



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 20, 2014 REPORT NO. HRB-14-021
ATTENTION: Historical Resources Board
Agenda of March 27, 2014
SUBJECT: **ITEM #9 – Wise Cottage**
APPLICANT: Myers Family Trust represented by Scott A. Moomjian
LOCATION: 1400 Virginia Way, La Jolla Community, Council District 1
DESCRIPTION: Consider the designation of the Wise Cottage located at 1400 Virginia Way as a historical resource.

STAFF RECOMMENDATION

Designate the Wise Cottage located at 1400 Virginia Way as a historical resource with a period of significance of 1914 under HRB Criteria A and C. The designation includes the mature pine tree at the corner of the lot near Virginia Way and Exchange Place. The designation excludes the attached casita and detached garage constructed in 1993. This recommendation is based on the following findings:

1. The resource reflects a special element of La Jolla's historical, social, economic, aesthetic and architectural development and retains integrity to the 1914 date of construction and period of significance. Specifically, the house embodies the character defining features of Beach Cottage architecture, is one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retains integrity for that association.
2. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits intersecting low-pitched gable roofs with eave overhang and exposed rafter tails; wood brackets; stucco exterior; central porch with square stucco columns and wood beams; as well as single pane fixed and one-over-one double hung wood frame and sash windows in single and tri-partite configurations.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The building is a single family home located on the corner of

Virginia Way and Exchange Place, in the residential subdivision of La Jolla Park. The building is located on APN 350-202-11-00, which includes a mature pine tree (to be included in the designation) at the corner of the lot near Virginia Way and Exchange Place. The property was located within the boundary of the 1979 La Jolla Survey and 2002 Draft La Jolla Survey, but was not identified or evaluated. The property was identified in a 1955 listing of early La Jolla Cottages compiled by Howard Randolph.

The historic name of the resource, the Wise Cottage, has been identified consistent with the Board's adopted naming policy and reflects the historical name established by the original owner, subsequent owners, or community.

Referral to the Historical Resources Board under SDMC 143.0212

On November 19, 2013, a member of the public contacted historic resources staff regarding construction occurring on the subject parcel. As no permit had been issued for construction work, staff recommended that the issue be reported to Neighborhood Code Compliance (NCC). NCC staff conducted a site visit and found that the house had been gutted and the stucco siding had been removed, as well as many windows and several sections of framing. On December 4, 2013 a permit application was submitted and on December 12th a Notice of Violation was issued. Historic staff completed review of the permit application on December 18th and found that the building was potentially eligible for designation prior to the unpermitted work that had occurred. Additionally, staff determined that the project proposed was not consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. Comments provided to the applicant included the option to either revise the project consistent with the Standards (which included specific changes that would need to be made, along with an offer to meet with staff to discuss) or submit a historic report that evaluated the building in its condition prior to the unpermitted work.

On January 17, 2014 the applicant submitted a historic resource research report. Staff reviewed the report and deemed it incomplete, requiring revisions to clarify the extent of modifications that existed prior to the unpermitted work. On February 12th, an addendum was provided to address staff's comments. On February 24th, staff completed the review of the addendum and required further clarification of window modifications. The following day, a second addendum was provided. On February 26th, staff informed the applicant that staff disagreed with the conclusion of the report and addenda, and that the property would be forwarded to the Historical Resources Board with a recommendation to designate the building. That same day, NCC staff conducted a site visit and noted that work was ongoing. The applicants were directed to stop all work that required a permit and secure the house against inclement weather.

The applicant's report provides an evaluation of the building prior to the unpermitted alterations, and includes photos of the building prior to the start of work. The analysis provided in this report will evaluate the building's eligibility under each Criterion based upon its condition and appearance prior to the unpermitted work, based on available historic and transitional photographs (Attachment 2 and 3) as well as information provided in the applicant's report.

ANALYSIS

A historical resource research report was prepared by the owners, Andrea and Zach Myers, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees, and

finds that the site is a significant historical resource under HRB Criteria A and C. 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.

As detailed in the report and addendum, the village of La Jolla began in the 1880s during the “boom” period of San Diego’s history as a small coastal community (see Attachment 4 for the Early La Jolla Beach Cottage context developed as part of the designation of HRB Site #941, located at 1263 Silverado Street.) 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.”

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.

In the 1970s through the 1980s and 1990s, the cottages were demolished, rather than relocated. The shrinking number of cottages dating to La Jolla’s early development can be tracked through prior histories and surveys. A 1955 history of La Jolla by Howard Randolph identified approximately 466 beach cottages on 25 streets that dated from the 1890’s to the 1920’s. Among these was the subject property, which was identified by the moniker “Wise.” This listing can be found on page 15 of Attachment 5.

In 1977, a survey of historic resources in La Jolla was conducted by Pat Schaechlin. The survey identified approximately 1,976 structures from the early history of La Jolla, only 1,119 of which still remained at the time of the survey. For unknown reasons, the subject property was not included in Schaechlin’s survey of potentially significant early La Jolla development. A 1987 survey of the beach cottages identified in the Schaechlin survey found 36 individual cottages remaining, a number reduced by one with the demolition of the Green Dragon Colony in 1992. The subject property, which was not identified in the 1977 or 1987 listing of cottages, would not

be counted among the 35. The Silverado report states that of the 35 cottages, 7 have been designated as historical resources, 12 appear to maintain much of their original integrity and 16 have been substantially altered or demolished.

The subject building at 1400 Virginia Way exhibits a majority of the character defining features that relate to the exterior appearance of early La Jolla Beach Cottages as follows:

- Small to medium sized residences
- One to one and one-half stories, occasionally two stories
- Low, sloping roof, hipped or gabled, sometimes with dormers
- Exposed roof structure, with beams and rafters visible
- Exterior proportions balanced rather than symmetrical in arrangement
- Modest front porch
- Front stoop
- Partial width front porch
- Wood shingles, horizontal siding or stucco exteriors
- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, simple wide casings. (The subject property exhibits all of these elements, with the exception of divided lite uppers.)

The features that the building does not exhibit are limited, and include focus on a garden, even if small; use brick or stone exterior chimneys; asymmetrical "L" shaped porches; and stained and leaded glass used for windows and cabinet doors. With a construction date of 1914, this cottage was built squarely within the 1880s-1930s period of significance for early La Jolla Beach Cottage development, and reflects the development during the period of 1900-1920 when La Jolla grew and established itself as a village. With the exception of the minor modifications noted, the cottage retains integrity of location, setting, design, materials, workmanship and feeling to this early period of development in La Jolla.

Given the scarcity of early Beach Cottages in La Jolla as documented in the Silverado report, staff finds that the subject building at 1400 Virginia Way, which was identified as the Wise Cottage in the 1955 Randolph inventory and which embodies the character defining features of Beach Cottage architecture and retains integrity to its 1914 date of construction, reflects a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. Therefore, staff recommends designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Chain of Title and City Directory research revealed past owners and tenants of the subject building, none of which appear to be historically significant individuals. Therefore, staff does not recommend 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 located at 1400 Virginia Way is a one story single family home constructed in 1914 in the Craftsman style, and features a low-pitched gable roof with several smaller intersecting gables; asphalt shingle roofing; overhanging eaves with exposed rafter tails; stucco over wood frame

construction; and a concrete foundation. The entry porch fronts onto Exchange Place and is accessed from the side via a concrete walkway leading to the corner of Exchange Place and Virginia Way. The porch is enclosed by a low stucco wall and features two tall, square, stucco-covered columns connected by a wood beam which supports a shed roof cover over the entry door. The entry door is generally centered on the façade, and is framed by original tri-partite windows consisting of a fixed single pane flanked by one-over-one double hung wood frame and sash windows.

Turning the corner to the Virginia Way façade, a gabled, canted bay window with five planes features four original one-over-one double hung wood frame and sash windows and one single pane fixed wood frame in-kind window replacement in the original opening (per the applicant's report). To the right of the bay is a pair of 10-lite wood French doors leading to a small courtyard framed by another projecting gabled bay to the right. This bay features only three planes, and includes a single pane fixed wood frame in-kind window replacement in the original opening (per the applicant's report) on the front façade and another pair of 10-lite wood French doors on the side façade. The applicant's report states that both pairs of French doors are replacements, and likely placed in enlarged openings; however, there is no documentation to support this. To the right of the bay are two windows, a one-over-one double hung wood frame and sash window which the applicant's report states is a replacement window, and aluminum or vinyl sliding windows which are clearly a later modification based on the size of the window opening and the detailing of the window frame.

The rear façade includes a non-original door and window, as well as a small bay containing a one-over-one double hung wood frame and sash in-kind window replacement in the original opening (per the applicant's report). The interior side elevation features projecting gable bays at either end, and includes one-over-one double hung wood frame and sash windows of varying sizes, as well as three tri-partite windows consisting of a fixed single pane flanked by one-over-one double hung wood frame and sash windows. The applicant's report indicates that some of these windows were replaced in-kind in the original opening. The interior side elevation also features an attached casita constructed in 1993. The casita had a minimal impact on the interior side elevation, due to the sloping nature of the lot.

Modifications include the window modifications noted above, including in-kind replacements on the side and rear facades (per the applicant's report) and window alterations at the rear end of the Virginia Way elevation and the rear façade; the addition of security bars over the windows; the replacement of the entry door; the replacement of the French doors on the Virginia Way elevation (per the applicant's report); the addition of an aluminum awning across the small courtyard on the Virginia Way elevation in 1988; the construction of the attached casita on the interior side elevation in 1993; and the demolition of the original garage and construction of a new garage and carport in 1993. The applicant's report states that the openings for the entry door and French doors were enlarged when the doors were replaced; however, there was no documentation presented to support this.

The applicant's report repeatedly references changes to the header and roofline along Exchange Place and Virginia Way. This appears to be a misreading of the permit records. The construction of the casita and detached garage were permitted together in 1992. In 1993, the owner submitted a plan change to modify the scope of work approved. This modification included reducing the square footage of the addition, changing the windows and doors proposed on the addition (reducing the overall glazing) and changing the header and roof of the addition. The plan change was permitted in 1993.

The addition of security bars over the windows and an aluminum awning do not result in the loss of original historic fabric or features, and are not considered significant alterations in any way. The replacement of windows in-kind within the original opening is also not a significant impact on integrity. The addition or alteration of window openings occurred on the rear end of the Virginia Way elevation and the rear façade, and do not significantly impair the integrity of the buildings. Additionally, these new windows are different in character from the original, and do not create a false sense of history. Lastly, the construction of the casita addition and detached garage did not significantly detract from the original home and did not result in the loss of significant historic fabric, due primarily to the sloping nature of the lot. The massing of the additions do not overwhelm the addition, and are consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. Therefore, staff finds that the modifications that existed prior to November 2013 did not significantly impact the materials, design, workmanship, setting, feeling or location aspects of integrity, and that the building retained integrity related to the original 1914 Craftsman design.

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 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. 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. One-story vernacular examples are often referred to as craftsman bungalows.

The subject house continues to convey the historic significance of Craftsman Bungalow style of architecture by embodying the historic characteristics associated with the style including the intersecting low-pitched gable roofs with eave overhang and exposed rafter tails; wood brackets; stucco exterior; central porch with square stucco columns and wood beams; as well as single pane fixed and one-over-one double hung wood frame and sash windows in single and tri-partite configurations. In addition, the house retains integrity to its 1914 date of construction and period of significance. Therefore, staff recommends designation under HRB Criterion C. Staff recommends that the designation exclude the attached casita and detached garage constructed in 1993.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The architect (if any) and builder who designed and constructed the home are unknown. 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 has not been listed on or determined eligible for listing on the State or National Registers, and is therefore 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 is not located within a designated historic district, and is therefore 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 Wise Cottage located at 1400 Virginia Way be designated with a period of significance of 1914 under HRB Criterion A, as a resource reflects a special element of La Jolla's historical, social, economic, aesthetic and architectural development, and Criterion C, as a resource that exhibits the character defining features of the Craftsman style and retains integrity to its period of significance. The designation includes the mature pine tree at the corner of the lot near Virginia Way and Exchange Place. The designation excludes the attached casita and detached garage constructed in 1993. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

KS/cw

Attachments:

1. Draft Resolution
2. Transitional Photos from Google Street View
3. Transitional Photos from online real estate listing
4. Excerpt from nomination for HRB Site #941 located at 1263 Silverado Street
5. Applicant's Historical Report, Addenda and Correspondence submitted as a single document under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **Wise Cottage** (owned by Myers Family Trust 07-15-13, 1400 Virginia Way, San Diego, CA 92037) located at **1400 Virginia Way, San Diego, CA 92037**, APN: **350-202-11-00**, further described as BLK 44 POR in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Wise Cottage on the following findings:

(1) The property is historically significant under CRITERION A as a resource that reflects a special element of La Jolla's historical, social, economic, aesthetic and architectural development and retains integrity to the 1914 date of construction and period of significance. Specifically, the house, which embodies the character defining features of Beach Cottage architecture, is one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retains integrity for that association. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1914 period of significance. Specifically, the resource exhibits intersecting low-pitched gable roofs with eave overhang and exposed rafter tails; wood brackets; stucco exterior; central porch with square stucco columns and wood beams; as well as single pane fixed and one-over-one double hung wood frame and sash windows in single and tri-partite configurations. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall include the mature pine tree at the corner of the lot near Virginia Way and Exchange Place.

BE IT FURTHER RESOLVED, the designation shall exclude the attached casita and detached garage constructed in 1993.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney



Report a problem





7701 Exchange Place, San Diego, California, United States
Address is approximate





1400 Virginia Way, La Jolla, CA



Sign in



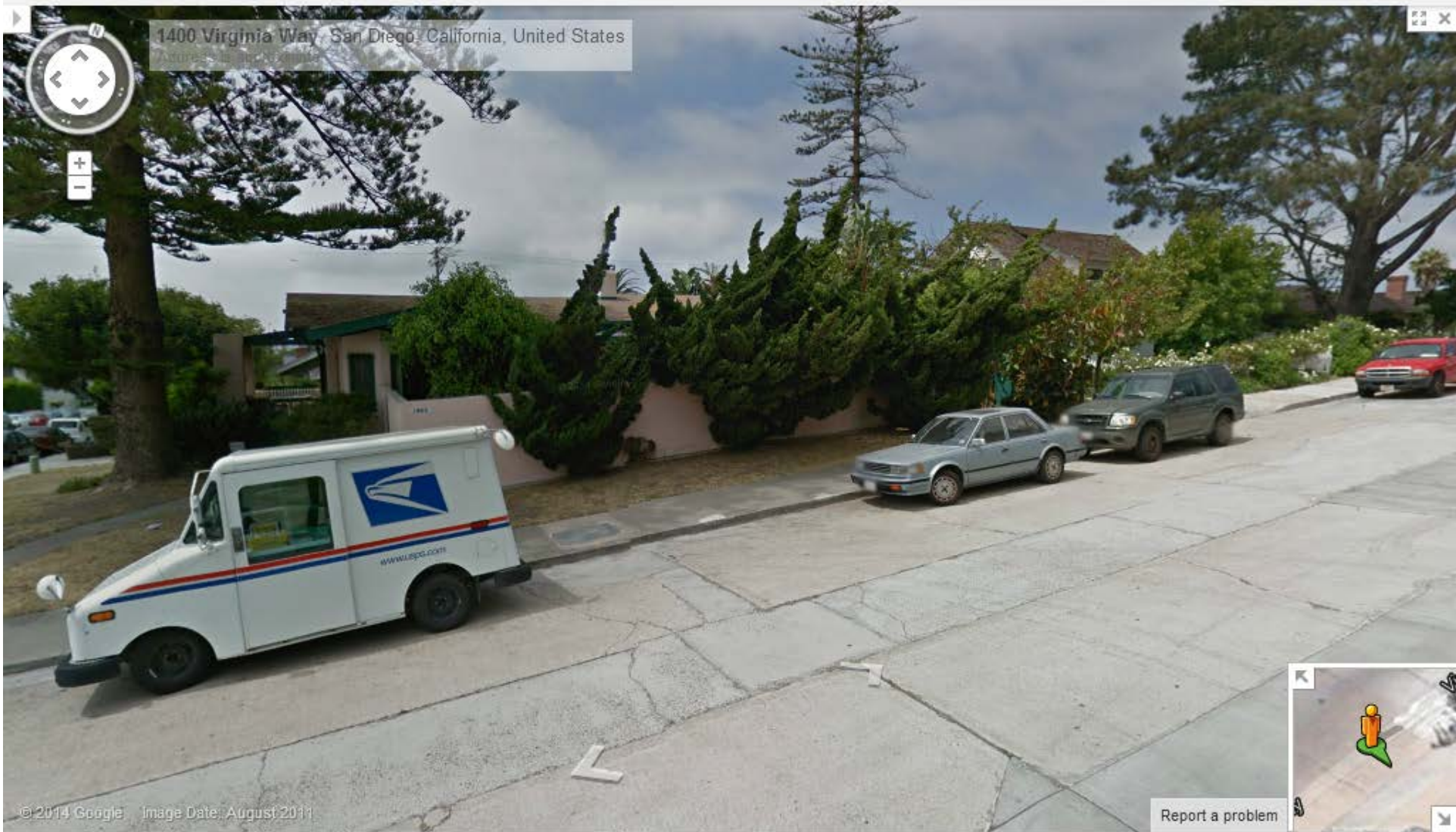
Google

1400 Virginia Way, La Jolla, CA



Sign in





Photos Obtained from Online Real Estate Listings



Photos Obtained from Online Real Estate Listings



**ADDENDUM TO
ARCHITECTURAL AND HISTORICAL ASSESSMENT
OF THE RESIDENCE LOCATED AT 1263 SILVERADO STREET
LA JOLLA, CALIFORNIA 92037**

Prepared for:

**James & Susan Padavano
1263 Silverado Street
La Jolla CA 92037**

Prepared by:

**Kathleen A. Crawford, M.A.
Office of Marie Burke Lia, Attorney at Law
427 C Street, Suite 416
San Diego CA 92101**

(619) 235-9766

October 2009

ADDENDUM TO
THE ARCHITECTURAL AND HISTORICAL ASSESSMENT
OF THE RESIDENCE LOCATED AT 1263 SILVERADO STREET,
LA JOLLA, CALIFORNIA DATED, JULY 2009

The July 2009 Assessment concluded that the subject property was not historically significant under Criterion A, Event, because no historical evidence would support the determination that the residence exemplifies special elements of San Diego's or La Jolla's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. As the result of contributions to the record by Historian Harry Crosby and the La Jolla Historical Society and deliberation by members of the Historical Resources Board, the authors of this Assessment were requested to reconsider this conclusion. It was suggested that the residence represented a "special element" of La Jolla's historical, cultural, social, economic, aesthetic and architectural development as an example of the beach cottages that were so important to La Jolla's development in the late 1880s and early 1900s. This Addendum is presented to address this issue in terms of Historical Resources Board Criterion A.

1. The History of La Jolla Beach Cottages

Beach cottages were once a common, and dominant, style of architecture in La Jolla from the late 1880s through the 1930s. At one point, there were over 450 beach cottages listed in local histories. In 2009, estimates are that approximately 19 of these cottages remain as part of the architectural heritage of La Jolla.¹

Patricia Schaeclin, noted La Jolla historian, discusses beach cottages in her history of La Jolla.² She described the early years of La Jolla's 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 (Schaeclin 1988: 133)."

The first permanent residence in La Jolla was the c. 1887 George Webster Heald House located at 1287 Silverado Avenue, one lot away from the subject property. Heald, along with Frank Botsford, was one of the first developers of La Jolla. The house was sited at the sharp corner of Silverado Avenue and Exchange Place to capitalize on the view directly to the beach. Today, the original view is blocked by the trees and buildings, but the Heald House would have been able to see directly to the Cove. The Heald House was torn down in 1936.

¹ This estimate is based upon the 1977 La Jolla – A Historical Inventory by Pat Schaeclin, a 1987 EIR analysis of the cottages then remaining and a 2009 analysis of the same, all of which will be discussed more extensively below.

² *La Jolla. The Story of a Community 1887-1987*, by Patricia A. Schaeclin, 1988.

Howard Randolph wrote a history of La Jolla in 1955 in which he discussed beach cottages. Randolph discussed the natural advantages of La Jolla – the ocean, the sunlight, and local spots such as Alligator Head, Cathedral Rock, the Caves, Gold Fish Point, and Whale View Point. The unusual rock formations, the beautiful mosses and shells, and the other natural beauties of the area attracted visitors and residents alike (Randolph 1955: 10).³

It was likely that the first commercial hotel buildings constructed in La Jolla were beach cottages. The first documented buildings were the five cottages on the south side of Prospect Street between Herschel and Girard. Known as the “quintuplets,” they were intended to be temporary cottages for a hotel that was to be built. Used as a small inn, the “Cottage Hotel” was later known as the La Jolla House. One of the cottages was removed in 1899 to make way for the Chase and Ludington Store. The last of the quintuplets were torn down in 1926 (Randolph 1955: 13).

Early La Jolla did not have sidewalks or roads, merely trails and winding paths linking the homes and businesses and leading people to the beaches. The Star Pines that were planted in La Jolla led the way home on starry nights. Due to the lack of major roads and night lighting, the residents decided to plant the tall pine trees to serve as landmarks for residents to find their way home at night after visiting neighbors to play cards or have dinner. The town was small in scale, with simple one-story beach cottages, with narrow paths leading to the stores, residences and beach areas (Randolph 1955: 11).

Randolph discusses how several early residents, including Mrs. Anson Mills and Walter Lieber had successful real estate ventures by owning and renting summer cottages to visitors. Mr. Randolph quotes Mr. Lieber’s memories of La Jolla by stating that when Mr. Lieber came to La Jolla in 1904, he commented that there were approximately 100 cottages currently standing in the town. He said they were inhabited mostly by “widows and old maids.” He rented a cottage when he first arrived from Mrs. Mills for nine dollars a month (Randolph 1955: 80).

Walter Lieber established a real estate company in La Jolla. The La Jolla Historical Society has material from his company in their files. In one of his brochures he listed “69 ‘Furnished Bungalows and Cottages’ for rent by the Walter Lieber Real Estate Company. The brochure includes the statement that “We do not rent cottages to those having tubercular trouble. The weather in La Jolla is not good for throat and lung diseases.” The descriptions of the cottages listed the facilities such as “hot water for baths, gas for cooking, flush toilets, lighting by electric, and heated by wood stoves.”

In the Appendices to the book, *La Jolla Year by Year*, Randolph listed all the beach cottages in La Jolla by name and address, when it was possible to include both elements of information. The list was notated by unknown persons in the copy of the book located at the La Jolla Historical Society. The annotated Randolph list documented approximately 466 beach cottages on approximately 25 streets in La Jolla and these structures dated from the 1890s to the 1920s.⁴

³ *La Jolla Year by Year*, by Howard S.F. Randolph, 1946, 1955.

⁴ A copy of this annotated Randolph list is attached to this Addendum.

In the annotated Randolph list, the list documented the following streets as containing beach cottages: Cave Street, Coast Boulevard, South Coast Boulevard, Draper Avenue, Eads Avenue, Kline Street, La Jolla Boulevard, Lookout Drive, Park Row, Pearl Street, Princess Street, Spindrift Drive, Torrey Pines Road, and Virginia Way. Buildings listed as "Not Located" included approximately 56 structures. The 1909 residence at 1263 Silverado Street was not listed. The original 1887 Subdivision Map identifies this street as Irving Place and the 1950 Sanborn Map indicates the former name as Pickford, but neither street name appears on the Randolph list.⁵

Originally most of the beach cottages had names, instead of street addresses. The post office delivered the mail by name, not street address. The names were replaced in 1913 by street numbers for the use of the post office and Western Union but local residents still referred to the cottages by name. Cottage names were short, diverse and very original. Some of the names were ready-made, named from signs that could be purchased and put on the house, such as Idlewild, Rest-A-While, Cozy Nook and Done Roaming. The structures listed on Randolph's list have names that reflect the beach context, the longings of the owners for previous homes or wishful thinking, or naturalistic concepts. Names include: Whispering Sands, Stella Maris, Puesta Del Sol, Salt Air Court, Sea Cliff, Sea Haven, Neptune, Sea Dream, Sandpiper, Barnacle, Surf Thrills, Kentucky, Kennebec, Hollywood, Bohemia, Cozy Nook, Red Rest, Hate to Quit It, Tuck Away, Nestledown, Happy Hollow, Glow Worm, Fire Fly, Kingfisher, Cherokee and El Tovar.

By 1920, the population had increased to over 2500 people, with schools, roads, a commercial district, and an established tourist industry. Summer rentals of beach cottages were very popular and "practically every house and every room in La Jolla is already taken for the next two months... (Schaechlin 1987: 141)." Cottages were the popular choice for summer rentals and there were many to choose from. During the 1920s, hotels began to be constructed for tourists who did not want a cottage rental and gradually many of the rentals were converted to permanent homes for newcomers to the area.

During the decade of the "Roaring Twenties," La Jolla became an international playground. As tourism expanded and La Jolla became a destination for movie stars and the wealthy, the small beach cottages were no longer seen as suitable accommodations for wealthier visitors. The Cabrillo Hotel, the Windansea, and the Colonial Hotel were filled on a steady basis and soon it became apparent that if La Jolla was going to keep its status as a vacation spot, more hotel space would be needed. As the number of summer and winter visitors escaping the snow multiplied, four new hotels were built by 1928 – Casa de Manana, Little Hotel, La Valencia, and the La Jolla Manor – and many more were proposed.

The decade of the 1920s also brought increased residential density. The automobile took over American society and soon roads north and south led to La Jolla. The electric train came to La Jolla. These improvements brought wealthy newcomers to the area and these people built large homes that capitalized on the beauty of the area. The community

⁵ The Original Subdivision map and the 1956 Sanborn Map were included with the original Historical Assessment.

became more affluent and developers began to subdivide the lots to create view lots suitable for expansive homes. Subdivisions included La Jolla Park, Mt. Soledad, Country Club Heights, Ludington Heights, Muirlands, Bird Rock, the Barber Tract and others. Mary Lowry purchased over four hundred acres to develop a "Newport West" with an international aura and her dreams were carried out by her sons, Ray, William and George Rose. The men developed the waterfront Rose La Jolla Vista tract as a "select home locality (Schaechlin 1987: 157)."

Schaechlin describes the period between 1920 and 1945 as follows: "The period between 1920 and 1945 saw the greatest and most diversified growth that La Jolla has ever known. It was a time of fun when life was centered around the beach, golfing, tennis and the Charleston, a carefree time, yet one with urban concerns of too much-too fast. It was a time when the control of the village passed from the founders to new people. It changed both the look and philosophy of La Jolla (Schaechlin 1987: 195)."

Housing tracts expanded in the post-World War II years, new tracts proliferated, shopping centers were developed, and parking and traffic became a continuous issue. "It was an era of new houses, a change from the past when primarily the subdivisions sold lots. It was the time to buy or build a house...It was the era of mass-produced houses. Above La Jolla Shores, the model homes were opened, luxurious, well designed, costing more than any previous land or house... The emphasis shifted away from tourism for La Jolla was becoming a bedroom community, the elite address and even though it had always attracted the wealthy, more and more, it became home of millionaires...(Schaechlin 1987: 212-213)."

From the 1940s onward, La Jolla has undergone continuous growth and development. In the 1960s, the University of California, San Diego added another diverse element to the community and the rise of the various scientific research facilities also attracted wealthy new residents to live and work in La Jolla. High rise buildings began to appear in the downtown village core and during the 1960s and 1970s; the small beach cottages began to be demolished to make way for larger and more lucrative enterprises on the properties. "One of the most telling effects of expansion was the loss of early buildings. Between April 1970 and April 1974, 109 units were demolished. Each redevelopment was at the expense of buildings from another time and resulted in a different look, the loss of the familiar. The commercial arteries (Prospect Street, Girard, Fay and Ivanhoe Avenues, Wall and Pearl Streets) and the residential Coast Boulevard and Coast Boulevard South became the focus of growth (Schaechlin 2009: 246)."

These commercial artery streets contained over 230 cottages dating to the 1890s-1920s, according to the list compiled by Randolph. In previous decades, when a property was under development, most of the time the cottages were simply picked up and moved to new locations. In the period from the 1970s through the 1980s, they were demolished. New zoning changes and in-fill building left no place for the older buildings, "...these early architectural examples that reflected the evolution of the community, comfortable, identifiable, giving a 'sense of place.' What replaced them set a new standard for architectural merit. The loss of board and batten cottages and the one-story Spanish-type commercial buildings was disturbing to a community comfortable with its ambiance.

Many earlier and more significant buildings had been demolished: the Botsford, Heald and Kennedy Houses, the 1888 La Jolla Park Hotel, the hotel cottages, the Montezuma cottage. But between 1970-1987, it was different. It was no longer just buildings that were being lost – it was the community identity (Schaechlin 1988::257).”

“Recognizing the value of these resources, the La Jolla Community Plan included a Community Resources element. ‘We now live in an era marked by rapid change. Our familiar surroundings and old structures are being altered and replaced at an unprecedented rate. It is becoming an increasingly difficult to see our position clearly with regard to past, present and future. We need a means of recognizing and preserving our cultural and physical roots. We need to have a higher regard for our older buildings and other historical features....At some point in time, certain buildings, trees, street lamps and other objects transcend their value as pieces of real estate or functional objects and become symbols of greater depth and meaning to the people of a community. They become reference points for changing daily life. Additionally, these elements have a unique capacity to contribute to the total environmental quality of a place because of the variety of scale and texture which they provide in the urban landscape. In so doing, they are as important as schools, roads, parks and churches’ (Schaechlin 1988: 257).”

In 1977, a survey of the historic resources in La Jolla was undertaken by Ms. Schaechlin. The survey used city directories and other early records and identified approximately 1,976 structures from the early history of La Jolla. A street by street survey revealed that 857 of these structures had been demolished. Approximately 1,119 buildings remained and 190 were listed as historic sites for further examination on the *La Jolla – A Historical Inventory* (Schaechlin 1988: 258).⁶

The idea of preserving some of the early cottages of La Jolla was conceived in 1978 by Patricia Schaechlin. Modeled on Old Town’s Heritage Park, Heritage Place – La Jolla was created to provide a location for moved historic buildings. Three buildings were moved to the location at 7210-12 La Jolla Boulevard: All cottages must be designated as historic sites by the San Diego Historical Site Board.

The Green Dragon Colony (c. 1887) was a complex of structures removed in 1992 after an extensive discretionary permit process. That process included a 1987 Environmental Impact Report that documented the current status of the La Jolla Beach Cottages recorded in the 1977 Inventory and concluded that 37 of those cottages remained. However, one of the sites included by Schaechlin, 7769-7783.5 Ivanhoe Avenue, was a bungalow court rather than a beach cottage. Therefore, 36 cottages remained in 1987 and the removal of the Green Dragon Colony complex in 1992 meant that 35 cottages remained after that date.⁷

For purposes of this Addendum, a windshield and Google Earth survey was conducted using the 1987 list of Cottages that was prepared for the Green Dragon EIR. This current

⁶ The copy of the 1977 Inventory currently available actually contains 170 structures, but 1263 Silverado Street was not included.

⁷ A copy of the 1987 list from the Green Dragon EIR is attached.

Survey, in an Excel format, is attached to this Addendum and addresses the remaining cottages from that list that are present, those that are present but altered, those that are designated and those that have been replaced with new construction. A discussion of this information follows.

Of the 35 cottages present after 1992, 7 have been designated as historic sites. The Red Roost (c. 1894) and Red Rest (c. 1894) remain at their original locations at 1187 and 1179 Coast Boulevard, however, their condition is deteriorating steadily and they are in extremely poor condition. The Wisteria Cottage (c. 1905), at 780 Prospect Street, is currently under renovation by the La Jolla Historical Society for use by the Society. Brockton Villa (c. 1894) is located at 1235 Coast Boulevard. Carey Crest (c. 1900) has been rehabilitated and is located at 1369 Coast Walk. Of the designated buildings, 2 have been relocated. The c. 1906 building located at 7520 Draper Avenue has been relocated to Heritage Place. The c. 1905 building at 7584 Draper Avenue has been relocated to the Bishop's School.

Of the 35 cottages present after 1992, 12 non-designated sites appear to retain their original appearance and remain on their original lots. However, approximately 8 other non-designated sites appear to have been altered, some substantially, and 8 other non-designated sites have been replaced with new construction.⁸

2. Bungalows as an Architectural Style

Background History of Bungalow Architecture

Bungalows are a form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-story, "Bangla" style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses for a temporary retreat. Refined and popularized in California, the first California house labeled a "bungalow" was designed by San Francisco architect, A. Page Brown in the early 1890s (calbungalow.com).

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested "Possibilities of the Bungalow as a Permanent Dwelling." Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement (calbungalow.com).

⁸ A chart containing a breakdown of these Beach Cottage calculations is attached.

“The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age’s backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we’ll go out on a limb here and define the bungalow by it’s populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman “style” and the derivative bungalow is the level of fine detail and craftsmanship (calbungalow.com).”

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created “home kits” and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners (calbungalow.com).

Bungalow homes are defined not by size, but by scale. Typical features of a bungalow include:

- **Small to medium sized residences**
- **One to one and one-half stories, occasionally two stories**
- **Low, sloping roof, hipped or gabled, sometimes with dormers**
- **Exposed roof structure (beams and rafters)**
- **Exterior proportions balanced rather than symmetrical in arrangement**
- **Modest front porch**
- **Front stoop**
- **Focus on a garden, even if small**
- **Wood shingles, horizontal siding or stucco exteriors**
- **Brick or stone exterior chimneys**
- **Partial width front porch**
- **Asymmetrical “L” shaped porches**
- **Open informal floor plan**
- **Prominent hearth**
- **Interior wood details**
- **Simple living room with the fireplace as focal point**
- **Small kitchen**
- **Living room with a broad opening into the dining room**
- **Built-in furniture such as sideboards, bookshelves, and window seats**
- **Wood used for flooring, wainscoting, chair rails, and geometric ceiling patterns**
- **Stained and leaded glass used for windows and cabinet doors**
- **Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, simple wide casings**
- **Artisan light fixtures**

The La Jolla Historical Society files contain a speech given in 1974 by Eugene Ray, a professor of environmental design at San Diego State University. Ray made the following comments about beach cottage design in La Jolla.

“...The bungalows are symbiotically tied with their site at the Cove and are a metaphor of the new spirited architecture that Louis Sullivan traveled all the way to California to see. It was this syndrome that fostered so much of what we know as modern architecture in California today. An architecture that looked outward to the sea, rather than inward (as did the central fireplace eastern seaboard influenced architecture, or even the central patio oriented adobe Spanish Colonial houses of early California.) Interestingly, in San Diego, it is very evident what just a ten mile distance inland means climatically. An adobe house is much more at home in the warm and inland situation and transversely, the bungalow fits perfectly at the seaside. La Jolla was a first a tent town watering spot and early photographs testify to this holiday spirit. Later the spirit was continued in its development as a center for the arts. The bright red bungalows were flowers of this spirit. Just after the turn of the century, the professional journal, *California, Architect and Engineer*, noted that the bungalow, ‘As it flourishes in the balmy air of the pacific coast (sic), is just now our especial pride.’

(One of my favorite pictures taken at the cove just about that time, catches an early Wright airplane gliding above with the bungalows in the background. It is not accidental that the first international air show took place in Southern California in this period and that *Craftsman* magazine was promoting the California bungalow as a house for economical, healthful living.) So the prototypes origin at the beach gave way to its evolution as a permanent vernacular house. By 1910 this type had developed into the major American residential type...Louis Mumford, the famous historian, described the pattern very well. ‘...one important influence was that of tropical architecture. Robert Louis Stevenson’s house in Samoa was widely reproduced in photographs in the heyday of his popularity; a house with wide windows spaces and porches, adapted to the climate; and from India about the same time came the similar concept of the bungalow, with all the rooms on one floor, that swept the United States in the first decade of this century’ and the ‘new bungalows popularized by the *Craftsman* magazine introduced many substantial innovations in house keeping – not only rationalized kitchens but the very idea of giving a house the convenience of an apartment by confining it to one floor.’

As Harold Kirker puts it, ‘Although there are those who insist that the redwood bungalow was conceived independently of previous custom and precedent, this architectural form, like everything else in 19th century California, was imported. The term itself is derived from an anglicized version of the word “Bengali” and refers to the thatched houses that evolved in the British East.’

3. Application of Criterion A to 1263 Silverado Avenue

**ADDENDUM TO
ARCHITECTURAL AND HISTORICAL ASSESSMENT
OF THE RESIDENCE LOCATED AT 1263 SILVERADO STREET
LA JOLLA, CALIFORNIA 92037**

ATTACHMENTS

- 1. List of Sites included in the 1977 Schaechlin Inventory**
- 2. Annotated list of Cottages from Appendix of the 1955 Randolph Book**
- 3. List of remaining Sites from the 1987 Green Dragon Colony EIR**
- 4. Current Survey of Sites listed in 1987**
- 5. Chart with Breakdown of Calculations**
- 6. August 26, 2009 Letter from Historian Harry W. Crosby**
- 7. September 24, 2009 Letter from La Jolla Historical Society**

Table 2

OCTOBER 1993
SURVEY OF SITES LISTED IN APPENDIX A

"+"	=	Still in existence		
"-"	=	Demolished or no longer on site		
"0"	=	Substantially renovated		
"@"	=	Demolished according to 1987 MBL survey		
+	6123	Avenida Cresta	+	7649 Country Club Drive
+	5711	Bellevue Avenue	+	7651 Country Club Drive
+	5522	Beaumont Avenue	+	7435-37 Cuvier Avenue
+	5403	Beaumont Avenue	+	7454 Cuvier Avenue
+	418	Belvedere Street	-	7459 Cuvier Avenue
-	7591	Bishops Lane@	-	7461 Cuvier Avenue
+	7739	Bishops Lane	-	7467 Cuvier Avenue
+	230	Bon Air Street	-	7467 1/2 Cuvier Avenue
-	325-27	Bon Air Street@	-	7469 Cuvier Avenue
+	1216	Cave Street	+	7135 Draper Avenue
+	1261	Cave Street	+	7221 Draper Avenue
+	1277	Cave Street	+	7510 Draper Avenue
0	212	Coast Boulevard	+	7520 Draper Avenue
+	524	Coast Boulevard	+	7540 Draper Avenue
+	849	Coast Boulevard	+	7584 Draper Avenue
+	1011-15	Coast Boulevard	+	7590 Draper Avenue
+	1021	Coast Boulevard	-	7625 Draper Avenue
+	1025	Coast Boulevard	+	7715 Draper Avenue
+	1049-51	Coast Boulevard	+	7753 Draper Avenue
+	1125	Coast Boulevard	+	7311 Eads Avenue
-	1135	Coast Boulevard	0	7320 Eads Avenue
+	1179	Coast Boulevard	0	7401 Eads Avenue
+	1187	Coast Boulevard	-	7591 Eads Avenue
0	1235	Coast Boulevard	+	7711-13 Eads Avenue
+	1325	Coast Boulevard(Walk)	+	7731 Eads Avenue
+	1369	Coast Boulevard(Walk)	+	7740-7748 Eads Avenue
+	1381	Coast Boulevard(Walk)	-	7743 Eads Avenue
-	401-03	Coast Blvd So.	-	7745 Eads Avenue
+	813-27	Coast Blvd. So.	+	7248 Eads (Fay) Avenue
+	927	Coast Blvd. So.	+	7413-15 Eads (Fay) Avenue
+	941	Coast Blvd. So.	+	7702 Fay Avenue
+	958	Coast Blvd. So.	+	7731 Fay Avenue
+	1010-26	Coast Blvd. So.	+	7841 Fay Avenue
-	1015	Coast Blvd. So.	+	778 Forward Street
+	1046	Coast Blvd. So.	+	627 Genter Street
+	7727	Girard Avenue	0	314 Playa Del Norte
+	7848	Girard Avenue	+	7964 Princess Street
+	7908	Girard Avenue	-	7803 Prospect Place
+	7919	Girard Avenue	+	7839 Prospect Place
+	230-242	Gravilla Street	+	7958 Prospect Place

-	312	Gravilla Street	-	7963	Prospect Place
+	7569	Herschel Street	+	7964	Prospect Place
+	7462	High Street	+	244-54	Prospect Place
+	7516	High Street	-	245	Prospect Place
+	7766	Hillside Drive	+	304	Prospect Place
+	7784	Hillside Drive	+	318	Prospect Place
+	2491	Horizon	+	476	Prospect Place
-	7725	Ivanhoe Ave. East@	+	615	Prospect Place
-	7727	Ivanhoe Ave. East@	-	7910	Prospect Street (Pl.)
+	7733	Ivanhoe Ave. East	+	780	Prospect Street
-	7736	Ivanhoe Ave. East	+	743	Prospect Street
+	7755	Ivanhoe Avenue	+	700	Prospect Street
+	7769-83	1/2 Ivanhoe Ave.	-	820	Prospect Street
-	7831	Ivanhoe Avenue	-	828	Prospect Street
-	7839	Ivanhoe Avenue@	0	866	Prospect Street
-	711	Kline Street	+	910	Prospect Street
+	808	Kline Street	-	1033	Prospect Street
+	830	Kline Street	+	1132	Prospect Street
+	6063	La Jolla Boulevard	+	1156	Prospect Street
+	7210	La Jolla Boulevard	0	1214	Prospect Street
+	7607	La Jolla Boulevard	-	1260	Prospect Street
-	7636	La Jolla Boulevard	+	442	Ravina
+	8602	La Jolla Shores Dr.	+	1233/25	Roslyn Lane
+	7762	Lookout Drive	+	715	Silverado Street
+	7764	Lookout Drive	+	817	Silverado Street
+	1600	Ludington Lane	+	1270	Silverado Street
+	601	Marine Street	+	1428	Soledad Avenue
+	7150	Monte Vista Ave.	+	1917	Soledad Avenue
+	7231	Monte Vista Ave.	+	1261	Torrey Pines Road
+	7334	Monte Vista Ave.	+	1345	Torrey Pines Road
+	323	Nautilus Street	+	1411	Torrey Pines Road
-	7025	Neptune Place@	+	1449	Torrey Pines Road
+	7040	Neptune Place	+	1451	Torrey Pines Road
+	8001-07	Ocean Lane	+	1465	Torrey Pines Road
+	1424	Olivet Lane	+	1501	Torrey Pines Road
+	7135	Olivet Avenue	+	1525	Torrey Pines Road
+	1335	Park Row	-	1560	Torrey Pines Road
+	1341	Park Row	+	1575	Torrey Pines Road
0	1375	Park Row	+	1682	Torrey Pines Road
+	1417	Park Row	+	2040	Torrey Pines Road
+	1142	Virginia Way	+	1874	Viking Way
+	1156	Virginia Way			
+	1168	Virginia Way			
+	1338(1328)	Virginia Way			
+	1411	Virginia Way			
+	1412/14	Virginia Way			
-	1533	Virginia Way@			
+	1006	Wall Street			
+	1111-23	Wall Street			

APPENDIX

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

CAVE STREET			
		1003	The Brown Palace <i>Rosarie</i>
1220	Smith Cot	1015	Contra Costa
1228	Play House	1021	Sea Cliff <i>Williamix</i>
1236	Rose Marie	1024	Blue Haven
1241	Briton Hall	1025	After Thought
1244	Bohemia	1029	Glen Eyrie
1247	Galena	1051	Marguerite
1252	Kentucky	1061	Morning Glory
1255	Hollywood	1133	Lancaster
1261	La Crosse	1147	Park View
1270	Murray Cottage	1153	St. Louis
1271	Sunbeam	1155	Honey Bug
1276	Kathmar	1157	Merrimac
1277	Kinney Kindergarten	1159	Sea Haven
1284	Murray	1161	Brownie #1
1303		1166	Brownie #2
1311	Killcare	1169	Chase Store (now at 7764 Lookout Dr.)
COAST BOULEVARD			
100	Red Raven	1171	Half Adobe
204		1175	Amphitrite (originally at 1001 Prospect)
206	<i>Periscope</i>	1179	Neptune
208	Street Car	1187	Red Rest
210	Boyd	1197	Cozy Nook --
212	Pressly	1235	Brockton Villa
228	Gli Chiostri		Jack O'Lantern <i>trick</i> <i>New Dragon</i>
256	Whispering Sands	1241	The Doll's House <i>trick</i>
260	<i>Campston House</i>	1243	East Cliff
267	Lane	1246	Shag, (later Dolly Varden)
269			
274	Surf Thrills	1291	Tyrol - <i>Tyrolean</i>
275		1293	Geneva - <i>Tyrolean</i>
285		1295	Interlaken - <i>Terr</i>
511	Robinson	1325	Case House - <i>Case House</i>
513		1367	Cary Crest - <i>Cary Crest</i>
900	Ann Arbor	1369	El Paredon - <i>El Paredon</i>
909	Field Cottage	1381	El Tovar
919	Stella Maris	1453	The Studio
921	<i>Gaviota</i>	14	Klein aber Mein
929	Chiquita		(destroyed by fire)
931	<i>Gaviota</i> <i>pedra</i>		Haliotis
935	<i>St. John</i> <i>San Gabriel</i>		
963	Puesta del Sol		
965	Casita Mia		
967	Casa Mia		
981	Oneida		
		SOUTH COAST BOULEVARD	
		365	McKinney
		371	Alpha Zeta Roost
		401-403	Salt Air Court
			<i>The Huthead</i>

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

435	Squeeze Inn		Cypress
511			Stevens
513		7621	Dohl Inn (Eads Avenue Lodge)
817	Cuesta	7621	
819 1/2	Solana	7724	Haskell <i>7756 - Reynolds</i>
821	Sea Dream	7765	El Capitan
825	Dorothy		EXCHANGE PLACE
827	Harriet	7701	Otherwise
835	Jay Hawk	7847	Casa del Sol
849	Sal-de-Sado		Butterfly
851	Besado del Sol		Bumble Bee
879	Curlew		Dragon Fly
881	Plover		Fire Fly
883	Sandpiper		Glow Worm
885	Kingfisher		<i>Fire Worm</i>
908	Casa de Messo <i>Clavelly</i>		FAY AVENUE
914	<i>902 - Frances</i>	7350	Honeysuckle Lodge
924	St. John Mont. <i>Clair</i>	7661	Lafalot <i>site of</i>
925	Mataponi	7700	The Longmont <i>Wardens Club</i>
925 1/2	Nasonia	7715	Star Pine <i>on prospect</i>
934	La Perle	7729	The Rest <i>Camp Cha</i>
940	Perth	7731	Brodiaea
946	La Mar	7752	Camp Marietta
958	Winnebago	7754	Sherius Mole <i>ghamrock</i>
1015	Merle Terrace	7830	Buckeye
1020	Aeroplane	7849	The White House
1021	Hillcrest	7866	McKie Apts. (moved to 7624 Girard)
1024	Blue Haven		La Helma <i>ALOMA</i>
1026	Casita San Jose		Wier In <i>ALOMA</i>
1030	Rousseau	7592	<i>Wier In House</i>
1034			GIRARD AVENUE
1039	Alcazar	7302	Outlook
1040	The Paddock	7623	Louella
1041	Miradero	7666	Austin
1042	Rosary	7848	Villa Waldo (now Jenny Wren on Drury Lane)
1043	The Little House		House by the Side of the Road
1046	Ogantz	8010	
	Clavelli		
	DRAPER AVENUE		
7625	Mountain View	8039	Dreadnaught <i>Mrs. Annie Ford</i>
	Sea Breeze	8045	Barnacle
	La Vista	8047	Little Barnacle
7715	Madison		HERSCHEL AVENUE
	Shawnee	7713	Tinkerville
	Hummingbird	7754	Montour
7724	EADS AVENUE	7810	Curfew
7464	Echadero	7853	Oskaloosa
	Gables	7865	Mrs. Hodgson's Restaur.
1179	<i>West of</i>		

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

	ant	780	Wistaria <i>Virginia Scripps</i>
	Montour	800	Kennebec Lodge <i>Mills House</i>
	Rustic Lodge	802	Mariposa
		804	Cosmos
	HILLSIDE DRIVE	808	The Star Pine
		810	Periwinkle
	IVANHOE AVENUE	825	The Verandah
		844	Windemere (now 1328 Virginia Way)
	7754	Umpqua	858
	7809	Linger Longer	864
	7870	Kennedy House	866
	7872	The Parker	
	7917	Waverly	
	7919	Michiquita	
	7964	Damon	
	7966	Pythias	
	KLINE STREET	870	
	808	Sea Dahlia	872
	1135	Little Grey Home in The West	873
			880
			894
	LA JOLLA BOULEVARD		
	6738	Hate To Quit It	
	7342	Modjeska	924
			1007
	LOOKOUT DRIVE		1024
	7762	Smiling Hill Top	
	PARK ROW		
	1335	Dreamery	1024 1/2
		Kirkwood	1026
			1028
	PEARL STREET		1049
	430	Winkin <i>Lady Gay</i>	1132
		Blinkin <i>Sweet Briar</i>	1133
		Nod <i>Mayflower</i>	1145
			1152
	PRINCESS STREET		1162
	7957	Hopi House	
	PROSPECT STREET		
	241	Hughey House	1174
	254	Happy Hollow or Redwood Hollow	1180
	350	Hide Away	1182
	354	The Nancy <i>344 Prof.</i>	1184
	358	Water Witch	1188-1200
	368-370	Surf View Court	
		Wayzata	
		Tonka	
	420	Chelsea	
		Abbey	
	700	Iris	
	700	South Moulton Villa	
	1060	<i>La Bonita Cottage</i>	
			928
			1000

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

1202	Spanish Villa		ROSLYN LANE
1203	Sunny Crest	1220	Humpty Dumpty <i>Wilde Boyer</i>
1211	House That Jack Built	1221	Chalet
1216	Ripple	1238	Rauceby
1218	Kalapacki <i>Donita</i>	1246	Arbor Vitae
1220	Brown Cabin		The Waverly 7917 <i>Ivanhoe</i>
1227	Brown Bear		SILVERADO STREET
1226	Keywaydin		Cherokee (was moved to
1237	The Idler		Torrey Pines Road and
1238	Totem Pole		destroyed by fire)
1242	Sea Bird	528	Montana <i>Cottage</i>
1244	Breakers		SILVERADO PLACE <i>War</i>
1250	Glencoe Terrace Apts.	1287	Heald House <i>"Cometicut"</i>
1258	Eyrie <i>"East Cliff"</i>		SPINDRIFT DRIVE
1262	Green Dragon		
1268	Barracks <i>"Daily Garden"</i>	1828	Westholm
1270	Wahmfried <i>"Jack O' Lantern"</i>	2000	Spindrift Inn
	Sea Breeze <i>"Gables"</i>		TORREY PINES ROAD
1272	The Ark		
1274	Doll's House	1261	Worsfold House
1282	Lucerne		Edgemont
1290	Carolita	1275	Graham Gem
1294	Matterhorn	1311	Calloway House
	Brewer House	1335	Hurd House
	Franconia <i>Let So. Antanina</i>	1433	The Easton-Atkinson-
	Gables <i>1248 Prospect St.</i>		Neville House
	Abbey	1451	Blue Bird (on Blue Bird
1295	Marguerite		Lane)
1298	Tyrolean <i>Terrace</i>	1465 1/2	Igloo (on Blue Bird
	PROSPECT PLACE		Lane)
7703	Waterloo	1525	La Alondra
7803	Paul Williams House	1560	Cliffcourt
7839	Sea Cliffe	1575	Helmhurst
7921	Twin Palms	1580	Boothcliff
7943	Palm Cot	1628	Ravello
7944	Westover	1640	Amalfi
7958		1644	Sorrento
7961	Roca Vista Court	1684	Capri
7964			Cherokee (destroyed by
7971	Casita Verde		fire)
7979	Hazelcot		VIRGINIA WAY
7985	La Siesta	1221	Ottawa Gables
7985	La Loggia	1328	Windemere (moved from
7991	Manzanita		844 Prospect)
7993	Shamisal	1338	Wise
	RAVINA STREET	1400	Hannay House
438	Kline House (moved from	1414	Paul Chase House
	Prospect, was Gillispie's	1533	
	Sanatarium)		
1434	Meadow Lark	166	No more St.
	Care Kenyon Home		

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

NOT LOCATED	La Boheme <i>Ro Dyer Lane</i>
Arcadia	La Logia
Avalon	Las Olas
Balmoral	La Torosa
Bide-a-Wee	La Tosca
Bougainvillea	Linnet
Chiosti	Meadow Lark - 457 Ravina
Clavelli	Miramar
Colorado	Mission
Costa Rica	Montana 828 Silverado
Cozy Nook 1197 Coast Blvd.	Ned Hay
Dew Drop Inn, 7818 Exchange	Norblich
Duncan	Pointsetta
El Capitan	Postscript <i>Roslyn Lane</i>
Frances 902 South Coast Blvd.	Rest-a-While
Franconi	Rochelle
Glenburn	Shawnee 715 Silverado
Hug Me Tight	Swastika <i>Wall St - Rustic Frige</i>
Idle Hours	Toreador
Iowa	Tuxedo
Ivanhoe	Witching Waters
Kraft #1	The Wren
Kraft #2	
Jensen 5109 Ed Triangle	
Cavies 7604 Cottage by the Sea	
1026 Wall - Palm Cottage	
	Richardson Cottage
	Blarney Castle
	Park Ribera Cottage
	The Green Place
	on the Terrace bet.
	Pirand's Ocean St.
	De Lange House
	slate street
	bet. prospect & Exchange Place



Environmental
Quality
Division

236-5775

Environmental Impact Report

EQD No. 87-0188

SCH No. 87042204

SUBJECT: Green Dragon Historical Site Board No. 84. DEMOLITION PERMIT to remove four houses of historical significance. The project site is within the La Jolla Planned District (Subarea 1A). The houses to be demolished are at 1241 and 1243 Coast Boulevard, and 1260 and 1268½ Prospect Street (Portion of Lots 30, 31, and 32; Block 59, La Jolla Park, Map No. 352). Applicant: San Diego Trust and Savings.

CONCLUSIONS:

The project proposes demolition of four structures identified as historically significant and the elimination of the last remnants of the Green Dragon Colony. Implementation of the proposed project would result in significant impacts associated with historical resources, archaeological resources, land use, and cumulative impacts. The potentially significant impacts to archaeological resources can be mitigated below a level of significance as outlined below. However, impacts associated with historical resources, land use, and the cumulative loss of historical resources are significant and unmitigated.

Significant unmitigated impacts to historical resources would result from the loss of four structures identified as historically significant and the destruction of the Green Dragon Colony, listed on the City of San Diego List of Historic Sites as significant. The project would not reflect the goals and objectives of land use plans to encourage preservation of historic resources and would contribute to the cumulative loss of the village character of La Jolla thus resulting in significant land use impacts. The project would add to the cumulative impact associated with loss of historic structures in the La Jolla Community.

Because there will be significant unmitigated impacts, project approval will require the decisionmaker to make Findings, substantiated in the record, which state that: a) individual mitigation measures or project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

ALTERNATIVES:

The EIR addresses several project alternatives which would reduce impacts associated with the demolition of historically significant structures. Alternative C - PRESERVATION AND REHABILITATION OF STRUCTURES - is regarded as the environmentally superior alternative. This alternative would preserve the structures in their present location and provide for

Table 2
CURRENT STATUS
OF LA JOLLA BEACH COTTAGES RECORDED IN 1977

<u>Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Status*</u>
None known	5522 Beaumont	1915-1920	+
None known	7591 Bishops Lane	c 1910	-
None known	7739 Bishops Lane	c 1915	+
None known	230 Bonair Street	1905-1915	+
Red Roost	1179 Coast Boulevard	1894	+
Red Rest	1187 Coast Boulevard	1894	+
Brockton Villa	1235 Coast Boulevard	1894	+
Salt Air Court (duplex)	401-403 Coast Blvd. South	1909-1915	-
Cuesta Solana Dorothy Harriet (4 buildings)	813-827 Coast Blvd. South	1900s	+
None known	927 Coast Blvd. South	1900s	+
None known	941 Coast Blvd. South	1890s	+
None known	949 Coast Blvd. South	1900s	+
Winnebago, Miss Jeardeau's House	958 Coast Blvd. South	1910-1915	+
None known (6 buildings)	1010-1016 Coast Blvd. South	1900s	-
Merle Terrace, Old Noah House	1015 Coast Blvd. South	1900	-
Ogantz	1046 Coast Blvd. South	1910	+
Carey Crest	1369 Coast Walk	1900	+
None known	7135 Draper Avenue	c 1930	+
None known	7510 Draper Avenue	1905-1910	+
Dr. Corey House	7520 Draper Avenue	c 1906	+
None known	7584 Draper Avenue	c 1905-1910	+
None known	7643 Draper Avenue	c 1910	-
Ellen Dow Carter House	7719 Eads Avenue	1921	-
None known (3 buildings)	7740-7748 Eads Avenue	c 1908	+
Wind and Sea Apartments (2 buildings)	325-327 Bonair Street	1909-1915	-

Table 2 (Continued)
CURRENT STATUS
OF LA JOLLA BEACH COTTAGES RECORDED IN 1977

<u>Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Status*</u>
None known	7841 Fay Avenue	c 1895	+
None known	778 Forward Street	1900s	+
None known	824 Forward Street	1900s	+
None known	7569 Herschel Avenue	c 1909	+
None known	2491 Horizon	c 1910	+
None known	7736 Ivanhoe Avenue	c 1900	+
Sunset Court (8 buildings)	7769-7783-1/2 Ivanhoe Avenue	1928	+
None known	7839 Ivanhoe Avenue	1901-1912	-
None known	7725 Ivanhoe Ave. East	c 1900	-
None known	7727 Ivanhoe Ave. East	c 1900	-
None known	7733 Ivanhoe Ave. East	c 1900	+
None known	601 Marine Street	1900	+
None known	7334 Monte Vista Street	1926	+
None known	323 Nautilus Street	c 1905	+
None known	7025 Neptune Place	c 1915	-
None known	7958 Prospect Place	c 1900	+
None known	7964 Prospect Place	c 1890-1905	+
Wisteria Cottage	780 Prospect Street	1905	+
La Renita	866 Prospect Street	1897	+
Green Dragon Colony (4 buildings)	1260 Prospect Street	1894	+
None known	1449 Torrey Pines Road	1912	+
None known	1682 Torrey Pines Road	c 1890	+
Windemere	1328 Virginia Way	1895	+
None known	403 Westbourne Street	1906-1912	-
Edge Hill	1533 Virginia Way	1907-1908	-

* "+" = remaining, "-" = destroyed

Source: Schaelchlin 1977, Lia 1987

CURRENT SURVEY OF SITES LISTED IN 1987

Address	Construction Year	Status
5522 Beaumont	1915-1920	Substantially Altered
7739 Bishops Lane	c 1915	Altered
230 Bonair Street	1905-1915	Present, street view obscured
1179 Coast Boulevard	1894	Designated - Red Rest, Red Roost
1187 Coast Boulevard	1894	Designated - Red Rest, Red Roost
1235 Coast Boulevard	1894	Designated - Brockton Villa
813-827 Coast Boulevard South	1900s	Present
927 Coast Boulevard South	1900s	Present
941 Coast Boulevard South	1890s	Replaced with New Construction
949 Coast Boulevard South	1900s	Replaced with New Construction
958 Coast Boulevard South	1910-1915	Substantially Altered
1046 Coast Boulevard South	1910	Replaced with New Construction
1369 Coast Walk	1900	Designated - Carey Crest
7135 Draper Avenue	c 1930	Present
7510 Draper Avenue	1905-1910	Present
7520 Draper Avenue	c 1906	Designated - Relocated to Heritage Place
7584 Draper Avenue	c 1905-1910	Designated - Relocated to Bishop's Sch.
7740-7748 Eads Avenue	c 1908	Replaced with New Construction
7841 Fay Avenue	c 1895	Replaced with New Construction
778 Forward Street	1900s	Replaced with New Construction
824 Forward Street	1900s	Present
7569 Herschel Avenue	c 1909	Present
2491 Horizon	c 1910	Present
7736 Ivanhoe Avenue	c 1900	Present
7769-7783 1/2 Ivanhoe Avenue	1928	Bungalow Court, not a Beach Cottage
7733 Ivanhoe Avenue East	c 1900	Altered
601 Marine Street	1900	Altered
7334 Monte Vista Street	1926	Present
323 Nautilus Street	c 1905	Replaced with New Construction
7958 Prospect Place	c 1900	Present
7964 Prospect Place	c 1890-1905	Replaced with New Construction
780 Prospect Street	1905	Designated - Wisteria Cottage
866 Prospect Street	1897	Substantially Altered
1260 Prospect Street	1894	Green Dragon Colony - Removed 1992
1449 Torrey Pines Road	1912	Substantially Altered
1682 Torrey Pines Road	c 1890	Substantially Altered
1328 Virginia Way	1895	Present

CHART

BREAKDOWN OF CALCULATIONS

- 68** **Number of Beach Cottages identified by Schaelchlin 1977 Survey**
- 37** **Number of Schaelchlin-identified Beach Cottages present in 1987**
- 01** **Number of Schaelchlin-identified sites that were not Beach Cottages but were Bungalow Courts**
- 01** **Number of Schaelchlin-identified sites that were removed by 1992**
- 35** **Number of Beach Cottages evaluated for purposes of this Addendum**
- 08** **Number of Beach Cottages Altered**
- 08** **Number of Beach Cottages Replaced with New Construction**
- 19** **Number of Beach Cottages Remaining for purposes of this Addendum**