

City of San Diego Coastal Development Permit Submission

7248 Encelia Drive
La Jolla, CA 92037

APN: 352-262-14-00
Parcel 1 of Parcel Map 13064

Historical Resources Information (3.0)

Potential Historical Review

Prepared by: Education Lab Architects, LLC

Date: December 6, 2018

Education Lab Architects, LLC

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RESIDENTIAL BUILDING RECORD

ADDRESS 7246 ENCINIA

PARCEL 352-26-2-14

SHEET 1 OF 2 SHEET

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL							
D.B. 5+8 ARCHITECTURE SPANISH H. 2 Stories TYPE Use Design	Light	Sub-Standard	X Frame	X Stucco on	Flat 4/12	X Wiring	X Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH	
	Standard	Standard	Sheathing	Siding "x"	Hip 4/12	K.T. Conduit	X Forced	Clean'g	B	1	2	Material	Grade	Walls	Ceilings
	X Above-Standard	Concrete Block			Shed 4/12	B.X. Cable	Gravity	Humid.	All	X	X	Fluor	A	S.3 HUDD	DL
	Special	B.&B. T.&G.			Cut Up	Few Cheap			Ent. Hall						
FOUNDATION	Brick	Shingle	Dormers	X Avg. X Med.	Floor Unit			Living							
Adobe	Shake	Raft. "x"	Many	Special	Zone Unit			Dining							BEAM-PI
X Single	X Concrete	X Floor Joist:	B.&B. T.&G.	Gutters		X Central		Bed							UD PAL
Double	Reinforced	1st: "x"			PLUMBING				Bed						
Duplex	Brick	2nd: "x"		Shingle	Poor	X Sh. Spec		Bed							
Apartment	Wood	X Sub-Floor		Shake			Oil Burner	Bed							
Flat-Court	Piers	Concrete Floor	WINDOWS	X Tile	X Sink			Bed							
Motel			D.H. X Casement	Tile Trim	X Laundry		M-B.T.U.	Bed							
		Insulated Ceilings	Metal Sash	Compo.	X Water Htr. Auto.	X Fireplace		Kitchen							
		Insulated Walls	X Screens	Compo. Shingle	Water-Softner										

CONSTRUCTION RECORD

Permit			EFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)					BATH, DETAIL										
No.	For	Amount			Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan.	Con- form	Storage Space	Work- m'ns'p	Fl. No.	FINISH	FIXTURES	SHOWER					
																Floors	Walls	Wc. Lo. Tub	Type	Grade	St. Q.T. & D.	Finls	
	D.G.		1928	1964	36	27	R60	57	A	A	A	G	A-A	A	1 1/2	HUDD	PL	1/1	ORIG	A			
	REMOD		1939	1969	41	24	R60	51	G	A	-	A	-	A	2	T.	T. Wncet	1/1	ORIG	G	X	X	
E-61922	C. G. Y. R. P. 500	7-6-69	1941	1993	44	21	R60	48	G	G		G		G	2	T.	T. Wncet	1/1	ORIG	G	X	X	
SP10006201	Pool, Spa	12807	11-14-91	1941	1993										1	3/4	94 Ti	1/1	M		X	X	
SP10006202	Ret. walls	9438	11-14-91	80	95																		
SP20000196	Add. G. Remod.	91522	1-17-92																				
SP20001246	Add	2482	3-23-92	1993	101	118	18154	ASD															
SP20001246	Add	2482	3-23-92	1993	101	118	18154	ASD															
SP20001246	Add	2482	3-23-92	1993	101	118	18154	ASD															

SPECIAL FEATURES

Book Cases	X	Built in Rerrig.	Venetian Blinds
Shutters	X	" " Oven & Plate	X W. L. Closets
Vent Fan	X	" " Dishwasher	

COMPUTATION

Appraiser & Date		G. Davis 4/2/63		1969		Unit 3-15-70		1972		Unit 3-15-70		Unit 3-15-70		Unit 3-15-70		Unit 3-15-70	
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
D 1st FL	2104	11.40	26090	15.00	31560		31560	1626	34085								
D 2nd FL	1189	10.70	12722	13.30	15814		15814	1620	19262								
F.P.			800		800		800		880								
AC.			950		950		950		1040								
C.F.P.	128	4.00	512		512		512		512								
GAR CONVI	528	3.10	1637	4.40	2323	7.00	3696		3696								
CONV FLAT	500	40	200		200		200	50	250								
YD IMPRS.		S.V.	1000		1000		1000		1000								
TOTAL			43911		53159		54534		60725								
NORMAL % GOOD			57		51		51		48								
R.C.L.N.D			25029		27111		27811		29148								

ADDRESS 7248 ENCELIA

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL									
C		Light		X	Frame	X	Stucco on	Flat	Pitch	X	Wiring	X	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
D.B.5+8		Sub-Standard			" x " - "			X	Gable 4/4		K.T.	Conduit	X	Forced	Clean'g	B	1	2	Material	Grade		Walls	Ceilings
ARCHITECTURE		Standard			Sheathing		Siding " x "		Hip 4/4		B.X.	Cable		Gravity	Humid.	All	X	X	Flt.	A	S 3/4 HWD	DL	
SPANISH H.		X	Above-Standard		Concrete Block				Shed 4/4		Fixtures			Wall Unit									
2 Stories		Special			B.&B.	T.&G.			Cut Up		Few	Cheap				Ent. Hall	1						
TYPE					Brick		Shingle		Dormers	X	Avg.	X	Med.		Floor Unit								BEAM-PI
Use	Design	FOUNDATION			Adobe		Shake		Raft. " x " - "		Many	Special		Zone Unit		Dining							WD PAL
X	Single	X	X	Concrete	X	Floor Joist:	B. & B.	T. & G.	Gutters				X	Central "		Study '95	1						
	Double			Reinforced	X	1 st : " x " - "					PLUMBING					Bed '94	1						
	Duplex			Brick	X	2 nd : " x " - "	Brick		Shingle		Poor	X	Std.	Spec		Bed	1	3/8					
	Apartment			Wood	X	Sub-Floor	Stone		Shake					Oil Burner		Laundry '94	1						
	Flat-Court			Piers		Concrete Floor	WINDOWS	X	Tile	X	Sink					Book '96	1		Ti				
	Motel					D.H. X Casement	Tile-Trim		X	Laundry			M-B.T.U.			11/11/94	1		Li	A			
						Insulated Ceilings	Metal Sash		Compo;	X	Water Hti.-Auto.	X	Fireplace			Kitchen	1		Li	A			
	Units	Light	Heavy		Insulated Walls	X	Screens		Compo. Shingle		Water- Softner					Drain Bd.	Material:	T. 11/11/94	Lgth:	10 Ft.	Splash:		

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)							BATH, DETAIL												
Permit No. For		Amount	Date			Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Cupbd	Space Closet	Work- mshp	Fl.	No.	FINISH Floors Walls		FIXTURES Wc.La.Tub Type Grade				SHOWER St.Qt.G.D. Finis				
	D/G		1928	1928	1964	36	27	R60	57	A	A	A	G	A	A	A	1	1/2	HWDD	PK	1	1	ORIG	A					
	REMOD		1939		1969	41	24	R60	51	G	A	-	A	-	-	A	2	1	T.	T. Wnct	1	1	ORIG	G	X				
E-61922	C. G. & S. P. 2nd Fl. Rem.	1500	7-15-69		1972	44	21	R60	48	G	G		G			G	2	1	T.	T. Wnct	1	1	ORIG	G	X	X	X		
D10006201	Pool Spa	12807	11-14-91	1941	1993												1	3 1/4	94 Ti										
D10006202	Ret. walls	9438	11-14-91	20	95																								
2000196	Add for Remod.	91522	1-17-92																										
2000246	Add	2482	3-23-92																										
2000246	Add	715	6-10-91	1980	1980																								
															SPECIAL FEATURES														
															Book Cases	x	Built in Rerrig.				Venetian Blinds								
															Shutters	x	" " Oven & Plate				X	W.I. Closets '9							
															Vent Fan	x	" " Dishwasher												

Appraiser & Date		G. Davis 4/22/69		1969		Units 3-16-70		1972		92 FMA							
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
D 1st FL	2104	12.40	26090.	15.00	31560		31560	1626	34085								
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F.P.			800		800		800		880								
AC.			950		950		950		1040								
C.E.P.	128	4.00	512		512		512		512								
GAR CONVL.	528	3.10	1637	4.40	2323	7.00	3696		3696								
CONC FLAT	0500	40	200		200		200	50	250								
YD IMPS.		S.V.	1000		1000		1000		1000								
192700																	
TOTAL			43911		53159		54532		60725								
NORMAL % GOOD			57.		51	WH	51		48								
R.C.L.N.D			25029		27111		27811		29148								

[illegible]

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Site, etc.
G							See Vol 5
BLINDS							1000
94 balcony		132 ϕ				20.00 ^m	2640
94 Granite	1000	500 ϕ					20000
94 mtr ti up		280 ϕ				9.00	2520
94 mtr ti. (L2) CP		500 ϕ				45.00 ^m	22500
00							

1. $22 \times 36 = 792$
 2. $22 \times 36 = 56$
 3. $17 \times 8 = 136$
 4. $16 \times 5 = 80$
 5. $14 \times 8 = 112$
 6. $22 \times 6 = 132$
 7. $34 \times 34 = 816$
 8. $2104 / 253$
 9. $22 \times 1315 = 65$
 10. $22 \times 14 = 308$
 11. $3rd \times 24 = 816$
 12. $1189 / 154$
 13. $528 / 8$
 14. $19413, 82128$

COMPUTATIONS
 BF
 18000003
 12.44
 12.44
 20 x 1 = 20
 23 x 14 = 322
 24 x 8 = 192
 31 x 5 = 155
 17 x 10 = 170
 11 x 11 = 121
 980
 22 x 21 = 462
 17 x 13 = 221
 10.70
 GAR BF
 + Fin Walls
 + Fin Cell
 + T. Roof
 2.30
 + 2.2
 + 2
 + 3
 3.1

Remarks: GY. Conv. has plain concrete deck.
No entry; minor only one home. W/ 3-16-70
1-26-72 SPANISH SPEAKING HANDYMAN, ONLY - AT HOME -
NO ENTRY - HOUSE APPEARS REMODELED W. MORE CHANGES
UNDERWAY.
③ Add, pool, walls drawn from plans 10-2-92. At ④ All in field
at site - drawing adjusted for same.

LV UNIT #

MODEL

ADDRESS

7248 Enclia Drive

PARCEL

207 262-14-05

DESCRIPTION OF BUILDING

[illegible]

[illegible]

REMARKS: ① Permit # E46446 for foundation repair & encasement in stabilization for. No value added for assessment purposes, repair only.
Permit # B71120 was abandoned after some foundation work had been started. Site conditions/soil issues restricted progress and owner abandoned project; permit cancelled with city on 2/28/20. 2/28/20

PAGE 2 of 2

BATH DETAIL												
FINISH						FIXTURES			SHOWER			
FL	No.	Floor	Walls	Wc	La	Tub	Type	Grade	St	OT	GD	Finish
1	3/4	C-+1	044-5"	1	1		m	6	X		X	+1
1	1/4	M9A2		1	1							
1	3/4	C-+1)	1	1				X			C-+1
2	1	C-T1		1	1	1				X		C-T1
2	1 1/2	C-T1		1	2	1	JAC	6	X		X	C-T1
PULLMANS			NO.	LGTH. 4'-5" - 2'-0" - 9"				FIN. C-11-HEAD C-11-0" C-T1				
SPECIAL FEATURES												
	Dressing Area				Built-in cabinets				Central Vac			
	Wet Bar				Intercom				Excess Glass			
x	Bar fridge				x Security System							
x	Walk-in Closets				Security Gate							


352-262-14
B6 262

[illegible]

7248 Encelia Drive, La Jolla

Photographic Survey Key for Potential Historical Review

Legend

 7248 Encelia Dr

7248 Encelia Dr

11: DSC_9746

10: DSC_9745

9: DSC_9744

8: DSC_9741

7: DSC_9743

6: DSC_9734

12: DSC_9747

5: DSC_9751

4: DSC_9749

2: DSC_9750

1: DSC_9748

3: DSC_9725

Google Earth

Image Landsat / Copernicus

© 2018 Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



70 ft

7248 Encelia Drive, La Jolla
Photographic Survey for Potential Historical Review



1: DSC_9748



2: DSC_9750



3: DSC_9725



4: DSC_9749



5: DSC_9751



6: DSC_9734

7248 Encelia Drive, La Jolla
Photographic Survey for Potential Historical Review



7: DSC_9743



8: DSC_9741



9: DSC_9744



10: DSC_9745



11: DSC_9746



12: DSC_9747

Education Lab Architects, LLC

7248 Encelia Drive, La Jolla
Description of Property

7248 Encelia Drive is a Spanish style home on .38 acres in the Country Club Heights neighborhood of La Jolla. The original structure, built in 1928, has been added to and altered through the years, with major additions in the 1990's. The home has an adobe exterior and red tile roof.

In 2009, the structure sustained damage when construction activities on the adjacent lot below caused an active land slide. Via an Emergency Coastal Development Permit*, owner constructed a retention system of reinforced concrete caissons and tie-back anchors, which stabilized the slope and arrested further movement.

Given the home's location, age and condition it is prudent to remove the existing structure and replace with a dwelling built in compliance with current code regulations.

*Lys Residence Emergency CDP – Project No. 308849

Education Lab Architects, LLC

7248 Encelia Drive, La Jolla
Description of Alterations

The following alterations have been made to the original 1928 building per building record and permits:

1. 1939: Home remodeled.
2. 1969: Garage converted to playroom.
3. 1991: Swimming pool, spa and retaining walls added.
4. 1992: 971 sf addition and remodel.
5. 1993: 34 sf addition to study.
6. 1994: 440 sf trellis addition.
7. 1998: New walk in closet at master bedroom

Education Lab Architects, LLC

December 6, 2018

City of San Diego Development Services
1222 First Avenue, MS 302
San Diego, CA 92101-4101

Re: 7248 Encelia Drive, La Jolla – Potential Historical Review – Notice of Completion

Dear City of San Diego Representative:

Our Chain of Title Search for 7248 Encelia Drive, La Jolla did not turn up a Notice of Completion.

We have noted this on the Building Record as per City of San Diego Information Bulletin 580, Section II, D3.

Thank you for your assistance in this matter.

Sincerely,



Susan Smith
Project Manager

Grantor	Grantee	Date	Type
Alfred H. Barlow & Blanche P. Barlow (Original land owners)	Clyde Alan Matson	8/12/1929	Grant Deed
Frank Kockritz & Karl M. Zobell (Executors of the Will of Clyde Alan Matson)	William A. Cordtz	8/16/1962	Executors' Grant Deed
William A. Cordtz	Alfred C. Williams & Ernst Kloeble	7/2/1970	Grant Deed
Alfred C. Williams & Ernst Kloeble	Mary Potts Loew	6/20/1991	Grant Deed
Mary Potts Loew	Mary Potts Loew Living Trust Dated 2-28-1995	3/13/1995	Trust Transfer Deed (Revocable Trust)
Mary Potts Loew Living Trust Dated 2-28-1995	Mary Potts Loew	5/18/2000	Quitclaim Deed
Mary Potts Loew	Mark L. Hagen	6/5/2002	Grant Deed
Lynda L. Hagen	Mark L. Hagen	1/7/2005	Quitclaim Deed (Interspousal) Lynda Hagen removed from deed and Mark Hagen made sole property owner.
Mark L. Hagen	MLH Inc.	9/20/2007	Grant Deed - Transfer to a wholly owned company
MLH Inc.	Mark L. Hagen	4/15/2008	Quitclaim Deed
Action Foreclosure Services, Inc. (Trustee)	Lynda London	4/22/2008	Trustee's Deed Upon Sale
Action Foreclosure Services, Inc. (Trustee)	Lynda London	8/8/2008	Trustee's Deed Upon Sale
Lynda London	Ihor Andrew Lys	1/22/2010	Grant Deed

Education Lab Architects, LLC

7248 Encelia Drive, La Jolla
List of Occupants

1. 1928-1962: Clyde Alan Matson
2. 1962-1970: William Cordtz
3. 1970-1991: Ernst Kloeble and Alfred C. Williams
4. 1991-2002: Mary Potts Loew
5. 2002-2008: Mark L. Hagen
6. 2008-2010: Lynda London
7. 2010-Present: Ihor Andrew Lys

Education Lab Architects, LLC

December 6, 2018

City of San Diego Development Services
1222 First Avenue, MS 302
San Diego, CA 92101-4101

Re: 7248 Encelia Drive, La Jolla – Potential Historical Review – Historical Photographs

Dear City of San Diego Representative:

We were unable to locate historical photographs of 7248 Encelia Drive, La Jolla in the San Diego Historical Society Archives or other research.

Thank you for your assistance in this matter.

Sincerely,



Susan Smith
Project Manager

Education Lab Architects, LLC

December 6, 2018

City of San Diego Development Services
1222 First Avenue, MS 302
San Diego, CA 92101-4101

Re: 7248 Encelia Drive, La Jolla – Potential Historical Review – Sanborn Maps

Dear City of San Diego Representative:

The property at 7248 Encelia Drive is not mapped in any published year of the Sanborn maps per our research in the San Diego Historical Society Archives.

Thank you for your assistance in this matter.

Sincerely,



Susan Smith
Project Manager