

January 5, 2021

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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: 1021 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 1021 Coast Boulevard is not significant under any City of San Diego HRB Criteria.

The building at 1021 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 once have been significant under Criterion A as exemplifying 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. 1021 Coast Boulevard retains location and setting, but the changes to the structure have degraded feeling, association, and design. 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 1021 Coast Boulevard was constructed c.1906 in the bungalow/beach cottage style. The period of significance is the date of construction. 1021 Coast Boulevard is not a good representative of the craftsman bungalow style. Beyond this, although originally constructed using single-wall construction methods, this was altered in the 1970s and no longer retains that significance for method of construction. The residence has subsequently undergone significant changes outside of the

period of significance. These changes include the addition of a garage underneath the home, removal of original wood windows, the removal of the single-wall construction, the removal of original exterior siding, and the addition of the round colonial revival columns on the front porch. A sleeping porch on the northwest elevation was enclosed, and a wooden porch added. These changes all impact the materials, design, and overall massing of the home. The residence no longer retains enough of the original character-defining features of the style to be deemed eligible under Criterion 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 1021 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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