



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 24, 2014 REPORT NO. HRB-14-047

ATTENTION: Historical Resources Board
Agenda of July 31, 2014

SUBJECT: **ITEM #9 – Josephine Seaman Rental Cottage**

APPLICANT: Binder 1998 Family Living Trust represented by Marie Burke Lia

LOCATION: 1327 Coast Walk, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Josephine Seaman Rental Cottage located at 1327 Coast Walk as a historical resource.

STAFF RECOMMENDATION

Designate the Josephine Seaman Rental Cottage located at 1327 Coast Walk as a historical resource with a period of significance of c.1921 under HRB Criteria A and C. The designation excludes the 120 square foot 2013 addition. This recommendation is based on the following findings:

1. The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to its c.1921 date of construction and period of significance. Specifically, the resource embodies both Josephine Seaman's attempt to develop rental cottages around the Carey Crest/El Parador house in order to take advantage of the increase in the popularity of La Jolla during the 1920s; and the character defining features of Beach Cottage architecture, a finite and limited building type that reflects the early development history of La Jolla.
2. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman Bungalow architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits hipped and gable roofs with cedar shingles; overhanging eaves; exposed rafter tails; cedar shingle siding over board-and-batten construction; projecting bays with single-lite casement windows; a small enclosed porch oriented to the ocean view, with large single-lite casement windows; and fenestration consisting of single-lite wood frame and sash casement windows and French doors.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. Originally part of a larger property that included Carey Crest/El Paradon and the Cave Store, the subject property is located on APN 350-121-41-00 in the La Jolla Park subdivision. The building was previously included in an evaluation of the larger property in 1996, but has not been identified in any past reconnaissance surveys of La Jolla, perhaps due to its limited visibility.

The historic name of the resource, the Josephine Seaman Rental Cottage, has been identified consistent with the Board's adopted naming policy and reflects the name of Josephine Seaman who constructed the cottage in 1921 as a rental property. It should be noted that while the Historic Resource Research Report identifies the name as La Manzanita Cottage, recent research has called into question whether the subject property is in fact La Manzanita Cottage. The property was first identified as such by historian Alex Bevil in his 1996 study, at which time he noted a plaque on the subject building that read "La Manzanita". However, in conducting research into another property, Scott Moomjian informed staff that the 1955 Randolph listing of early beach cottages identifies another cottage addressed at 7991 Prospect Place as "Manzanita". The subject property at 1327 Coast Walk was not identified in the Randolph inventory. City Directory research did not prove helpful in verifying the cottage naming. Given that the 1955 Randolph inventory identified another building as Manzanita, and given that the date and origin of the plaque noted by Bevil in 1996 (which is no longer present) cannot be determined, staff has concluded that it is not appropriate to assign the name La Manzanita Cottage to the subject property.

ANALYSIS

A Historical Resource Research Report was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is significant under HRB Criteria A, B and C. Staff concurs that the site is a significant historical resource under HRB Criteria A and C, but not Criterion B. 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 subject property was constructed c.1921 by Josephine Seaman, and was part of a larger property that included the Carey Crest house (HRB Site #386) constructed in 1911 at 1369 Coast Walk, the Cave Curio Store (HRB Site #380) constructed in 1912 at 1325 Cave Street, and the cottages at 7991 and 7993 Prospect Place, constructed between 1910 and 1921. Seaman occupied the main Carey Crest house with her mother, and rented the subject property at 1327 Coast Walk. Although the historic report states that City Directories did not list the occupants, the name of occupants from 1923-1962 was found under the address 1327 Coast Boulevard. The Sanborn Maps list the subject property alternately as 1327 and 1329 Cave Street; however, there were no directory listing at this address. Additionally, there is no other property on the Sanborn Maps addressed at 1327 Coast Boulevard. Therefore, it is reasonable to believe that the directory listings

for 1327 Coast Boulevard are of the subject property. A listing of the occupants is provided in Attachment 2.

The applicant's report states that the subject property, which was built by Miss Josephine Seaman in the early 1920s as part of the historic Carey Crest complex, exemplifies or reflects special elements of La Jolla's historical, cultural, economic, aesthetic and architectural development. The report states that the property is associated with Seaman's attempt to develop several similar cottages around the Carey Crest/El Paradon house into rental properties in order to take advantage of the increase in the popularity of La Jolla during the 1920s. The development of these rentals and beach cottages has been recognized as important in the early development of La Jolla and its seaside character.

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."

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. 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. 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 1955, 1977 or 1987 listing of cottages, would not be counted among the 35.

The subject building at 1327 Coast Walk exhibits a majority of the character defining features that relate to the exterior appearance of early La Jolla Beach Cottages, which 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, 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 features that the building does not exhibit are limited, and include focus on a garden, even if small; use of brick or stone exterior chimneys; asymmetrical "L" shaped porches; and a front porch, which was utilized at the side to take advantage of the ocean view. Although the windows of the subject house are casement and not double-hung, they are found in continuous banks at the bay and at the side porch. With a construction date of c.1921, this cottage was built within the 1880s-1930s period of significance for early La Jolla Beach Cottage development. 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.

Significance Statement: The subject property embodies Josephine Seaman's attempt to develop several similar cottages around the Carey Crest/El Paradon house into rental properties in order to take advantage of the increase in the popularity of La Jolla during the 1920s. The development of these rentals and Beach Cottages is important in the early development of La Jolla and its seaside character. In addition, these early Beach Cottages have grown scarce, as documented in prior designations. Therefore, staff finds that the subject building constructed by Josephine Seaman at 1327 Coast Walk, which embodies the character defining features of Beach Cottage architecture and retains integrity to its c.1921 date of construction, reflects a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development; and staff recommends designation under HRB Criterion A.

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

The applicant's report states that the subject property at 1327 Coast Walk is significant under HRB Criterion B for its association with Josephine Seaman, and is perhaps the most intact property remaining which is associated with her. Seaman built the subject property and rented it out while residing at the main Carey Crest house at 1369 Coast Walk. Seaman was a well known figure in La Jolla and contemporary of Ellen Browning Scripps. Seaman owned a number of prominent properties, including the Green Dragon Colony, and was highly active in social and philanthropic activities. While Seaman is historically significant within the community of La Jolla, the Carey Crest house was designated as HRB Site #386 in part for an association with her. Therefore, since another resource has been designated for an association with Seaman, and since

the subject property was a rental property in which she never resided, 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 1327 Coast Walk was constructed c.1921 in the Craftsman Bungalow style, and features hipped and gable roofs with cedar shingles; overhanging eaves; exposed rafter tails; cedar shingle siding over board-and-batten construction and a concrete foundation. Although the date of construction is listed as 1909 on the Residential Building Record, the 1921 date is supported by the directory listings and the sewer permits for lots 26 and 27 that were pulled by Josephine Seaman in 1921 (Attachment 3). Set back on the lot, the building does not front directly onto any street, and is accessed via a shared driveway. The primary elevation faces east, and features a projecting, front gable bay with single-lite casement windows. The entry, with its six-lite Dutch door, sits to the right. The northern, side façade features another projecting bay with single-lite wood frame and sash casement windows, this one under a hipped roof. To the right is a small porch area which was enclosed with single-lite wood frame and sash windows. The location of this porch at the side, rather than the front, was likely due to the ocean view available from the northern elevation. The porch can be seen in its current configuration in the c.1921 photograph provided in the applicants report, indicating that the use of large single-lite casement windows in the openings was either original or a very early modification that allowed the residents to enjoy the view with protection from the elements. The western, rear elevation is very simple, and features two paired single-lite wood frame and sash casement windows at the second floor, and a small window and a pair of French doors at the ground floor. The southern elevation features another pair of French doors, as well as some contemporary improvements, including a deck. The original detached garage with accordion folding doors is present at the front of the house.

Modifications are limited, and include the conversion of crawlspace under the building to habitable space; the addition of 120 square feet to the south façade behind the garage (differentiated through the use of horizontal bevel siding); and the addition of decks, which occurred in 2013. These modifications were reviewed and approved by historic resources staff for consistency with the U.S. Secretary of the Interior's Standards. Staff also approved alterations to the garage which included retaining the original doors in their original location, expanding the garage to the side adjacent to the house, and installing a new door camouflaged with cedar shingles on the side facing the driveway.

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.

Significance Statement: The subject house, which retains integrity to its c.1921 date of construction, continues to convey the historic significance of Craftsman Bungalow style of architecture by embodying the historic characteristics associated with the style, including hipped and gable roofs with cedar shingles; overhanging eaves; exposed rafter tails; cedar shingle siding over board-and-batten construction; projecting bays with single-lite casement windows; a small enclosed porch oriented to the ocean view, with large single-lite casement windows; and fenestration consisting of single-lite wood frame and sash casement windows and French doors. Therefore, staff recommends 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.*

The architect and/or builder of the property at 1327 Coast Walk could not be identified. 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 1327 Coast Walk 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 1327 Coast Walk 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.

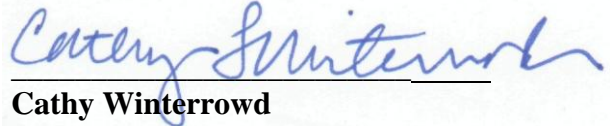
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Josephine Seaman Rental Cottage located at 1327 Coast Walk be designated with a period of significance of c.1921 under HRB Criteria A as a resource special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development; and C as a resource that embodies the distinctive characteristics of Craftsman Bungalow architecture. The designation excludes the 120 square foot 2013 addition. 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. City Directory Listing of Occupants
3. Water/Sewer Permits
4. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 7/31/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/31/2014, to consider the historical designation of the **JOSEPHINE SEAMAN RENTAL COTTAGE** (owned by Binder 1998 Family Living Trust 06-01-98, 1327 Coast Walk, San Diego, CA 92037) located at **1327 Coast Walk, San Diego, CA 92037**, APN: **350-121-41-00**, further described as PAR 3 PAR A PER DOC 11-0696413 IN PAR 1 & ALL OF 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 Josephine Seaman Rental Cottage on the following findings:

(1) The property is historically significant under CRITERION A as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. Specifically, the resource, which retains integrity to its c.1921 date of construction and period of significance, embodies both Josephine Seaman's attempt to develop rental cottages around the Carey Crest/El Paradon house in order to take advantage of the increase in the popularity of La Jolla during the 1920s; and the character defining features of Beach Cottage architecture, a finite and limited building type that reflects the early development history of La Jolla. 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 Bungalow style and retains integrity to its c.1921 date of construction and period of significance. Specifically, the resource exhibits hipped and gable roofs with cedar shingles; overhanging eaves; exposed rafter tails; cedar shingle siding over board-and-batten construction; projecting bays with single-lite casement windows; a small enclosed porch oriented to the ocean view, with large single-lite casement windows; and fenestration consisting of single-lite wood frame and sash casement windows and French doors. 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 exclude the 120 square foot 2013 addition

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

CITY DIRECTORY LISTINGS FOR 1327 COAST WALK

Directory Year	Address Listing	Occupant(s)
1923	1327 Coast Boulevard	May, Harriet W
1924	1327 Coast Boulevard	(no listing found)
1925	1327 Coast Boulevard	May, Harriet W
1926	1327 Coast Boulevard	May, Harriet W
1927	1327 Coast Boulevard	Monroe, Anna M
1929	1327 Coast Boulevard	Monroe, Anna M
1930	1327 Coast Boulevard	Munroe, Anna M Shepard, Ella B
1931	1327 Coast Boulevard	Munroe, Anna M
1932	1327 Coast Boulevard	(no listing found)
1933	1327 Coast Boulevard	Shepard, Ella B
1934	1327 Coast Boulevard	Shepard, Ella B
1935	1327 Coast Boulevard	Shepard, Ella B
1936	1327 Coast Boulevard	Shepard, Ella B
1937	1327 Coast Boulevard	Vacant
1938	1327 Coast Boulevard	Park, E A
1939	1327 Coast Boulevard	Thompson, Ernestine
1940	1327 Coast Boulevard	Vacant
1941	1327 Coast Boulevard	Vacant
1943	1327 Coast Boulevard	Edkins, Reginald
1944-1945	1327 Coast Boulevard	McIntyre, G C
1947-1948	1327 Coast Boulevard	McIntyre, G C
1950	1327 Coast Boulevard	Forshaw, A W
1955	1327 Coast Boulevard	Forshaw, Andrew W
1956	1327 Coast Boulevard	Forshaw, Andrew W
1958	1327 Coast Boulevard	Dailey, Robert H
1959	1327 Coast Boulevard	Dailey, Robert H
1960	1327 Coast Boulevard	Vacant
1961	1327 Coast Boulevard	Morrison, Patricia
1962	1327 Coast Boulevard	Morrison, Patricia
1963-1964	1327 Coast Walk	Vacant
1965	1327 Coast Walk	Morrison Pending
1966	1327 Coast Walk	Morrison Pending
1967	1327 Coast Walk	Forrester, Gordon
1969-1970	1327 Coast Walk	Sinclair, Robert

1325
OPERATING DEPT. SEWER CONNECTION ORDERLocation 1301 - Court Blvd No 14802Between Court & Park Row Date 4/22/21Lot 27 Block 48 Amt. Pd 30.00Addition La Jolla ParkOwner Miss SeemanSEWER INSPECTOR. You will make Stamp

sewer connection at above location -- Page

Remarks: 5/2/21Rehner

PERMIT CLERK.

Service Taps

Main _____ ft. _____ from _____ line of _____ St.

Service Enters

Property _____ ft. _____ from _____ line of _____ St.

Stanger
RemondChg. W. O. 062

FOREMAN.

OPERATING DEPT. SEWER CONNECTION ORDER

Location 1363 Coast Blvd No. 15000Between Coast - Park Row Date 7/5-21Lot 26 Block 18 Amt. Pd. 30.00Addition La Jolla PKOwner Mrs. SeemanSEWER INSPECTOR. You will make 5+sewer connection at above location--Page 1Remarks: 7/16/21OK

PERMIT CLERK.

Service Taps

Main 85' ft. N from P. K. line of S St.

Service Enters

Property ft. from line of St.Rimmer

FOREMAN. Cbg. W. O.

MATERIAL

LABOR

44' 4" Cement Pipe

9 16

1 4" " Bend

8

8

Labor

9 16

Material

8 37

Total Lab. & Mat.

17 53

Overhead

2 63

Grand Total

20 16