. "It was an era of new houses,

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a change from the past when primarily the subdivisions sold lots. It was the time to buy or build a house...It was the era of mass-produced houses. Above La Jolla Shores, the model homes were opened, luxurious, well designed, costing more than any previous land or house...The emphasis shifted away from tourism for La Jolla was becoming a bedroom community, the elite address and even though it had always attracted the wealthy, more and more, it became home of millionaires...."

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

According to Randolph, these commercial artery streets contained over 230 cottages dating to the 1890s-1920s. In previous decades, when a property was under development, most of the time the cottages were simply picked up and moved to new locations. In the period from the 1970s through the 1980s, they were demolished. New zoning changes and in-fill building left no place for the older buildings, "...these early architectural examples that reflected the evolution of the community, comfortable, identifiable, giving a 'sense of place.' What replaced them set a new standard for architectural merit. The loss of board and batten cottages and the one-story Spanish-type commercial buildings was disturbing to a community comfortable with its ambiance. Many earlier and more significant buildings had been demolished: the Botsford, Heald and Kennedy Houses, the 1888 La Jolla Park Hotel, the hotel cottages, the Montezuma cottage. But between 1970-1987, it was different. It was no longer just buildings that were being lost – it was the community identity."

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

The Green Dragon Colony (c.1887) was a complex of beach cottages that were removed in 1992 after an extensive discretionary permit process. That process included a 1987 Environmental

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

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

Of the 35 cottages present after 1992, 12 non-designated sites appeared to retain their original appearance and remained on their original lots. However, approximately 8 other non-designated sites appeared to have been altered, some substantially, and 9 other non-designated sites have been replaced with new construction (including a property located 1328 Virginia Way which was removed in 2011 after the 2009 study was completed). In 2012, two beach cottages which were not previously identified were designated by the Historical Resources Board —the "Lillian Lentell Cottages," built in 1913 and 1915 at 7761 Eads Avenue and 7762 Bishops Lane. Further, in 2015, two previously unidentified beach cottages were considered for designation in by the Historical Resources Board in 2015. These buildings, located at 7991 and 7993 Prospect Place, were built in 1910 and were identified by Randolph as "Manzanita Cottage" and "Shamisal." Ultimately, Manzanita Cottage was designated, but Shamisal was not due to a lack of original integrity.

Bungalows as an Architectural Style: Background History of Bungalow Architecture

Bungalows are a form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-story, "Bangla" style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the

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1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses for a temporary retreat. Refined and popularized in California, the first California house labeled a "bungalow" was designed by San Francisco architect, A. Page Brown in the early 1890s.

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

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

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

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

- Small to medium sized residences.
- One to one and one-half stories, occasionally two stories.
- Low, sloping roof, hipped or gabled, sometimes with dormers.
- Exposed roof structure (beams and rafters).
- Exterior proportions balanced rather than symmetrical in arrangement.
- Modest front porch.
- Front stoop.

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- Focus on a garden, even if small.
- Wood shingles, horizontal siding or stucco exteriors.
- Brick or stone exterior chimneys.
- Partial width front porch.
- Asymmetrical "L" shaped porches.
- Open informal floor plan.
- Prominent hearth.
- Interior wood details.
- Simple living room with the fireplace as focal point.
- Small kitchen.
- Living room with a broad opening into the dining room.
- Built-in furniture such as sideboards, bookshelves, and window seats.
- Wood used for flooring, wainscoting, chair rails, and geometric ceiling patterns.
- Stained and leaded glass used for windows and cabinet doors.
- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, with simple wide casing.
- Artisan light fixtures.

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

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

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(One of my favorite pictures taken at the cove just about that time, catches an early Wright airplane gliding above with the bungalows in the background. It is not accidental that the first international air show took place in Southern California in this period and that *Craftsman* magazine was promoting the California bungalow as a house for economical, healthful living.) So the prototypes origin at the beach gave way to its evolution as a permanent vernacular house. By 1910 this type had developed into the major American residential type...Louis Mumford, the famous historian, described the pattern very well. '...one important influence was that of tropical architecture. Robert Louis Stevenson's house in Samoa was widely reproduced in photographs in the heyday of his popularity; a house with wide windows spaces and porches, adapted to the climate; and from India about the same time came the similar concept of the bungalow, with all the rooms on one floor, that swept the United States in the first decade of this century' and the 'new bungalows popularized by the *Craftsman* magazine introduced many substantial innovations in house keeping – not only rationalized kitchens but the very idea of giving a house the convenience of an apartment by confining it to one floor.'

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

The 1271 Cave Street residence does not qualify under Criterion A as a beach cottage resource which is important to the development of La Jolla. It is well-established that the bungalow/cottage style was developed in La Jolla as part of the village's earliest historical and architectural development, beginning in the 1890s. Beach cottages were the typical architectural style seen in La Jolla and over 450 beach cottages were constructed between 1890 and 1925. While the precise number is difficult to determine, at least 20 beach cottages remain in La Jolla at the present time. The 1271 Cave Street residence were never listed in the official inventories of such cottages. However, it was identified by Randolph and was built during the middle of beach cottage development.

The beach cottage in La Jolla served as the community's earliest architectural style because the style lent itself ideally to the nature oriented landscape and the stylistic elements of wide porches and windows captured the ocean views and open vistas of the pristine La Jolla landscape. La Jolla's reputation as a tourist spot and summer or winter vacation spot began early in the twentieth century. The beach cottage style was ideal for use as a summer retreat. Small in scale, simple, with small kitchens and an open floor plan, the bungalow was designed for easy living. The wide

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

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

The 1271 Cave Street residence does not display an abundance of La Jolla beach cottage characteristics. Overall, the building is one-story in height with a varied roof plan, largely due to the five additions built on the home over time. What was once a simple floor plan has developed into a much larger plan. While the building displays such commonly accepted La Jolla beach cottage features as a small, one-story form; low-pitched original roof section; front stoop; partial wood shingle exterior; and a simple living room and small kitchen, the home lacks a number of other, important characteristics indicative of the La Jolla beach cottage, such as original exposed roof rafters; a focus on a garden (no longer in existence); intact wood shingle exterior; original brick chimney; a front porch; and built-in interior elements. What few original windows remain are wood, double-hung, built lack the multiple lights in the upper window. Overall, the building has been substantially modified and altered over the years, such that the structure no longer possesses a sufficient degree of original integrity (see discussion below). Further, the overall setting in and around the residence has been substantially compromised by the construction of newer, much larger single, multi-family, and commercial development over the years. The

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neighborhood feeling of small-scale Craftsman beach cottage construction dating to the 1910s no longer exists. Moreover, the building was never documented or considered an important Craftsman beach cottage to the La Jolla community, as evidenced in the fact that it was never included in any historic resource inventory or survey. The fact that it was identified by Randolph as a beach cottage is of little consequence in light of the substantial modifications and alterations the building has sustained over the years. As a structure which was built during the middle of La Jolla Craftsman beach cottage development, it reveals very little about building practices in the community during the 1910s. Therefore, the property does not qualify under HRB Criterion A (Community Development) in the context of La Jolla beach cottage development.

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

No historical evidence was found which would suggest that the 1271 Cave Street residence was ever associated with any persons or events significant in local, state, or national history. None of the persons identified with the property performed any activities, achievements or contributions which were demonstrably important within the City, state, or nation. Consequently, the property does not qualify under HRB Criterion B (Historic Person).

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

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

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances, where it has not been determined what physical features a property must possess in order for it to reflect the significance

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of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

The 1271 Cave Street residence was constructed as a simple, Craftsman style single-family residence c.1911. In its current appearance, the building is not considered to be a representative example of the Craftsman architectural style, and is not regarded as a valuable example of the use of indigenous materials or craftsmanship. In this regard, the building does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction.

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

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are

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distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 1271 Cave Street residence features several physical characteristics which support a Craftsman classification. These elements include its low-pitched, front-gabled roof with eave overhang, original wood shingle siding; projecting bay window section along the southwest elevation; and some original, wood double-hung windows. However, aside from these characteristics, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks original asymmetrical facades (the building was originally built as a square-shape, symmetrical dwelling); triangular knee braces; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. While the building has a small, front entry area, this section of the home is little more than a front stoop, rather than fully-defined front porch, and lacks porch columns (an important and distinctive feature of Craftsman architecture). Further, the home has been substantially modified and altered by the construction of five (5) shed and gable additions along the north; south; and portion of the south elevations, as well as the introduction of non-original vertical board siding and non-original window varieties. In addition, the fireplace/chimney at the front of the home is not original, and an outside patio room (which once existed as late as 1976) is no longer in existence. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the building and the construction quality is poor, the structure is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A "master" is defined as "a figure of generally recognized greatness in a field." Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research did not ascertain the identity or identities of the architect, designer, or builder responsible for the design/construction of the 1271 Cave Street residence. The building does not display any unique or "signature" elements which would suggest that it could be considered a "notable" example of the work of a "master." Consequently, the building does not represent the

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notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The property does not qualify under HRB Criterion D (Notable Work of a Master).

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

The 1271 Cave Street residence is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the building has not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The property does not qualify under HRB Criterion E (National or California Register Eligible).

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

No historic district exists within San Diego's La Jolla community and the 1271 Cave Street residence has never been deemed a contributor to any potential historic district. As a result, the property does not qualify as a contributor to any established or proposed historic district. Further, the property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The property does not qualify under HRB Criterion F (Historic District).

Integrity Evaluation

In addition to determining the significance of a property under HRB criteria, a property must possess integrity. Integrity is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their

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historical significance. The HRB recognizes seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the HRB Designation Guidelines as “the place where a resource was constructed or where an event occurred.”

The 1271 Cave Street residence was completed in c.1911 and has remained in its original location throughout its existence. As such, the property retains its location element for integrity purposes.

Design

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

The 1271 Cave Street residence has been substantially altered and modified over the years. The original form, plan, space, structure, and style of the property has been completely changed and compromised. Documented changes to the building include the construction of a fireplace/chimney along the main (west) elevation (1943); the construction of a gable addition along entire side (north) elevation (c.1947 or post-1949); the construction of a shed addition built along northeast elevation (post-1949); the construction of a shed addition along southeast elevation (post-1949); the construction of a gable addition along southeast elevation (post-1949); the construction of a shed addition built along entire side (south) elevation (c.1947 or post-1949); re-roofing improvements (1936, 1939, and 1943); plastering, location unknown (1936); and the removal of an “outside patio room,” location unknown (post-1976). Consequently, the property does not retain its design element for integrity purposes.

Setting

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

The 1271 Cave Street residence has been sited on the same lot since its original construction in c.1911. Inspection of the surrounding residential neighborhood today indicates the presence of very few original single-family homes. Many of the original homes which once existed in the nearby area have been removed while others have been substantially remodeled and altered.

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Structures located on properties immediately adjacent, or in close proximity to the residence are either new or have been substantially remodeled. The substantial change to the overall physical environment of the area has resulted in an adverse impact to the original setting such that the property has not retained its setting elements for integrity purposes.

Materials

Materials are defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The majority of materials which have gone into the construction of the 1271 Cave Street residence are not original. As such, the property does not retain its materials element for integrity purposes.

Workmanship

Workmanship is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the workmanship that has gone into the construction of the 1271 Cave Street residence is not original. Thus, the property does not retain its workmanship element for integrity purposes.

Feeling

Feeling is defined by the HRB Designation Guidelines as relying "on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place."

In its current condition, the 1271 Cave Street residence does not impart and/or evoke an aesthetic sense of early 1910s Craftsman and/or La Jolla beach cottage construction. This is largely due to the substantially modifications and alterations the building has sustained over time. As a result, the property does not retain its feeling element for integrity purposes.

Association

Association is defined by the HRB Designation Guidelines as "directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property's historic character."

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The 1271 Cave Street residence is not directly linked to any important historic events or persons. As a result, the property does not possess, nor has it ever possessed, an associative element for integrity purposes.

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San Diego County Assessor's Office, Residential Building Record.

San Diego Historical Center Research and Photographic Archives.

San Diego Union, November 16, 1913; March 5, 1936; March 11, 1936; November 4, 1939; May 27, 1943; May 14, 1943; October 3, 1976.

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Schaelchlin, Patricia A., *La Jolla The Story of a Community*, The Friends of the La Jolla Library, La Jolla, Second Printing, 1999.

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

Primary #
HRI #
Trinomial

Page 27 of 27 *Resource Name or # (Assigned by recorder) 1271 Cave Street

*Recorded by Scott A. Moomjian, Esq. Date October 2016

☒ Continuation ☐ Update

Security Title Insurance Company, *Security Title's Subdivision Handbook*, San Diego, Security Title Insurance Company, 1956.

United States Department of the Interior, National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, Revised 1991.

University of San Diego, *San Diego Architects 1868-1939*, San Diego, University of San Diego, Department of History, Graduate Division, Second Edition, Spring 1991.

White, Norval, *The Architecture Book*, New York, Alfred A. Knopf, First Edition, 1976.

www.historicaerials.com, 1271 Cave Street, La Jolla, California.

Attachment A

Building Development Information

-
- A.1 – Assessor's Building Record
 - A.2 – Notice of Completion
 - A.3 – Water/Sewer Records
 - A.4 – Building/Construction Permits
 - A.5 – Site Plan with Footprint Showing Additions
 - A.6 – County Lot and Block Book Page
 - A.7 – Previous Survey Forms

ATTACHMENT A.1
ASSESSOR'S BUILDING RECORDS

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL					
4.0 + 10		Light	Frame	Stucco on	Flat Pitch	X Wiring	X Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
ARCHITECTURE		Sub-Standard	" " "	" " "	X Gable	K.T.	Conduit	Forced	B I 2	Material	Grade	Walls	Ceilings
		Standard	Sheathing	Siding "x"	Hip	B.X.	Cable	Gravity	All	X	HWD	A	PLY br.
Stories		Above-Standard	Concrete Block		Shed	Fixtures		Wall Unit	Ent Hall				
TYPE		Special	B & B. T & G.		Cut Up	X Few	Cheap	X PP	Living	1			
USE		Design	Brick	X Shingle	Dormers	Avg.	X Med.	Floor Unit	Dining				
FOUNDATION		Adobe	Shake	Raft. "x"	Many	Special	Zone Unit	Control	Bed E	2			
X Single	X Concrete	X Floor Joist	B & B. T & G.	Gutters	PLUMBING				Bed				
Double	Reinforced	X 1st "x"			Shingle	Poor	X Std.	Spac					
Duplex	Brick	2nd "x"	Brick Veneer	Shake	Tile			Oil Burner					
Apartment	X Wood	Sub-Floor	Stone	Tile	Sink								
Flat-Court	X Piers	Concrete Floor	WINDOWS	D.H. X Casement	Tile Trim	Laundry	M-B.T.U.						
Motel			Insulated Ceilings	Metal Sash	X Compo. S.R.K.	Water Htr. Auto.	X Fireplace	Kitchen	1				
			Insulated Walls	X Screens	Compo. Shingle	Water-Softner		Drain Bd.	Material: m	Lgth:	Ft.	Splash: m	

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)						BATH DETAIL														
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Cupbd	Space Closet	Work- mshp	Fl.	No.	FINISH		FIXTURES		SHOWER						
																			Floors	Walls	Wc.	Lo.	Tub	Type	Grade	St.	Dr.	G.D.	Finish
N.P.	RES.	Built	1964	1910	1964	54	11	R55	38									1	1							X		T	
N.P.	GAR	Built	1936		1972	62	11	R60	32																				
47254	RES. ADD	800	12-23-47																										

COMPUTATION																	
Appraiser & Date		8-7-63		1972													
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Reg.	969	6.60	5999	880	7999												
F.P.			400		440												
SPRINKL. system			150														
GAR.	288	320	922	385	1109												
Shed	60	190	114		114												
VD. IMPS.			350		350												
TOTAL			7935		10012												
NORMAL % GOOD			38		32												
R.C.L.N.D			3015		3204												

ATTACHMENT A.2

NOTICE OF COMPLETION

NOT RECORDED/NOT AVAILABLE

ATTACHMENT A.3

WATER & SEWER CONNECTION RECORDS

NOT AVAILABLE

ATTACHMENT A.4

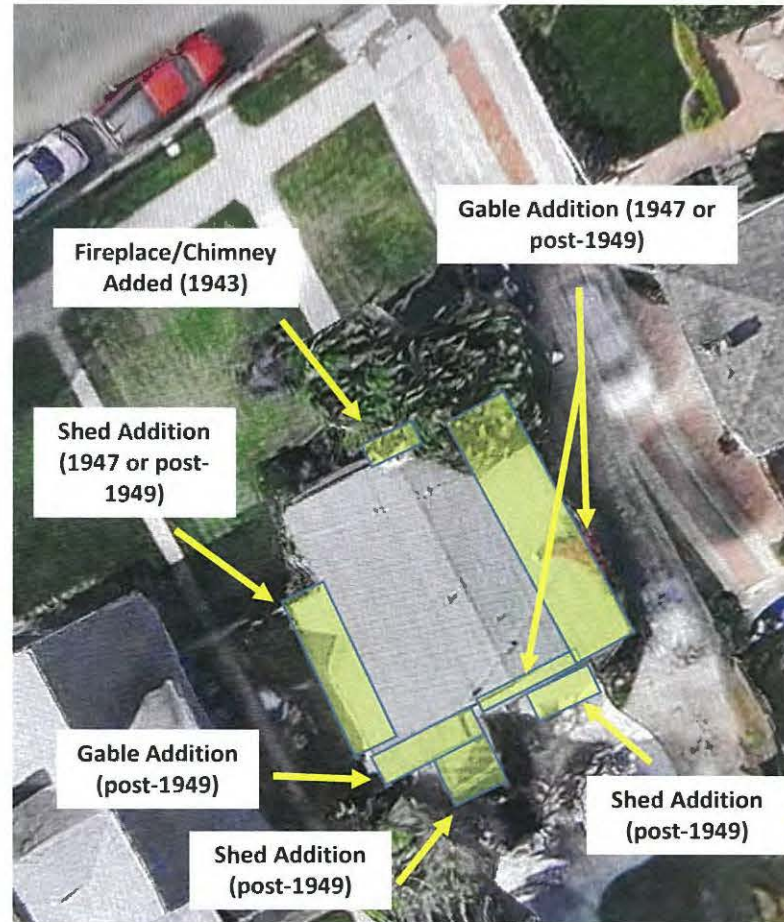
BUILDING/CONSTRUCTION PERMITS

NOT AVAILABLE

ATTACHMENT A.5

SITE PLAN WITH FOOTPRINT SHOWING ADDITIONS

1271 Cave Street Site Plan With Footprint Showing Additions



ATTACHMENT A.6

COUNTY LOT AND BLOCK BOOK PAGE

THE SAN DIEGO COUNTY ASSESSOR LOT BLOCK
BOOK PAGE SHOWS THE FIRST YEAR WITH
ASSESSED IMPROVEMENTS AS BEING 1912.

ATTACHMENT A.7

PROPERTY NOT INCLUDED WITHIN ANY HISTORIC RESOURCE SURVEY OR
HISTORIC RESOURCE INVENTORY

ATTACHMENT B.1

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

Property Detail Report

1271 Cave St, La Jolla, CA 92037

APN: 350-110-11-00

San Diego County Data as of: 07/22/2016

Owner Information

Owner Name: Roboubi Babak / Keramati Marjan
Vesting: Husband And Wife / Community Property
Mailing Address: 7305 Helmsdale Rd, Bethesda, MD 20817

Location Information

Legal Description: Lot 27 Blk 51 Tr 352
APN: 350-110-11-00
Munic / Twnshp: La Jolla Park
Subdivision: La Jolla Park
Alternate APN:
Twnshp-Rng-Sec:
Tract #: 352
County: San Diego, CA
Census Tract / Block: 008200 / 3008
Legal Lot / Block: 27 / 51
Legal Book / Page: 350 / 11

Last Market Sale

Sale / Rec Date: 07/13/1994 / 08/10/1994
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Emc Mortgage Corp
Lender:
Title Company: Fidelity National Title
Sale Price / Type: \$345,000 / Full Value
Price / Sq. Ft.: \$380
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Transfer Doc #: 1994.487220
Deed Type:
New Construction:
1st Mtg Doc #: N/A

Prior Sale Information

Sale / Rec Date: 08/01/1990 / 08/29/1990
1st Mtg Amt / Type: \$423,700 / Conventional
Prior Lender: Home Savings Of America
Sale Price / Type: \$565,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type:
Prior Doc #: 1990.473062

Property Characteristics

Gross Living Area: 909 Sq. Ft.
Living Area: 909 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area:
Style: Bungalow
Foundation:
Quality:
Condition:
Total Rooms:
Bedrooms: 2
Baths (F / H): 1 /
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff: 1910 / 2010
Stories:
Parking Type: Garage/Carport
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: SFR
State Use:
County Use: 1 Family Residence
Acres: 0.1722
Site Influence:
Zoning: R2
Lot Area: 7,501 Sq. Ft.
Lot Width / Depth:
Usable Lot:
of Buildings: 1
Water Type:
Sewer Type:
Res / Comm Units: 1 /

Tax Information

Assessed Year: 2015
Tax Year: 2015
Tax Area: 08001
Property Tax: \$5,692.86
Exemption:
Assessed Value: \$482,157
Land Value: \$447,228
Improvement Value: \$34,929
Improved %: 7.24%
Total Taxable Value: \$482,157
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:
Delinquent Year:

JM
11-20-75

MAP 352-LA JOLLA PARK
ROS 16496

1" = 100'

3/23/2012 CS

[illegible]

1* 760-228-63
2* 760-228-91

Attachment B

Ownership and Occupant Information

B.1 – Chain of Title

B.2 – Directory Search of Occupants

B.3 – Deed from the Date of Construction

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

Chain of Title Report

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

CTS Reference No.: 0716523

Title Search Through: August 18, 2016

Property Address: 1271 Cave Street
La Jolla, CA 92037

Assessor's Parcel No.: 350-110-11-00

Assessed Value: \$482,157

Exemption: None

Use: Property Characteristics
SFR

Improvements: 909 square feet

Short Legal Description

LOT 27, BLOCK 51 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MARCH 22, 1887.

Chain of Title
(June 1, 1911 through August 18, 2016)

1. Grant Deed

Grantor: Mary E. Ritter
Grantee: Sarah A. Tomlinson
Recorded: June 1, 1911, #951, Deed Book 523, Page 76

2. Grant Deed

Grantor: Sarah A. Tomlinson
Grantee: Frances E. Tomlinson
Recorded: June 26, 1911, #2687, Deed Book 513, Page 482

3. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1912.

4. Grant Deed

Grantor: Frances E. Tomlinson
Grantee: Samuel H. Barrett, Mary V. Barrett and Henry C. Barrett
Recorded: May 5, 1920, #11919, Deed Book 806, Page 376

5. Grant Deed

Grantor: Samuel H. Barrett
Grantee: Mary V. Barrett
Recorded: November 28, 1923, #44346, Deed Book 976, Page 234

6. Grant Deed

Grantor: Henry C. Barrett
Grantee: M. Virginia Barrett and Jane N. Barrett
Recorded: November 28, 1923, #44347, Deed Book 976, Page 235

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

7. Grant Deed

Grantor: Mary V. Barrett, S. H. Barrett, M. Virginia Barrett and Jane N. Barrett
Grantee: Eleanore McG. Mills
Recorded: April 17, 1924, #17512, Deed Book 1006, Page 123

8. Grant Deed

Grantor: Eleanore McG. Mills
Grantee: J. M. Mackintosh
Recorded: June 17, 1935, #29058, Book 415, Page 24

9. Grant Deed

Grantor: J. M. Mackintosh and Grace G. Mackintosh
Grantee: Catherine Jane Bourne
Recorded: September 21, 1942, #58492, Book 1397, Page 424

10. Grant Deed

Grantor: J. M. Mackintosh and Grace G. Mackintosh
Grantee: Nena K. Elliott
Recorded: April 17, 1943, #21488, Book 1482, Page 340

11. Grant Deed

Grantor: Nena K. Elliott
Grantee: Gertrude McKelvey Jones
Recorded: September 24, 1953, #130232, Book 4996, Page 141

12. Order Confirming Sale of Real and Personal Property as a Unit

Estate of: Gertrude M. Jones
Confirmed to: Paula Abrahamson
Recorded: December 29, 1976, Records File No. 76-437516

13. Deed to Real Property

Grantor: John Paul Jones, George McKelvey Jones and William Brownlee Jones, es Executors of the Will of Gertrude McKelvey Jones
Grantee: Paula Abrahamson
Recorded: December 29, 1976, Records File No. 76-437517

14. Grant Deed

Grantor: Paula Abrahamson
Grantee: Joseph R. Abrahamson and Paula Abrahamson
Recorded: December 29, 1976, Records File No. 76-437518

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

15. Quitclaim Deed

Grantor: Joseph R. Abrahamson and Paula Abrahamson
Grantee: Joseph R. And Paula M. Abrahamson, as Co-Trustees under the Joseph R. Abrahamson Family Trust Agreement dated May 23, 1985
Recorded: June 3, 1985, Records File No. 85-196060

16. Grant Deed

Grantor: Joseph R. Abrahamson, Trustee under the Joseph R. Abrahamson Family Trust Agreement dated May 23, 1985
Grantee: Cherry Aviation
Recorded: July 16, 1990, Records File No. 90-384204

17. Corporation Grant Deed

Grantor: Cherry Aviation
Grantee: June Sekito
Recorded: August 29, 1990, Records File No. 90-473062

18. Grant Deed

Grantor: June Sekito
Grantee: Coastal Religious Science Church of La Jolla
Recorded: March 11, 1992, Records File No. 1992-0132202

19. Grant Deed

Grantor: Coastal Religious Science Church of La Jolla
Grantee: June Sekito
Recorded: February 11, 1994, Records File No. 1994-0097306

20. Trustee's Deed

Grantor: Serrano Reconveyance Company
Grantee: EMC Mortgage Corporation
Recorded: March 24, 1994, Records File No. 1994-0196348

21. Grant Deed

Grantor: EMC Mortgage Corporation
Grantee: Ali Akbar Roboubi and Nassere A. Roboubi
Recorded: August 10, 1994, Records File No. 1994-0487220

22. Affidavit Death of Joint Tenant

Decedent: Aliakbar Roboubi, aka Ali Akbar Roboubi
Recorded: April 2, 2001, Records File No. 2001-0194566

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

23. Quitclaim Deed

Grantor: Nassereh A. Roboubi, who took title as Nassereh A. Roboubi
Grantee: Nassereh A. Roboubi, Trustee of the Nassereh A. Roboubi
Living Trust dated March 28, 2001
Recorded: April 2, 2001, Records File No. 2001-0194579

24. Quitclaim Deed

Grantor: Nassereh A. Roboubi, Trustee of the Nassereh A. Roboubi
Living Trust dated March 28, 2001
Grantee: Nassereh A. Roboubi
Recorded: December 20, 2012, Records File No. 2012-0803160

25. Quitclaim Deed

Grantor: Nassereh A. Roboubi
Grantee: Babak Roboubi, 53% interest
Recorded: December 20, 2012, Records File No. 2012-0803161

26. Quitclaim Deed

Grantor: Nassereh A. Roboubi
Grantee: Babak Roboubi, 47% interest
Recorded: December 20, 2012, Records File No. 2012-0803162

27. Interspousal Deed

Grantor: Babak Roboubi
Grantee: Babak Roboubi and Marjan Keramati
Recorded: May 13, 2014, Records File No. 2014-0194631

– End of Report –

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

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

ATTACHMENT B.2

SAN DIEGO CITY DIRECTORY SEARCH OF OCCUPANTS

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
1271 CAVE STREET, LA JOLLA, CALIFORNIA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes, If Listed</u>
1910-1926	No Listings ¹	
1927	Vacant	
1928	No Listing	
1929-1931	Vacant	
1932-1934	Eric A. Palmer Clara E. Palmer	Mechanic, W.E. Zader
1935-1940	Vacant	
1941	Mary B. Abbott ²	
1942	Mary B. Abbott S.W. Southard	
1943-1952	Nena K. Elliott	
1953-1976	Gertrude M. Jones	Widow, George C. Jones
1977-1984	La Jolla Bridge Social Club	
1985-1989	No Listings	
1990	No Directory Available	
1991	Frank A. McCauley Linda A. McCauley	
1992-1999	No Listings	
2000-2001	Ali Roboubi	

¹ San Diego City Directories list Sarah A. Tomlinson (widow of Joseph), and Frances E. Tomlinson as residing in La Jolla (location not identified) between 1910-1911. In 1913, the women are listed as both residing at "4531" Eads Avenue, and in 1914, at "7831" Eads Avenue. Subsequently, from 1915-1920, Frances Tomlinson is listed as living at 7831 Eads Avenue, and Sarah Tomlinson is no longer listed. Therefore, there is no direct historical evidence to indicate that either Sarah or Frances Tomlinson ever resided at the 1271 Cave Street property.

² While Abbott is listed as the "owner" of the property during this year, chain of title information indicates that she never owned the property.

2002-2004	No Listings
2005-2011	Marybeth Barcus
2012	Marybeth Barcus Ellyn Morrow Ellyn Quiggle
2013	Marybeth Barcus Frank McCauley Babak Roboubi
2014-2016	Marybeth Barcus Babak Roboubi

ATTACHMENT B.3

DEED FROM THE DATE OF CONSTRUCTION

Photographed By M. DULAC, Deputy Recorder

Sarah A. Tomlinson
Frances E. Tomlinson

Sarah A. Tomlinson

For and in consideration of the sum of *Five Dollars*
Do hereby Grant to

Frances E. Tomlinson

All that Real Property Situated in

La Jolla Park

County of San Diego,

State of California, bounded and described as follows:

*Lot Number Twenty Seven (27) in Block Number
Fifty-One (51) of La Jolla Park according to the official
map thereof and is filed in the office of the Recorder of said
San Diego County.*

To Have and to Hold the above granted and described premises, unto the said Grantee *Her*
heirs and assigns forever,

Witness My hand and seal this *24th*
Signed and executed in presence of

day of *June* 1911
Sarah A. Tomlinson (SEAL)
(SEAL)
(SEAL)

STATE OF CALIFORNIA,
County of *San Diego*

On this *24th* day of *June*
before me, *Walter S. Lieber*
duly commissioned and sworn, personally appeared

A. D. McNamee Hundred and eleven
a Notary Public in and for said County, residing therein,
Sarah A. Tomlinson

known to me to be
the person described in and whose name is subscribed to the within instrument and
executed the same, acknowledged to me that she

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



Walter S. Lieber
Notary Public in and for the County of *San Diego*, State of *California*

Recorded at request of *W. S. Lieber*

June 26 1911 at *57 min past 10 o'clock* a.m.
JOHN H. FERRY, County Recorder.
By *M. C. Crockett* Deputy Recorder.

Fee \$ *70*

DEPUTY COUNTY CLERK

Attachment C

Maps

-
- C.1 – City of San Diego 800 Scale
Engineering Map
 - C.2 – Current and Historical USGS Maps
 - C.3 – Original Subdivision Map
 - C.4 – Sanborn Maps
 - 1886/1887
 - 1906
 - 1921
 - 1940
 - 1950
 - 1956

ATTACHMENT C.1

CITY OF SAN DIEGO

800:1 SCALE ENGINEERING MAP

1683

1685

1687

1689

250

248

246

244

242

E A N

Site Location



1683

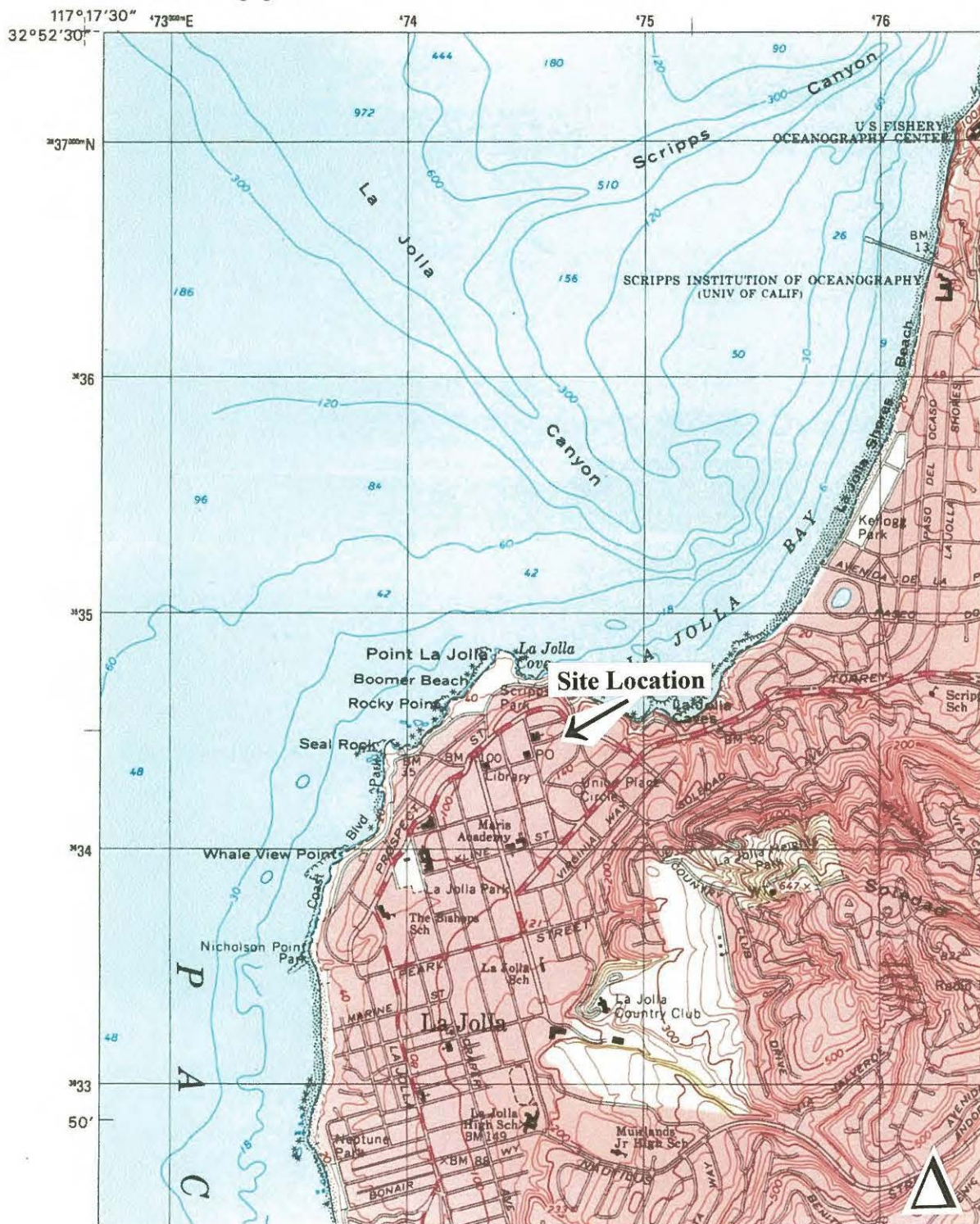
1685

1687

1689

242

ATTACHMENT C.2
U.S.G.S. QUADRANGLE MAP
LA JOLLA



ATTACHMENT C.3
ORIGINAL SUBDIVISION MAP
LA JOLLA PARK

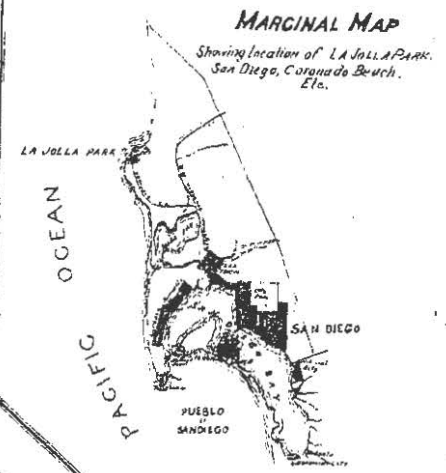
MAP 352

LA JOLLA PARK
SAN DIEGO CO.
CALIFORNIA.

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

BOTSFORD & HEALD
PROPRIETORS

*Surveyed Jan. 1887, by
M.C. WHEELER
City Engineer.*



Explanation:

Regular blocks: 500 ft x 300 ft.
Regular lots: 25 ft x 100 ft.
Grand Ave: 100 ft wide.
Other Streets & Avenues: 80 ft wide.
Alleys: 20 ft wide.
Scale: 200 ft. to one inch.

THE PACIFIC COAST LAND BUREAU

R. J. PENNELL
MANAGER & AUCTIONEER.

*Filed, Mar. 22, 1887
C. A. Wright
County Recorder*

*Filed at the Office of the Recorder,
of San Diego County March 22, 1887*

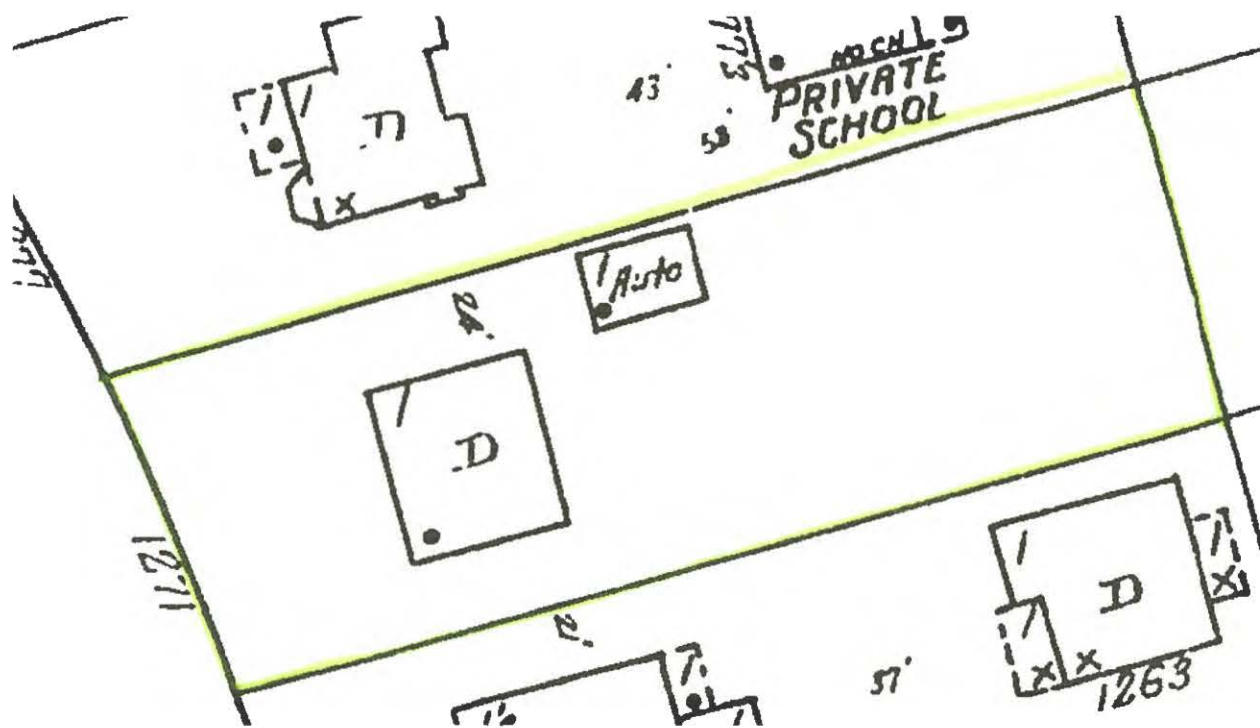
ATTACHMENT C.4

SANBORN FIRE INSURANCE MAPS

OCTOBER 1921, MAY 1926 & JULY 1949

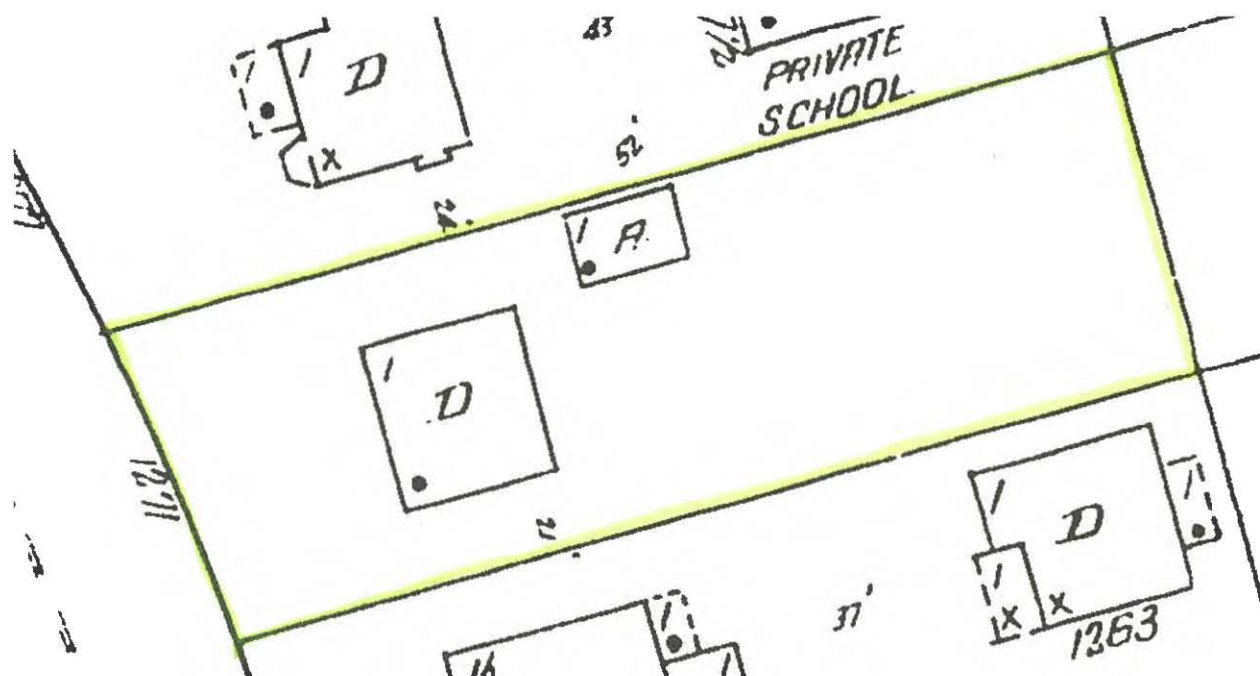
Sanborn Fire Insurance Map

October 1921



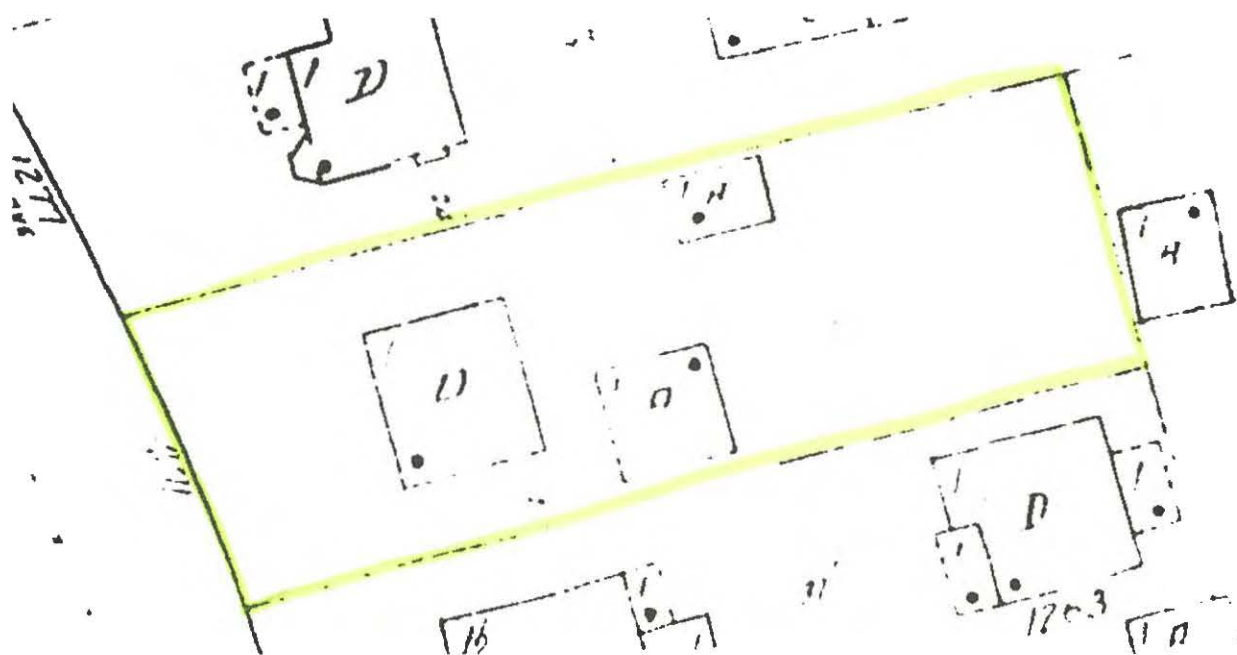
Sanborn Fire Insurance Map

May 1926



Sanborn Fire Insurance Map

July 1949



Attachment D

Photographs

-
- D.1 – Historical Photographs
 - D.2 – Current Photographs

ATTACHMENT D.1
HISTORIC PHOTOGRAPHS
NOT AVAILABLE

ATTACHMENT D.2
CURRENT PHOTOGRAPHS

1271 Cave Street

Photograph #1
West Elevation
View Facing East



Photograph #2
West Elevation; View Facing East
Note Non-Original Chimney (Center)



1271 Cave Street

Photograph #3

West & South Elevations; View Facing Northeast

Note Shed Addition (Right)



Photograph #4

South Elevation; View Facing Northeast

Shed Addition Detail



1271 Cave Street

Photograph #5

South Elevation; View Facing North

Note Original Shingle & Non-Original Vertical Board Exterior



Photograph #6

South Elevation

View Facing West



1271 Cave Street

Photograph #7
West Elevation
View Facing North



Photograph #8
West Elevation; View Facing East
Note Non-Original Vertical Board Exterior & Original Shingle Exterior



1271 Cave Street

Photograph #9

**North Elevation; View Facing Southeast
Note Gable Addition (Entire Façade, Center)**



Photograph #10

**North Elevation; View Facing West
Note Gable Addition (Entire Façade, Center)**



1271 Cave Street

Photograph #11

East Elevation; View Facing South

Note Shed & Gable Additions



Photograph #12

East Elevation; View Facing West

Note 2 Shed Additions & Gable Addition



1271 Cave Street

Photograph #13

East Elevation; View Facing West

Note Shed & Gable Additions



Photograph #14

East Elevation; View Facing South

Note Shed & Gable Additions

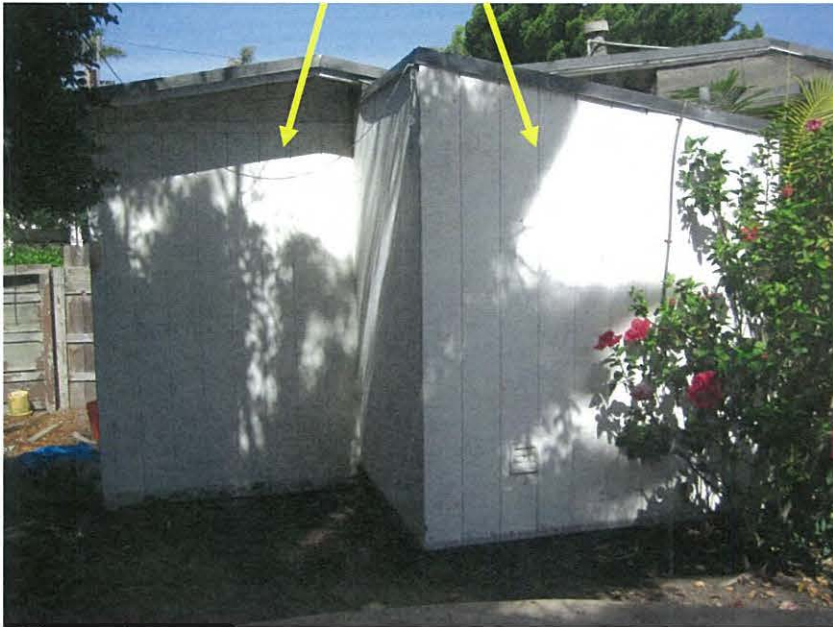


1271 Cave Street

Photograph #15

Southeast Elevation; View Facing West

Note Gable & Shed Additions



Photograph #16

Southeast Elevation; View Facing North

Shed Addition Detail



Attachment E

HRB Criteria

Supplemental Documentation

-
- E.1 – Criterion A
 - E.2 – Criterion B
 - E.3 – Criterion C
 - E.4 – Criterion D
 - E.5 – Criterion E
 - E.6 – Criterion F

ATTACHMENT E.1-E.6

SUPPLEMENTAL DOCUMENTATION

San Diego Union article

Date: Thursday, March 5, 1936 Paper: San Diego Union (San Diego, California) Page: 12

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ROOFING

Carmier, per Hillcrest Roofing Co., 3204
Herman, 20 sq.; Veterans' Welfare build-
ing, per same, 2922 Felton. 11 sq.; Dingle,
per same, 311 Dewey. 14 sq.

Oliver, per Benton Roof & Paint Co.,
3586 Thirty-second, 10 sq.; Ericson, per
same, 4165 Sachman Place, 10 sq.

Johnson & Eledsoe, per Southwest Roof-
ing Co., 2320 Thor. 16 sq.

Schreiber, per A-1 Roofing Co., 4090
Louisiana and 2235 Polk, 12 sq ea.

Wagner, per Witherow, 4474 Cleveland.
17 sq.; Clayton, per same, 5004 Mansfield
20 sq.

Frank McIntosh, per James J. Kaas,
1271 Cave st., 4 sq.

ELECTRIC

San Diego Union article

Date: Wednesday, March 11, 1936 Paper: San Diego Union (San Diego, California) Page: 20

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JONES. per same, 3300 MYTLE, 20.
 Children's Home, per Adams Ave. Elec.
 Co., 630 So. 36th. 4.

PLASTERING

Cicala, per Torricellas, 2844 India, 500
 sq. yards.

Ohelebeck, per M. George & Son, 4720
 W. Pt. Loma blvd. 1000 sq. yards.

Roscoe Muns, per Perlatti & McWhirter.
 4126 Highland. 225 sq. yards.

McIntosh, per H. B. Okey, 1271 Cave
 st. 100 sq. yards.

H. W. Shelton, per same, 1550 Torrey
 Pines. 60 sq. yards.

PLUMBING

City

Fred Larson, per J. B. Howell. 109 and

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San Diego Union article

Date: Saturday, November 4, 1939 Paper: San Diego Union (San Diego, California) Page: 19

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EDING

Tisal & King, per McEz. 560 Merlin
dr. (500).

Cummings, per same, 5033 Mansfield
(200).

ROOFING

Widders, per S. D. Roof Co., 4325 Ohio
(10).

King, per Benton, 929 Columbia (100).

Clay, per same, 3636 California (16).

Prentice, per Hillcrest Roof Co., 1335
26th (10).

Draper, per same, 1716 Titus (9).

Vaughn, per same, 1061 Hayes (16).

Hage, per Asbestos Products, 2570 3rd
(12).

Achard, per same, 3776 7th (20).

Leonard, per E. S. D. & Pt. Loma
Roofing Co., 2965 Canyon (15).

Mackintosh, per Winherow, 1271 Cave
(14).

Novotny, per same, 3904 T (16).

Doughty, per Bower & Bell, 5168 Rox-
bury rd. (19).

Burdette, per same, 4619 Santa Cruz
(15).

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ROOFING—CITYHenderson, per S. D. Pioneer Roofers.
2229 Ocean View (14).

Starkey, per self. 3761 Albatross (18).

R. P. Foran, per Moore Roof Co., 643
Fern Glen (12).

J. R. McNough, per same. 1271 Cave (12).

Aloright, per Bower & Bell. 702 9th (45).

Anderson, per Southwest Roof Co., 1820-
22-24-26 Adams (20).

Same. 1836-38-40-42 Adams (20).

Same. 1828-30-32-34 Adams (20).

Dunn, per same. 2004 16th (20).

Dunn, per S. W. Roof Co., 409-421 21st
(20).

Ellis, per same. 4479 Trias (30).

PLUMBING—CITY

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Permits

BUILDING—CITY

Miss Nina Elliott. day work. fireplace.
1271 Cave: \$175.

Hazel Collins. per self. foundations.
2404-2405 Congress: \$400.

Mrs. F. E. Tooney. per self. partition.
402 Date: \$50

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