



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 14, 2021 REPORT NO. HRB-21-003

HEARING DATE: January 28, 2021

SUBJECT: **ITEM #7 – 1021 Coast Boulevard**

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

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

LOCATION: 1021 Coast Boulevard, La Jolla Community, Council District 1
APN 350-031-17-00

DESCRIPTION: Consider the designation of the property located at 1021 Coast Boulevard as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1021 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 on the east side of Coast Boulevard, facing the ocean.

The subject property was located within the boundary of the 1977 La Jolla Historical Survey and was identified as "Sea Cliff", 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.”*¹

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 1021 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.

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 split-level residence clad in unpainted wood shingles. It is three stories tall at the front (northwest) elevation and two stories tall at the rear. Because the building has been converted into multiple

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

units, there are entrance ways on all four elevations; however, the front elevation still functions as the primary façade. The hipped roof is clad with wood shingles and features gable dormers on all four sides and exposed rafter tails. There are two original double-hung wood windows on the southwest elevation, while the remaining windows are fixed and sliding windows made of wood or metal. A shed roof porch spans the entire front elevation at the second-floor level and wraps around to span most of the northeast elevation. The porch roof is clad with composition shingles and is supported by small Tuscan columns on top of a railing. Below the porch, the first floor extends out to be flush with the outer edges of the porch. Three of the dormers on the main roof are wall dormers, while the dormer on northeast elevation extends out onto the porch roof.

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. Around 1930, a two-bay garage was added below the porch on the façade elevation and the terraced garden in front of the building was replaced with a driveway. In 1977, the building was converted to four units. This change was accompanied by numerous exterior modifications. The original wood lap siding was replaced with the unpainted shingles. The ground floor garage was converted to living space. All but two of the windows were replaced with metal and wood windows. The porch roof was reshingled with composition shingles. The building's structural system was upgraded from single-wall construction to standard wood framing with concrete footings and earthquake connections. The porch that wrapped around the east corner was enclosed to create additional entranceways. Between 1978 and 2008, numerous additional modifications occurred. The west half of the front porch, which was originally enclosed, was opened. The original porch railing and columns were replaced with the existing Tuscan columns and partially shingle-clad railing. Porch entryways were added to the two side elevations. All doors were converted to Fiberglass faux paneled doors. Finally, the Assessor's Building Record notes that additional square footage was added to the top floor. This occurred at an unknown date. The Historical Resource Technical Report states that this additional square footage may have come from the enclosure of the dormer on the northeast elevation that extends out onto the porch roof, which may have originally been a sleeping porch.

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 1021 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 1021 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 1021 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 1021 Coast Boulevard not be designated under any HRB Criteria.



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Associate Planner



Anna McPherson
Program Manager
Development Services Department

GT/am

Attachment(s):

1. Applicant's Historical Report under separate cover