



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 14, 2021 REPORT NO. HRB-21-002

HEARING DATE: January 28, 2021

SUBJECT: **ITEM #6 – 1025 Coast Boulevard**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Pantai La Jolla LLC represented by Nexus Planning and Research

LOCATION: 1025 Coast Boulevard, La Jolla Community, Council District 1  
APN 350-031-18-00

DESCRIPTION: Consider the designation of the property located at 1025 Coast Boulevard as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 1025 Coast Boulevard under any adopted HRB Criteria.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The subject building is located at the rear of a parcel on the east side of Coast Boulevard. The front of the parcel faces on the ocean, but the building's main entrance faces to the side of the parcel.

The subject property was located within the boundary of the 1977 La Jolla Historical Survey and was identified as "After Thought", based on the name listed in Howard S.F. Randolph's *La Jolla Year by Year*.

### ANALYSIS

A Historical Resource Technical Report was prepared by Jennifer Ayala that concludes that the resource is not significant under any HRB Criteria, and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

The village of La Jolla began in the 1880s during the “boom” period of San Diego’s history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla’s early history as follows: *“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.”*<sup>1</sup>

Beach Cottages were the dominant housing type in La Jolla during this early period through the 1930s. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low-pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots.

The elements of integrity that are most relevant to Criterion A for this building’s historic context are location, setting, association, and feeling. The property retains its integrity of location. It largely retains its integrity of setting because it is still located next to the ocean. Research into the property did not reveal any associations to historic events, activities, or persons. Therefore, integrity of association is not relevant to this property. Modifications to the property (as discussed in detail under Criterion C) have resulted in a loss of integrity of feeling. These modifications are so extensive that the property no longer represents a La Jolla beach cottage, despite retaining its integrity of location and setting. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 1025 Coast Boulevard did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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<sup>1</sup> Patricia Schaechlin, *La Jolla: The Story of a Community 1897-1987* (San Diego: Friends of the La Jolla Library, 1988).

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

The subject property was originally constructed c. 1906 in the Craftsman style. The structure is a small one-story residence clad in unpainted wood shingles. The cross-gable roof is clad in composition shingles and features exposed rafter tails. The windows are metal sliders. The main entrance is located on the southwest (side) elevation and is fronted by a set of four steps. The northwest elevation faces the street and the ocean. It features a shallow cantilevered balcony accessed by fiberglass bi-fold doors and topped by a shed roof. The shed roof features exposed rafter tails, a soffit clad in wood, and two decorative metal brackets. The balcony is enclosed by a low wall clad in wood shingles. Small, built-in triangular planters extend off either side of the balcony.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One-story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Numerous modifications have been made to the property since its c. 1906 date of construction. Between 1973 and 1977, the original wood board-and-batten siding was replaced with the unpainted shingles and the wood windows were replaced with metal sliders. The northwest elevation (facing the ocean) was originally the front elevation. It featured a centered recessed porch front entry. Between 1973 and 1977, the recessed porch was enclosed, and the main entrance was moved to the southwest elevation. Between 1977 and 2008, a gable roof addition was added to the northwest elevation and the balcony was added. Between 1973 and 2008, gable roof additions were also added to the southwest and southeast elevations. These three additions covered over the original hipped roof to create the existing cross-gable roof. The construction of these additions also resulted in the removal of a chimney and the enclosure of a small porch on the southwest elevation. Between 1977 and 2008, the house's structural system was upgraded from single-wall construction to standard wood framing with concrete footings and earthquake connections. Finally, the street-facing terraced gardens and other landscaping were paved over between 1966 and 1980.

Although the property still exhibits features of the Craftsman style, the modifications discussed above significantly impair integrity of design, materials, workmanship and feeling to the extent that the property does not retain integrity as it relates to HRB Criterion C. Therefore, staff does not recommend designation under Criterion C.

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

Research into the construction of the property at 1025 Coast Boulevard failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

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

The property at 1025 Coast Boulevard has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*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.*

The property at 1025 Coast Boulevard is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1025 Coast Boulevard not be designated under any HRB Criteria.



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Senior Planner/ HRB Liaison  
Development Services Department

GT/ss

Attachment(s):

1. Applicant's Historical Report under separate cover