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IS Architecture
5645 La Jolla Boulevard
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City of San Diego Historical Resources Board
1222 First Ave, 5th floor
San Diego, CA 92101

Re: 1025 Coast Boulevard, La Jolla California

Historic Resources Board,

The purpose of this letter is to inform you that IS Architecture independently concludes that the building at 1025 Coast Boulevard is not significant under any City of San Diego HRB Criteria.

The building at 1025 Coast Boulevard, part of the “Sea Cliff” parcel, built by J.B and Mary Mannix in the early 20th century, was constructed as a single-family residence recognized as craftsman bungalow, often significant under the early beach cottage development of La Jolla historical context. However, the structure has undergone numerous, substantial alterations and additions that have degraded five aspects of integrity: design, materials, workmanship, feeling, and association. The location and setting of the resource remain relatively intact. No research indicates that the property is significant under HRB criteria B, D, E or F. The property was evaluated by IS Architecture under A and C. We concur that it is not significant under any criteria.

Under HRB Criterion A, resources must exemplify or reflect a special element of historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, and architectural development. While the resource may have significance under Criterion A as it exemplifies La Jolla’s early beach cottage development, a lack of integrity precludes this eligibility. Under Criterion A, resources should retain strong location, setting, feeling, and association- along with design. 1025 Coast Boulevard retains location and setting, but the changes to the structure have degraded feeling, association, and design. The loss of integrity through the alterations to the home no longer allow the resource to convey any historical significance of early La Jolla development. Further, establishing 1025 Coast Boulevard as a historic resource would create a false sense of history within the historic context. Therefore, the resource is not eligible under Criterion A.

Under HRB Criterion C, resources must embody the distinctive characteristics of a style, type, period or method of construction. The building at 1025 Coast Boulevard was constructed c.1906 in the bungalow/beach cottage style. The period of significance is the date of construction. 1025 Coast Boulevard is not a good representative of the craftsman bungalow style due to the significant changes that have occurred to the resource. Further,

the single-wall construction used originally- potentially significant for method of construction, was reversed post-1970. The residence has undergone numerous, alterations, additions and changes outside of the period of significance. These changes include the reconfiguration of windows and doors, removal of original wood windows, removal of the single-wall construction, removal of original exterior cladding, additions to three elevations including changing the roof form, the front porch was infilled, and a balcony and awning was added.

The change in massing- including the roof form, along with the complete removal of all original windows, doors, and exterior siding, are significant changes that impact the integrity of the resource. The resource no longer conveys enough integrity for significance under Criteria C.

All of the conclusions made in this letter were made after thorough examination of:

- County Assessor Building Records
- Historic Aerial Photography
- 1977 La Jolla Survey- DPR Forms 523A and 523B
- Current Photographs
- 2007 LA Jolla Historic Survey and Context
- Review of CHRID
- 2020 Historic Resources Technical Report on 1025 Coast Boulevard
- A site visit conducted on December 9, 2020

In summary, the property originally included features which displayed the defined historical character of craftsman bungalow style, however the subsequent alterations to the form, materials, and design of the structure have severely lessened the integrity of the property to convey any significance.

Thank you,



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