



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 9, 2017 REPORT NO. HRB-17-011

ATTENTION: Historical Resources Board
Agenda of February 23, 2017

SUBJECT: **ITEM #7 - 1271 Cave Street**

APPLICANT: Babak Roboubi and Marjan Kermtati; represented by Scott A. Moomjian

LOCATION: 1271 Cave Street, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 1271 Cave Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1271 Cave Street 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 building is a one-story residence originally constructed in 1911 in the Craftsman style.

The building is located on APN 350-110-11-00. The property was located within the boundary of the 1977 La Jolla Historical Survey but was not identified in the survey. However, the survey does identify "Sunbeam" cottage with the adjacent property, 1277 Cave Street. The property was also within the boundary of the 2004 Draft La Jolla Historical Survey and was photographed but not evaluated.

ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, which concludes that the resource is not significant under 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 1930’s. 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 structure located at 1271 Cave Street was identified as “Sunbeam” cottage in Howard S.F. Randolph’s *La Jolla Year by Year*. While the property fits some characteristics typical of La Jolla beach cottages; one story, small dwelling, low pitched roof, wood shingle siding and orientation toward an available coastal view; the property has been altered over time, including significant additions to the front that as discussed in detail under Criterion C. These alterations occurred in the 1940s, after the period of significance for early La Jolla Beach Cottage development established by existing research and contexts (1880s-1930). The modifications adversely impacted integrity of design, materials, workmanship and feeling to the extent that the building no longer retains integrity as a good representative example of early beach cottage development in La Jolla between the 1880s and 1930s. 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 1271 Cave Street 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.*

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

The one-story house at 1271 Cave Street was constructed in 1911 in the Craftsman Style. Originally, the house had a square footprint but multiple additions have made it irregular in shape. The exterior is covered in a combination of wood shingles and board and batten siding. Some original double hung wood windows are still in place. The front façade features an oversized brick chimney and a recessed front entrance. Additionally, the front gabled roof is low-pitched with a moderately overhanging eave.

The property has been severely modified by the construction of large additions on both side facades and three smaller additions on the rear. According to the Assessor's Building Record, the earliest addition was added in 1947 and the consultant report speculates that the others were added after 1949. The large chimney and brick veneer on the front façade were constructed in 1943 and the house has been reroofed several times. Additionally, many of the original windows have been replaced.

With origins in the British Arts and Crafts movement, which born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style 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.

The house located at 1271 Cave Street was originally constructed in the Craftsman style, and today exhibits few of the character defining features, including a low-pitch roof with a wide eave overhang, wood shingle siding and some original double hung wood windows. The building does not, however, reflect any of the other many features of the Craftsman style; and embodies the style in a minimal, insignificant way. Furthermore, the multiple additions and large unoriginal chimney on the primary facade detract from the architectural integrity of the structure. Therefore, staff does not recommend designation under HRB 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 1271 Cave Street 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 1271 Cave Street 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.

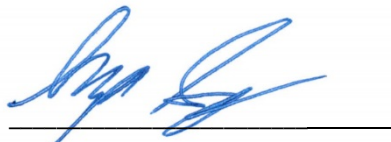
The property at 1271 Cave Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

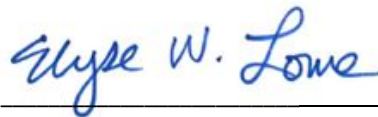
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1271 Cave Street not be designated under any HRB Criteria. 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.



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Attachments:

1. Applicant's Historical Report under separate cover