

CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: April 10, 2014

TO: Historical Resources Board and Interested Parties

FROM: Kelley Stanco, Senior Planner

SUBJECT: **ITEM 5 – Wise Cottage**

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This item was continued from the March 27, 2014 meeting of the Historical Resources Board, in order to allow staff additional time to review information provided by the applicant the afternoon before the hearing. This information included old black-and-white photos of a one story Craftsman style home which the applicant asserted was the subject property, demonstrating that the building had been substantially altered and modified. The applicant's representative informed staff that the photo had been found by the owner at the La Jolla Historical Society, in a folder labeled "Virginia Way." However, as detailed below, these photos are in fact not of the subject property, but are of a no longer extant property that was located at the corner of Virginia Way and Prospect Place.

Since the hearing, the applicant has submitted two additional items for consideration. First, the applicant has submitted a letter prepared by Scott Moomjian dated April 2, 2014, which provides a more detailed analysis of the photographs provided the day before the hearing (Attachment 1). The letter compares the black-and-white photographs with photos of the house taken prior to and after the recent unpermitted modifications, and itemizes the differences between them, concluding that the building has been substantially altered. These modifications include removal of a side porch, alteration of the gable bays on the interior side façade (including removal of the chimney) and alteration of the front porch. Additionally, the letter notes that the framing at the north east side of the house is stamped with a West Coast Lumber Bureau stamp, and may indicate remodeling at this location post-1941. The letter concludes that the building is not eligible for designation under any HRB Criteria, due to a lack of integrity.

The second submittal consists of a letter dated March 26, 2014 prepared by Wendy Tinsely-Becker of Urbana Preservation and Planning (Attachment 2). The letter provides an analysis of the building and its eligibility for designation prior to and after the unpermitted alterations. The analysis of the building following the alterations is not relevant, as the building is under consideration in its condition prior to the unpermitted alterations, as detailed in the staff report dated March 20, 2014 (Attachment 3). The analysis of the building prior to the alterations concludes that the building is not eligible for designation under any HRB Criteria. This is based primarily on two things – the building's use of stucco, which the analysis contends was not consistent with most Craftsman and Beach Cottage architecture, and the building's appearance when compared to the black-and-white photographs provided in the applicant's supplemental materials.

In regard to the use of stucco, the context provided for La Jolla Beach Cottages included in Attachment 4 of the staff report states the these bungalows were clad in "wood shingles, horizontal siding or stucco exteriors." Additionally, this cottage was identified as the "Wise Cottage" in Randolph's 1955 inventory of early La Jolla Cottages. Therefore, it is clear based on the record that the property was a named beach

cottage built within the period of early development of La Jolla that embodies the context of early La Jolla Beach Cottages as established by the Board through prior designation actions.

In regard to the building's integrity, which was the central issue of both the Moomjian and Tinsely-Becker letters, staff conducted research at the La Jolla Historical Society on April 8, 2014. Staff asked to review the "Virginia Way" file referenced by the applicant, as well as aerial photographs of the area. Upon review of the "Virginia Way" file, staff found that the only copies of the black-and-white photographs provided by the applicant were included as an attachment to the Historic Report and Nomination prepared by Vonn Marie May for the Walt Mason House at 1411 Virginia Way, which was included in its entirety in the file. Review of the Mason House report and discussions with the author confirm that the black-and-white photographs are not of the property at 1400 Virginia Way. Rather, the house seen in the photographs, which was constructed by builder Alfred J. Bowman (who also built 1411 Virginia Way), was located at the corner of Virginia Way and Prospect Place (one block to the north) and is no longer extant. Excerpts of the Mason House report, including the source of the photographs, a discussion of the building's location and the photographs themselves, is provided in Attachment 4.

This information is consistent with the 1921 Sanborn Map (Attachment 5). The footprint of the subject property at 1400 Virginia Way (on the corner of Exchange Place and what was then College) is consistent with the footprint of the building as it stands today, with the exception of the casita addition. This includes two bays on the Virginia Way (College) façade; a central porch; and two short bays on the interior side façade, set far apart with very little building wall to the rear of the left-most bay. The footprint of the building located on the corner of Prospect Place and Virginia Way (College) is consistent with the footprint of the building seen in the black-and-white photographs in the Mason House report, and includes only one bay on the Virginia Way (College) façade; a central porch; and two deeper bays on the interior side façade, set closer together with a larger span of building wall to the rear of the left-most bay. The differences between the two structures can also be seen in three historic aerial photographs included in Attachment 6. Based on this documentation, it is clear that the black-and-white photographs provided in the applicant's submittals, which were the basis of the evaluation of integrity in the Moomjian and Tinsely-Becker letters, are not of the subject building at 1400 Virginia Way.

Additionally, while reviewing documents at the La Jolla Historical Society, staff discovered historic photographs which illustrate that the building does retain integrity. This includes a pair of undated photographs labeled "1400 Virginia Way" found in the "Virginia Way" folder (Attachment 7). While not dated, the La Jolla Historical Society believes these photos likely date to the 1930s. This estimated date is supported by the tremendous amount of growth in the pine tree seen in this photograph and another photograph taken for a real estate listing in 1968 (Attachment 8). Both photos clearly depict a stucco clad Craftsman home with 1-over-1 double hung wood windows and a side-entry porch, consistent with the building's appearance prior to the unpermitted modifications. The only difference found is at the porch wall, which features a stucco band at the top and a pier at the entrance to the porch in the undated photo that are no longer present by the time the 1968 photo was taken. By 1968 the site wall along Virginia Way had also been added.

In regard to the information in the Moomjian letter that lumber found at the northeast façade dates to c.1941, this is not surprising, given that the applicant's report and the staff report acknowledge that window modifications occurred at this location, which would have necessitated new framing. Review of the historic aerial photographs provided in Attachment 6 and the 1921 Sanborn Map provided in Attachment 5 reveal that the footprint of the building has not changed in this location. It does appear that the French doors are replacements, as documented in the letter.

As detailed above, it is well documented that the black-and-white photographs provided by the applicants in their most recent supplemental materials are not of the subject house, and therefore evaluations of integrity based upon a comparison of the subject house to the photographs is not valid. Moreover, historic photographs discovered by staff reveal that the building did in fact retain integrity to its period of significance prior to the unpermitted alterations. The only new modifications discovered since the preparation of the staff report are the replacement of the French doors on the Virginia Way façade, as well as the removal of the stucco band at the top of the porch wall and the pier at the entrance to the porch. These modifications are minor, and do not impact the staff recommendation, which remains unchanged.

Therefore, staff recommends that the Board 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.



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Kelley Stanco  
Senior Planner

KS/cw

Attachments:

1. Letter prepared by Scott Moomjian dated April 2, 2014 (under separate cover)
2. Letter dated March 26, 2014 prepared by Wendy Tinsely-Becker of Urbana Preservation and Planning (under separate cover)
3. Staff Report No. 14-021 dated March 20, 2014 (under separate cover)
4. Excerpts of the Historic Report for the Walt Mason House, HRB Site #902
5. 1921 Sanborn Map
6. Three Historic Aerial Photographs
7. Undated Historic Photographs of 1400 Virginia Way
8. 1968 Real Estate Listing of 1400 Virginia Way

*Scott A. Moomjian  
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April 2, 2014

**Via E-Mail and Personal Service**

Ms. Kelley Stanco, Senior Planner  
Historical Resources  
Planning, Neighborhoods & Economic  
Development Department  
City of San Diego  
1222 First Avenue, MS 413  
San Diego, CA 92101

*Re: 1400 Virginia Way, La Jolla, California 92037; Substantial Modifications & Alterations & Lack Of Integrity*

Dear Ms. Stanco:

The purpose of this letter is to follow up on our March 26, 2014, discussion regarding recently-discovered changes affecting the integrity of the above referenced property (“Property”). After reviewing historic and aerial photographs of the Property and surrounding area, and undertaking a forensic analysis of materials located at the Property, we have clearly and conclusively found that the Property has been substantially modified and altered and does not possess original integrity.

In the interest of time, we want to provide the present analysis to HRB Staff as soon as possible to facilitate Staff’s review and preparation of a supplemental opinion regarding these matters in advance of the April 24, 2014, Historical Resources Board (HRB) hearing.

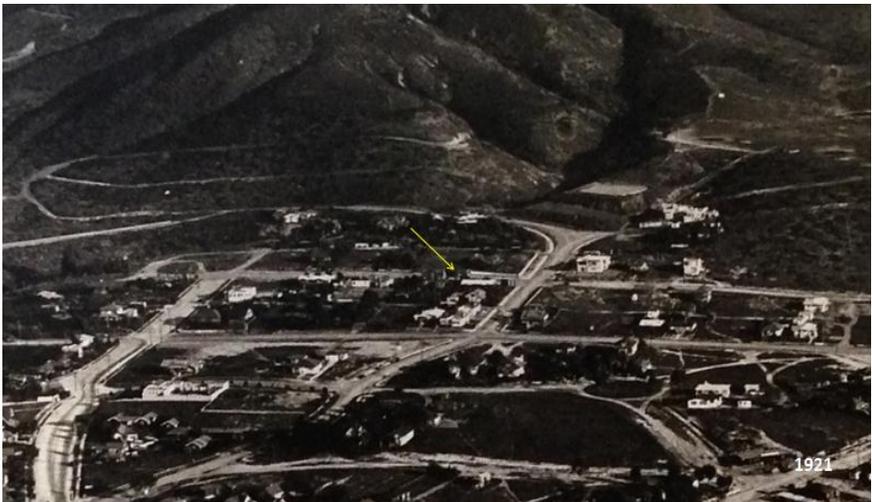
**A. Aerial Photographs Confirm the Location and Configuration of the Property**





The above photographs show the location of the property on sloped corner lot, with Mount Soledad located to the east, the property running length-wise from north to south, and the porch-covered entrance located on the south elevation.

The distinctive long, slim white roof running north to south and the south-facing porch accessible from Exchange Place, are visible from other early aerial photographs. In fact, there are only two other properties located in the vicinity that appear to have white roofs (one located at Virginia Way and Ivanhoe Street and one located north of Virginia Way). The white roofed square property at the corner of Virginia Lane and Ivanhoe Street does not mimic the rectangular shape visible in the photographs. Similarly, the home located to the north of the subject property has distinctive pitched gables facing Virginia Way and is not located on a sloped corner lot, rendering it incompatible with the present photographs. The absence of other properties with white roofs and similarly situated corner lots on Virginia Way compels the conclusion that the above photographs depict the subject property.



Further, a comparison of the slope and south facade from contemporary photographs demonstrates *identical* features in identical locations, leaving no reasonable doubt as to the identification of the photographs as depictions of the subject property.



**B. Historical Photographs Demonstrate the Integrity of the South Façade (Facing Exchange Place) Has Been Materially Compromised**



The subject Property has undergone a series of changes which have altered the original character-defining features on the south façade as follows:

- Decorative castle feature atop the porch columns have been eliminated.
- Large square pedestals supporting the stucco columns have been eliminated.
- Entry steps, allowing access through the front porch and surrounding columns from Exchange Place, have been eliminated in favor of a side entry accessed through Virginia Way.
- A porch entry via Exchange Place was enclosed with a large stucco wall, thereby enclosing both columns.
- Embellishments to the porch wall, such as corner wall pedestals which appear to have been use to display small potted plants, have been eliminated.
- Original casement windows which opened out onto Exchange Place have been eliminated and replaced with one-over-one double-hung sash windows in tripartite configurations.
- A wood awning with exposed rafters spanning the columns has been altered, in particular the side rafter tails which extended outward from both columns have been eliminated.
- As set forth in the previous report, an approximately 500 square foot casita was built and is visible from the south façade.
- As set forth in the previous report, the front door was replaced and analysis of the wood present in the existing frame confirms the original frame was replaced.

**C. Historical Photographs Demonstrate the Integrity of the West Façade (Facing the Ocean) Has Been Materially Compromised**



The subject Property has undergone a series of changes which have altered the original character-defining features on the west façade as follows:

- A prominent tapered chimney with decorative detailing on its face has been eliminated.
- The original thin vertical windows flanking the chimney have been replaced with one-over-one double hung sash windows in tri-partite configurations that create a false sense of history.
- A west ocean-facing porch has been eliminated and enclosed.
- Tapered west porch pedestals have been eliminated.
- West porch steps have been eliminated.
- West porch French Doors have been eliminated and replaced with one-over-one double hung sash windows in single and tri-partite configurations.
- Original tri-partite multi-lite windows in the northwest projecting gable have been eliminated and replaced with one-over-one double hung sash windows in tri-partite configurations.
- The northwest projecting gable was reduced in size and moved to within 2 feet of the west exterior wall, thereby eliminating the original windows existing in the northwest corner.
- The southwest projecting gable was reduced in size.
- As set forth in the previous report, an approximately 700 square foot RV Garage was built at the northwest corner of the property.

**D. Further Analysis of the Exterior Wood and Remaining French Doors Demonstrate the Integrity of the Northeast Façade Has Been Materially Compromised**

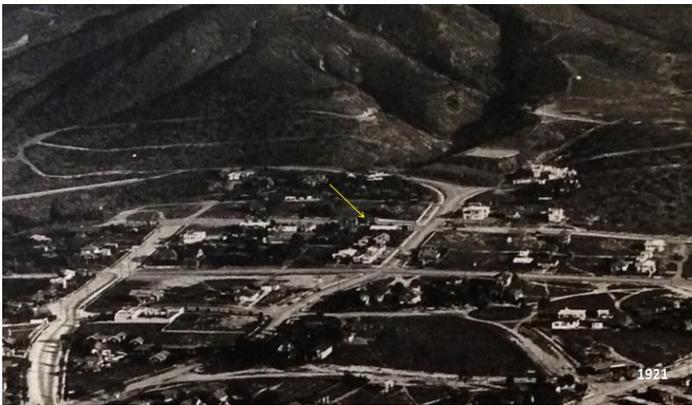


Lumber dating to the post-1940 period (from 1941 onward) was discovered and photographed at the northeast corner of the home surrounding the former dining room, kitchen and laundry room.

The West Coast Lumber Bureau (WCLB) stamps observed on the exterior lumber indicate that these materials were installed sometime during or after 1941, thereby signaling that an extensive remodel, repair, or renovation campaign occurred on the northeast façade. This work is far greater in scope than the 1993 remodel of the laundry room, which was identified in the applicant's prior report.



Examination of the French Doors revealed “Intex-Tempered” stamps and serial numbers ending in “2004.” The manufacturer, Intex Glass (Xiamen), is based in China and has been operating since 1993, suggesting the doors were replaced sometime during or after 1993. The “2004” serial number further suggests the replacements were likely made sometime during or after 2004.



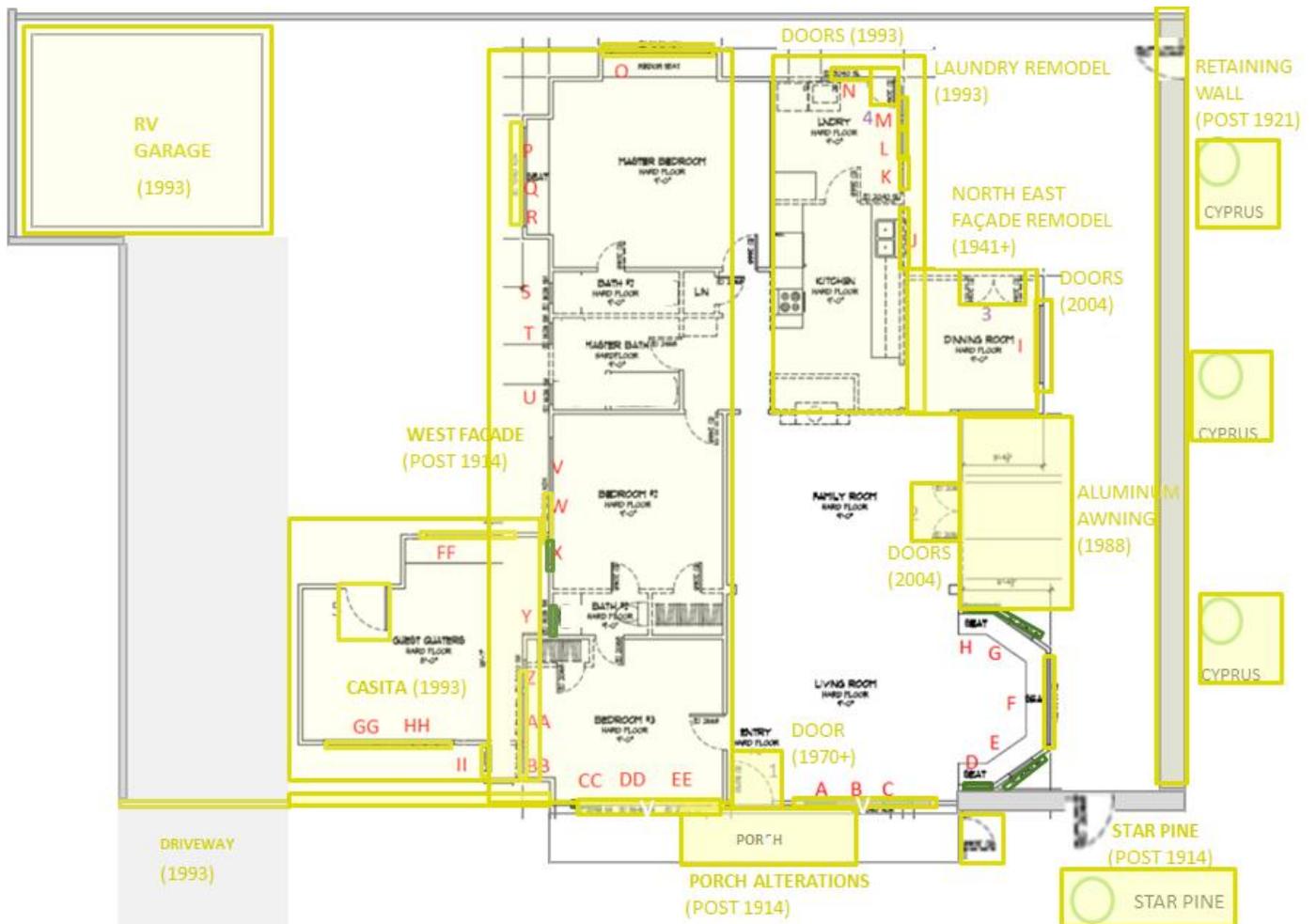
Moreover, the historical photographs demonstrate the retaining wall affronting Virginia Way was added at some time between 1921-1977 when it was photographed in Patricia Schaelchlin's survey of La Jolla. Trees obscure the aerial photographs dated after 1933, rendering more precise identification impossible.



Finally, the historical photographs above demonstrate that the Star Pine located at the southeast corner of the Property, near Virginia Way and Exchange Place, does not date to the 1914 construction of the residence and alleged “period of significance” stated in the HRB Staff Report dated March 20, 2014. The sapling planted in the close-up photo (above right) is located at least 10 feet away from the residence and is located directly in front of the column. The sapling is, therefore, located too far south and west of the Star Pine identified by Staff. The existing Star Pine is currently located approximately 5 feet to the north of the column and approximately 5 feet from the southeast corner of the residence.



Vegetation is first visible in the above aerial photographs dating from 1933. However, the distance of the photograph makes it impossible to identify the vegetation species with any certainty. The specific Star Pine identified by Staff is first visible in the 1977 Schaelchlin survey, pictured above.



In short, the substantial renovations have resulted in the loss of the original fabric and features, including but not limited to the following:

- Post 1914 Remodel of South Façade Front Porch.
- Post 1914 Remodel of West Façade.
- Post 1941 Remodel Northeast Façade.
- 1988 Construction of Aluminum Awning.
- 1993 Construction of Casita.
- 1993 Construction of RV Garage.
- All Stucco Likely Replaced.
- All Windows and Doors Likely Altered.

**As detailed above, these are all considered significant modifications and alterations which have collectively compromised the integrity of the Property.**

*A clear loss of original integrity means that the Property cannot convey any potential historical and/or architectural significance under any HRB Criteria.*

Sincerely,

A handwritten signature in blue ink that reads "Scott A. Moomjian". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott A. Moomjian  
Attorney at Law

cc: Corrine Neuffer, Esq.  
Andrea Myers  
Zach Myers

March 26, 2014

Mr. Scott Moomjian, Attorney at Law  
5173 Waring Road, #145  
San Diego, CA 92120

VIA EMAIL: [smoomjian@earthlink.net](mailto:smoomjian@earthlink.net)

RE: Preliminary Determination of Eligibility for Dwelling at 1400 Virginia Way, San Diego, CA 92037.

Dear Mr. Moomjian,

This memorandum has been prepared in response to a request to provide a preliminary determination of eligibility for the 1400 Virginia Way property under criterion A (under the context of Community Development Patterns / La Jolla Beach Cottages built between circa 1880-1930) and C (for embodying the distinctive characteristics of a La Jolla Beach Cottage or a Craftsman Bungalow property type) of the City of San Diego Historical Resources Register, with a particular focus on the eligibility status (significance and integrity) of the property and the condition of the property at the time the property owner, or owner representative, submitted a permit application to modify the property. This memorandum opines on the following questions.

- Q1. At the time of the permit application submittal that occurred on December 4, 2013 using photos with a date stamp of November 20, 2013, based on the appearance and condition of the building in the date stamped photos, is the 1400 Virginia Way property eligible for listing on the local register of historical resources under City of San Diego Criterion A or C?
- Q2. Using photos from circa 2012 via Google Street View and [www.redfin.com](http://www.redfin.com), based on the appearance of the building in the 2012 Google Street View imagery, is the 1400 Virginia Way property eligible for listing on the local register of historical resources under City of San Diego Criterion A or C?

Documents reviewed as part of preparing this memorandum are identified as follows.

1. Myers, Andrea and Zach, Historical Resource Research Report for the Property Located at 1400 Virginia Way La Jolla, California, 92037 (January 14, 2014).
2. ----, Addendum to the Historical Resource Research Report Submitted January 14, 2014.
3. ----, Second Addendum to the Historical Resource Research Report Submitted January 14, 2014.
4. March 4, 2014 letter directed to Corinne Neuffer, Esq. Re: Myers adv. City of San Diego.
5. Attachments to March 4, 2014 letter directed to Corinne Neuffer, Esq. comprised of Exhibit A, B, and C.
6. Circa 2012 imagery of the 1400 Virginia Way property via Google Street View and [www.redfin.com](http://www.redfin.com).
7. *San Diego Union Tribune* archives via [www.genealogybank.com](http://www.genealogybank.com).
8. Historic elevations / street views dating to circa 1914.
9. La Jolla Beach Cottage narrative and associated supplemental survey of extant beach cottages (2009).

#### RESPONSE TO QUESTIONS POSED

Following are responses to each question posed.

**Q1. At the time of the permit application submittal that occurred on December 4, 2013 using photos with a date stamp of November 20, 2013, based on the appearance and condition of the building in the date stamped photos, is the 1400**

**Virginia Way property eligible for listing on the local register of historical resources under City of San Diego Criterion A or C?**

***WLTB / Urbana Response***

As pictured on November 20, 2013, approximately 14 days before the December 4, 2013 permit application submittal, the house at 1400 Virginia Way has not been found eligible under Criterion A or C of the City of San Diego Historical Resources Register. The property, as pictured on November 20, 2013, was void of exterior walls and siding materials, and windows and doors almost entirely around the perimeter. The building footprint was extant on November 20, 2013, although some modifications are known to have occurred to the footprint prior to that date; specifically at the northeast corner wherein West Coast Lumber Bureau (WCLB) stamps observed indicate that the materials installed date from 1941 forward signaling a remodel, repair, or renovation campaign at that location,<sup>1</sup> and at the west elevation (southwest corner) wherein a room addition was constructed in 1993.

As of November 20, 2013, the only meritorious feature at the property that gave evidence of the original style and aesthetic character employed was the low-pitched cross-gabled roof with exposed rafter tails, beams, and triangular knee braces. The roof was clad in composition shingles, which are presumed to be an in-kind replacement to what was originally installed at the property.

Due to the absence of features, at the time of the December 4, 2013 permit application submittal, the property could not retroactively be found eligible for designation or inclusion on the City of San Diego Historical Resources Register relative to eligibility criterion A for an association with the community development patterns of La Jolla as a community of beach cottages between the 1880s and 1930s, or relative to eligibility criterion C for representing La Jolla Beach Cottage Construction in the Craftsman style or for embodying the distinctive characteristics of the Craftsman Bungalow property type. Not enough materials or features were extant, as of November 20, 2013 (the date of the photographs provided) or December 4, 2013 (the permit application submittal date) to support a positive eligibility finding based on the property's appearance, materials, design features, and stylistic details that is required for designation.

I am not able to offer a positive eligibility finding for the property using the November 20, 2013 property images, which pre-date the permit application submittal by approximately two weeks, and therefore indicate the appearance of the property at the time the permit application was submitted. The property was not (and accordingly is not) eligible for listing on the City of San Diego Historical Resources Register because it did not retain a sufficient degree of integrity to adequately convey any potential context.

**Q2. Using photos from circa 2012 via Google Street View and [www.redfin.com](http://www.redfin.com), based on the appearance of the building in the 2012 Google Street View imagery, is the 1400 Virginia Way property eligible for listing on the local register of historical resources under City of San Diego Criterion A or C?**

***WLTB / Urbana Response***

As pictured in circa 2012 via Google Street View and on [www.redfin.com](http://www.redfin.com), approximately one-to-two years prior to the December 20, 2013 permit application submittal; the house at 1400 Virginia Way is best described as a modified Craftsman Bungalow. The home was built in circa 1914, and has been cited as a being eligible for designation as a La Jolla Beach Cottage and as an example of a Craftsman Bungalow. Study of Craftsman Bungalows and Cottages in San Diego's coastal communities, including in La Jolla, has identified the predominant exterior siding material as horizontal

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<sup>1</sup> Lumber stamps observed at northeast corner are attributed to the West Coast Inspection Lumber Bureau. The particular stamp observed was put-in-use beginning in 1941.

board siding. In La Jolla a large majority of the cottages and bungalows built in the Craftsman style featured either board or shingle siding, with limited use of stucco as the primary wall cladding. A review of the City of San Diego's California Historical Resources Information Database (CHRID) disclosed that within the La Jolla Community approximately 13 dwellings are designated under criterion A or C under the context of La Jolla Beach Cottage (City of San Diego Criterion A) development or for embodying the distinctive characteristics of a Craftsman Cottage or Craftsman Bungalow (City of San Diego Criterion C). Seven (7) properties are designated under Criterion A for representing La Jolla Beach Cottage Construction in the Craftsman style; each of these dwellings are clad in horizontal board siding or shingle siding. The remaining properties are designated under Criterion C for representing or embodying the distinctive characteristics of the Craftsman Cottage or Craftsman Bungalow property types; each of these dwellings are clad in horizontal board siding or shingle siding. None of the designated Craftsman Cottages or Craftsman Bungalows in La Jolla is stucco clad. While stucco cladding is found at Bungalows, including at Spanish Revival, Mediterranean, and California Bungalows, the predominant exterior siding materials employed for Craftsman Cottages and Craftsman Bungalows is horizontal board siding with stucco utilized as a secondary material for porch piers and limited wall sections along with brick, stone, and wood shingles. Homes built almost exclusively with stucco walls would often feature other important detailing and articulations to improve the aesthetic sense of the building.

The house at 1400 Virginia Way was built to include additional enhancements consistent with the Bungalow property type, most of which have since been removed or altered such that the home's appearance, today or in circa 2012, does not / did not reflect its original appearance in circa 1914. The house featured at least two character-defining elevations; the front (south) elevation and the left-side (west) elevation.

- The front elevation featured a center-set porch enhanced by wide piers with battered bases and a battlement capping each pier (four crenels each), and a low solid balustrade with an additional battered partial pier at the southwest corner. These historic features that help to characterize the property were missing by 2012, with Google Street View and [www.redfin.com](http://www.redfin.com) images showing that the porch had been modified by removing all battered piers, removing the partial pier at the southwest corner, and removing the battlements. Windows at this elevation also appear to have changed from those depicted in the circa 1914 historic image of the home.
- The west elevation featured two bays that extended out from the primary wall plane – one at left (north) and one at right (south) with each bay covered by a west facing gable (secondary cross gables to the principal roof), and a center-set porch.
  - The south bay featured a battered chimney with ornamental trim (presumably wood) installed above and below the roofline, along with a narrow one-over-one wood sash window at each side of the chimney. None of these features are extant – all of these features were removed prior to circa 2012.
  - The center porch was of masonry construction (presumably concrete) with two battered piers set between the bays and multi-lite french doors with full-height sidelites. None of these features are extant – all of these features were removed prior to circa 2012. Additionally the porch wall appears to have been extended out such that the depth of each bay has been reduced.
  - The north bay featured a tripartite window comprised of three narrow three-over-one wood sash units (presumably casement windows). These units are not extant and were removed prior to circa 2012.

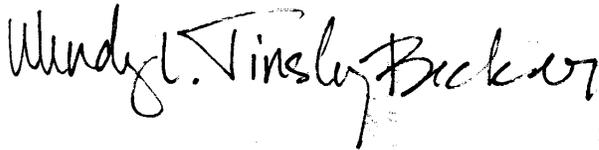
Lumber dating to the post-1940 period (from 1941 forward) was discovered and photographed at the northeast corner of the home. This discovery indicates that additional work was completed at the northeast corner. One additional uncertainty on the property's exterior trim details relates to a visible feature in a 1977 photograph of the 1400 Virginia Way property attributed to historian Pat Schaelchlin. Review of the photo identified what appears to be a vertical trim detail at both front corners of the porch pier that is visible in the photo. This vertical trim detail is no longer extant, and is not pictured in either the circa 2012 Google Street View / [www.redfin.com](http://www.redfin.com) photos or the November 20, 2013 photo set that represents the property's appearance and condition at the time of the permit application submittal. The vertical

trim is assumed to have been wood and likely matched the vertical trim applied to the original chimney at the west elevation.

Based on the noted removal and reconfiguration of character-defining porch features at south (front) elevation; modification of the entire west elevation through removal of the west porch, removal of the west chimney, fenestration changes, and change in wall planes; and window and door replacements noted around the perimeter, the 1400 Virginia Way property, as it appeared in circa 2012 approximately one-to-two years before the permit application submittal, did not retain integrity to its circa 1914 appearance.

In closing, if I were approached to designate the property today, I would advise the applicant that designation is unlikely as the home, in its current appearance, has been modified at two character-defining elevations and no longer embodies the distinctive characteristics of the Craftsman Bungalow property type, nor does it appear to be consistent with the style and aesthetic characteristics of designated La Jolla Beach Cottages. Because of the modifications that occurred at the property prior to 2012, the 1400 Virginia Way property, whether in 2012, at the time of the permit application submittal, or today, is not eligible for designation or inclusion on the City of San Diego Historical Resources Register.

Respectfully Submitted,

A handwritten signature in black ink that reads "Wendy L. Tinsley Becker". The signature is written in a cursive, flowing style.

Wendy L. Tinsley Becker, RPH, AICP, Principal

Ms. Tinsley Becker brings an expert background in American history, architectural history and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy was the founding President of the Jack London District Association, a non-profit community advocacy organization for the Jack London District, an emerging neighborhood located along the historic industrial waterfront of Oakland, California that is anchored by a ten-block district of intact historically and architecturally significant warehouse properties listed on the National Register of Historic Places. In this position Wendy facilitated community-visioning workshops, presided over community meetings, corresponded and negotiated with City Staff and Council representatives, and development interests on behalf of the Jack London District. Wendy served as a Board member of the Northern California Chapter of the American Planning Association (APA) from 2004 through 2006 where she was appointed as the San Francisco and East Bay Chair for the group's Regional Advisory Council. She is currently the Chair of the APA National Urban Design & Preservation Division. From 2006 forward Wendy has held the position of Instructor within the University of California, San Diego (UCSD) Extension Urban Planning & Development professional program, where she teaches courses on Historic Preservation Planning, American Architectural History, Urban Planning, and Planning History, and also serves as a program Advisory Group Member to further historic preservation in local planning and development education curriculums. Historic preservation and cultural resources professionals working in San Diego and the Southern California region regularly attend her historic preservation and American architectural history courses. Wendy is a former Director/Board Member of the San Diego Architectural Foundation. She is the Founder of the Built Environment Education Program (BEEP) San Diego, a volunteer organization that strives to engage and educate school-age youth in all aspects of the built environment, including the concepts, methods, disciplines, and professional practice of urban planning, architecture, and landscape architecture. Wendy has authored invited contributions for the *Encyclopedia of the City* publication and authored the United States Research Bibliography for the book *The International Faces of Urban Sprawl*.

She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. Wendy has assisted jurisdictions in preservation planning program development and implementation efforts through:

- Crafting historic preservation ordinance language and related procedural and administrative guidelines;
- Reviewing existing programs for specialized use in historic preservation strategies;
- Establishing preservation incentive and benefit programs;
- Navigating proposed programs through the participatory process including educating advisory committees and established municipal historic preservation boards;
- Facilitating public workshops, and presenting conclusions and recommendations to city decision-makers;
- Developing historic contexts relating to architectural and social history; and
- Conducting comprehensive historical resource/historic property surveys to identify and evaluate eligible properties and inform the current and long-range planning and development process.

Wendy served as the lead historic preservation consultant for the City of Chula Vista's recently adopted Municipal Preservation Planning Program, and recently authored a Historic Preservation Element for the City of La Mesa's 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company. She is the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) team. Wendy's professional analysis and determinations are regularly reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, and the National Park Service.

## **EDUCATION**

Master of City Planning, Historic Preservation & Urban Design Concentration

Thesis Title: *How Cities Grow: A History Of San Diego Neighborhood Development Patterns, 1769-1955*

California State University, San Diego

Bachelor of Arts – History, Public History & Urban Studies Concentration

Senior Research Thesis: *Another Streetcar Suburb: The Development of Mission Beach, 1914-1930*

California State University, San Diego

## **PROFESSIONAL EXPERIENCE**

Founding Principal: Urbana Preservation & Planning, LLC, (San Diego & Oakland) 04/2005-present

Faculty + Lecturer: San Diego State University Master of City Planning Graduate program, 2012-forward

Instructor: University of California, San Diego – Extension, 2006-forward

-Urban Planning & Development Professional Program / Art & the Creative Process Certificate Program

-Courses Taught: *Architectural History, Historic Preservation Planning, Historic Preservation Planning Online, Fundamentals of City Planning, Foundations of Planning & the Built Environment*

Architectural Historian & Preservation Planner: Architectural Resources Group (San Francisco & Los Angeles), 10/2002-04/2005

Architectural Historian & Preservation Planner: HRS, (San Diego) 12/2001-10/2002

Graduate Instructor: Urban Studies & Planning Program, University of CA at San Diego,

Courses Taught: USP 124-Land Use Planning, Dr. Nico Calavita, 09/2001 – 12/2001

Graduate Teaching Assistant: City Planning Graduate Program, San Diego State University,

Dr. Nico Calavita, 01/2000 – 08/2000, 09/2001 – 12/2001, 01/2002 – 05/2002

Historian & Historic Preservation Planner: Office of Marie Burke Lia, Attorney at Law, (San Diego)

01/2000-11/2001

Assistant Coordinator: SHPO/CHRIS-South Coastal Information Center, 07/1998-08/1999

Consultant, East Side Survey and Oral History Program: City of Oceanside Department of Planning and Land Use, 01/1999-06/1999

Consultant, National Register of Historic Places Travel Itinerary: City of San Diego Historic Site Board, 06/1998-06/1999

Research Assistant: SHPO/CHRIS-South Coastal Information Center, 12/1996-07/1998

## **SELECT RELATED EXPERIENCE / SPEAKING / CONTINUING PROFESSIONAL SEMINARS & EDUCATION**

Invited Speaker: *Building Community and Character – Preservation is Place; 1<sup>st</sup> Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013*

Panel Speaker: *Preservation Toolkit for Small Cities, American Planning Association California Chapter Conference, 10/2012.*

Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012*

Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future, California Preservation Foundation Conference, 05/2011*

Guest Lecturer: *Preservation, Housing, and Sustainability, UCSD Urban Studies & Planning Program, 05/2011*

Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California, Congress of History of San Diego & Imperial Counties, 03/2011*

Guest Lecturer: *Historic Preservation Planning, San Diego State University Public Administration Program, 07/2010*

Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design, 12/2009*

Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level, 09/2009*

Attendee: APA Webinar, *LEED for Neighborhoods, 08/2009*

Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium, 10/2008*

Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County, San Diego APA & UCSD Extension-UPD Cert. Program, 08/2008*

Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program, City of San Leandro (CA), 04/2005*

Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments, San Diego (CA) 02/2004*

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003  
Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003  
Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003  
Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002  
Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)  
Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)  
Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

#### **SELECT MEMBERSHIPS & REGISTRATIONS**

American Institute of Certified Planners (AICP – Certified Planner #022838)  
Register of Professional Historians, CA Council for the Promotion of History (RPH –Professional Historian #612)  
American Institute of Architects (Allied AIA)  
American Planning Association (APA)  
Association for Preservation Technology International (APT)  
California Preservation Foundation (CPF)  
National Trust for Historic Preservation (NTHP)  
Society of Architectural Historians (SAH)  
Society for American City and Regional Planning History (SACRPH)

#### **BOARDS & COMMITTEES**

Chair – American Planning Association National Urban Design & Preservation Division, 04/2012-forward  
Founder + Executive Director – Built Environment Education Program (BEEP) San Diego, 2008-forward  
Education Committee Member – California Preservation Foundation, 04/2012-forward  
Vice-Chair + Newsletter Editor – APA National Urban Design & Preservation Division, 01/2010-03/2012  
Nominating Committee Member – APA National Urban Design & Preservation Division, 10/2009-02/2010  
Director & Education Chair – San Diego Architectural Foundation, 11/2008 forward  
Appointed Public Member – City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010  
Consultant Advisor – City of Chula Vista Interim Historic Preservation Advisory Committee, 2007-2008  
California Representative – Urban Design & Preservation Division, American Planning Association, 2007-2008  
Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward  
Founding President – Jack London District Association, 2005-2006  
East Bay Co-Chair – Regional Advisory Council, APA Northern Section-CA Chapter, 2005-2006  
San Francisco Chair – Regional Advisory Council, APA Northern Section-CA Chapter, 2004-2005

#### **AWARDS**

2012 APA National Division Executive Committee Recipient – American Planning Association Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

2011 APA National Division Executive Committee Recipient – American Planning Association Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

2010 Recipient – Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

2009 Recipient – San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

#### **SELECT PUBLICATIONS**

In-progress (1) *The General Plan and Historic Preservation; An Overview of Historic Preservation Elements in the State of CA.* (2) *San Diego County's Municipal Preservation Report Card.*

- 2006 "United States Research Bibliography" *The International Faces of Urban Sprawl: Lessons Learned From North America*. Fritz Wagner (ed.) Geography Dept. University of Waterloo: Waterloo, Ontario.
- 2005 "Courtyards" *Encyclopedia Of The City*. Roger Caves (ed.) Routledge: London.
- 2005 "Robert Venturi" *Encyclopedia Of The City*. Roger Caves (ed.) Routledge: London.

#### **SELECT PROJECTS / REPORTS / DOCUMENTATION**

- In-process *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- In-process *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- In-process *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor / Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*

November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*

November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*

November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*

August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*

August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*

August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*

July 2009 *Code Compliance and Historical Resource Review, 2341 Irving Avenue, San Diego, CA*

July 2009 *City of Santa Ana Bristol & 17<sup>th</sup> Transportation Study Historical Resource Survey, Santa Ana, CA*

May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*

May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*

April 2009 *Design Review Analysis for the 2110 Glennayre Street Property, Laguna Beach, CA*

April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*

March 2009 *Draft National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*

February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*

February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*

January 2009 *Historical Resource Analysis Report, 634 2<sup>nd</sup> Avenue, Chula Vista, CA*

October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*

July 2007 – August 2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*

August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*

July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*

July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*

June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*

May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*

April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*

April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*

March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*

February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*

February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*

January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*

January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*

November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*

October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*

October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*

September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

September 2007 *Southern CA Edison Company's Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*

August 2007 *USDA Forest Service Meeks Creeks Historic Bridge Assessment, Lake Tahoe, CA*

July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*

May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*

February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*

January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*

December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*

November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*

September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*

September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*

August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*

June 2006 *Historical Resource Analysis Report: 418-450 10<sup>th</sup> Avenue Properties, San Diego, CA*

May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*

May 2006 *Historical Resource Evaluation Report for the 70 15<sup>th</sup> Street Warehouse, San Diego, CA*

April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*

March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*

March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*

February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*

January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*

January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*

January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*

December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*

December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*

November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*

November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*

October 2005 *Section 106 Review of the 1025 3<sup>rd</sup> Street Property, Sacramento, CA 95818*

September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*

September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*

July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*

June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*

May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*

March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*

March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*

February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*

January 2005 *Historical Resource Evaluation, 700 28<sup>th</sup> Avenue, San Mateo, CA*

January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*

December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*

November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*

October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*

September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*

September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*

August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*

August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*

July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*

July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*

July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*

June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*

June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*

June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*  
May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*  
April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42<sup>nd</sup> Avenue, San Francisco, CA 94122*  
April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*  
March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*  
March 2004 *Historical Evaluation Of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*  
February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*  
January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*  
January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*  
January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*  
January 2004 *Historical Evaluation Of The 3925 20<sup>th</sup> Street Residence, San Francisco, CA 94131*  
November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*  
November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*  
November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*  
November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*  
October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*  
August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*  
July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*  
June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*  
May 2003 *Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA*  
March 2003 *Ames Aeronautical Laboratory 40’ x 80’ Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*  
March 2003 *Ames Aeronautical Laboratory 6’ x 6’ Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*  
March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*  
March 2003 *Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA*  
February 2003 *8<sup>th</sup> & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*  
February 2003 *Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*  
February 2003 *Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*  
January 2003 *Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA*  
January 2003 *Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*  
December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*  
November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*  
October 2002 *Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*  
October 2002 *Historical Assessment Of The St. Patrick’s Parish Community Building Located At 3585 30<sup>th</sup> Street, San Diego, CA, 92104*  
September 2002 *Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,*  
April 2002 *Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,*  
October 2001 *Historical Assessment Of The Gustafson’s Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*  
September 2001 *Historical Review Of Lots A, B, K & L, Block 93, Horton’s Addition Lockling, San Diego, CA*  
August 2001 *Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)*  
August 2001 *Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)*  
July 2001 *Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*  
July 2001 *Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)*

June 2001 *Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*

May 2001 *Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation (with Scott Moomjian)*

April 2001 *East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)*

April 2001 *Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation*

January 2001 *Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101(with Scott Moomjian)*

January 2001 *Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*

December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*

November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*

November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*

October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*

August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*

July 2000 *Cultural Resource Report, 52<sup>nd</sup> Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*

July 2000 *Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106*

July 2000 *Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106*

July 2000 *Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103*

May 2000 *Historical Assessment Of The 501-503, 507 and 509 14<sup>th</sup> Street Residences, San Diego, CA*

May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*

March 2000 *Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35<sup>th</sup> Street, San Diego, CA 92113 (with Scott Moomjian)*



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 18<sup>th</sup> 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 12<sup>th</sup>, an addendum was provided to address staff's comments. On February 24<sup>th</sup>, staff completed the review of the addendum and required further clarification of window modifications. The following day, a second addendum was provided. On February 26<sup>th</sup>, 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

Browser window showing the Google Maps interface. The address bar displays <https://maps.google.com/>. The search bar contains the text "1400 Virginia Way, La Jolla, CA". The Google logo is visible on the left, and the "Sign in" button is on the right. The browser menu includes "File", "Edit", "View", "Favorites", "Tools", and "Help".







1400 Virginia Way, La Jolla, CA



Sign in





1400 Virginia Way, La Jolla, CA



Sign in



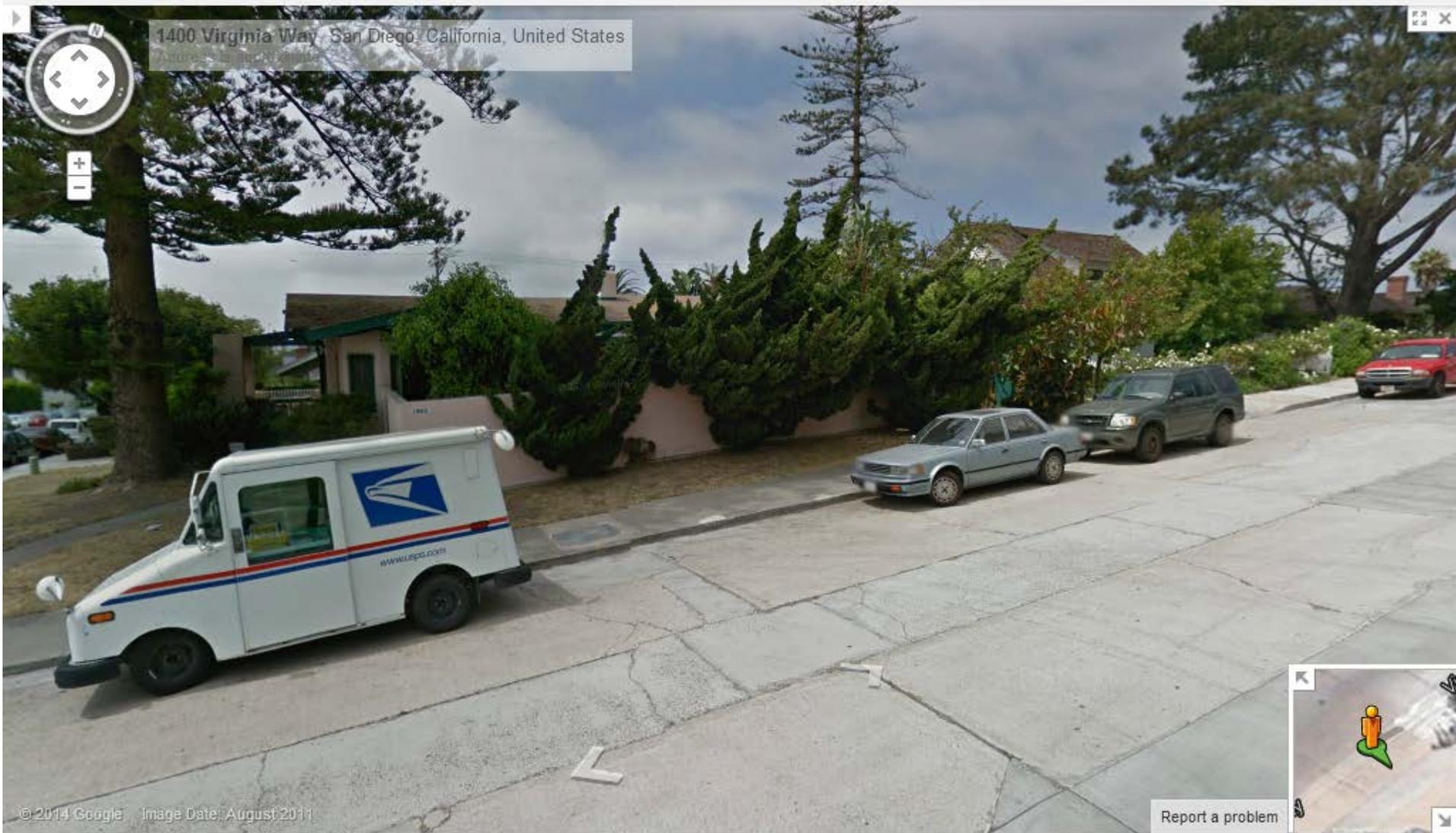
Google

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.<sup>1</sup>

Patricia Schaechlin, noted La Jolla historian, discusses beach cottages in her history of La Jolla.<sup>2</sup> 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 (Schaechlin 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.

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<sup>1</sup> This estimate is based upon the 1977 La Jolla – A Historical Inventory by Pat Schaechlin, 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.

<sup>2</sup> *La Jolla. The Story of a Community 1887-1987*, by Patricia A. Schaechlin, 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).<sup>3</sup>

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.<sup>4</sup>

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<sup>3</sup> *La Jolla Year by Year*, by Howard S.F. Randolph, 1946, 1955.

<sup>4</sup> 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.<sup>5</sup>

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

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<sup>5</sup> 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).<sup>6</sup>

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.<sup>7</sup>

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

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

<sup>7</sup> 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.<sup>8</sup>

## 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).

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<sup>8</sup> 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 19<sup>th</sup> 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

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"+"	=	Still in existence		
"-"	=	Demolished or no longer on site		
"0"	=	Substantially renovated		
"@"	=	Demolished according to 1987 MBL survey		
<hr/>				
+	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
513		1367	Cary Crest
900	Ann Arbor	1369	El Paredon
909	Field Cottage	1381	El Tovar
919	Stella Maris	1453	The Studio
921	<i>Gaviota</i>	14	Klein aber Mein (destroyed by fire)
929	Chiquita		Haliotis
931	<i>Gaviota</i> <i>pedra</i>		
935	<i>St. John</i> <i>San Gabriel</i>		
963	Puesta del Sol	SOUTH COAST BOULEVARD	
965	Casita Mia	365	McKinney
967	Casa Mia	371	Alpha Zeta Roost
981	Oneida	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>Fireworm Villa</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		Dreadnaught <i>Mrs. Annie Ford</i>
	Clavelli	8010	Barnacle
		8047	Little Barnacle
	DRAPER AVENUE		HERSCHEL AVENUE
7625	Mountain View	7713	Tinkerville
	Sea Breeze	7754	Montour
	La Vista	7810	Curfew
7715	Madison	7853	Oskaloosa
	Shawnee	7865	Mrs. Hodgson's Restaur.
	Hummingbird		
7724	EADS AVENUE		
7464	Echadero		
	Gables		
7779	<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	Casa Contenta
	808	Sea Dahlia	872
	1135	Little Grey Home in The West	873
			880
			894
	LA JOLLA BOULEVARD		Montezuma Cottage, later Seaside Inn and Ocean View
6738	Hate To Quit It		
7342	Modjeska	924	The White Rabbit
	LOOKOUT DRIVE	1007	Tarry-a-While
7762	Smiling Hill Top	1024	La Jolla Park Hotel (destroyed by fire)
	PARK ROW		
1335	Dreamery	1024 1/2	The Cabin
	Kirkwood	1026	Snuggery
	PEARL STREET	1028	Doll's House
430	Winkin <i>Lady Gay</i>	1049	Cottage Hotel
	Blinkin <i>Sweet Briar</i>	1132	Outlook Cottage
	Nod <i>Mayflower</i>	1133	Aksarben -
		1145	Botsford House
	PRINCESS STREET	1152	Mar Vista
7957	Hopi House	1162	Red Rose (later La Bonita)
	PROSPECT STREET		
241	Hughey House	1174	Newtonian (originally The Burbeck)
254	Happy Hollow or Redwood Hollow	1180	Bellvue
350	Hide Away	1182	Shealing
354	The Nancy <i>was 344 Prof.</i>	1184	Minadon
358	Water Witch	1188-1200	La Chaparral (Group)
368-370	Surf View Court		The Wing
	Wayzata		Lodge
	Tonka		Sea Gull
420	Chelsea		Tuck Away
	Abbey		Nestledown
700	Iris		Breezy Nest
700	South Moulton Villa		Tiny Tim
1060	<i>La Bonita Cottage</i>		<i>928 - Oneonta</i>

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 Cottage
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	
	RAVINA STREET		Wise
438	Kline House (moved from	1400	Hannay House
	Prospect, was Gillispie's	1414	Paul Chase House
	Sanatarium)	1533	
1434	Meadowlark	166	No more St.
	Care Kenyon Home		

NAMES OF SOME OF THE OLD COTTAGES BY STREETS

NOT LOCATED	La Boheme <i>Ro Dugan Lane</i>
Arcadia	La Logia
Avalon	Las Olas
Balmoral	La Torosa
Bide-a-Wee	La Tosca
Bougainvillea	Linnet
Chiosti	Meadow Lark - 451 Ravina
Clavelli	Miramar
Colorado	Mission
Costa Rica	Montana 828 Silverado
Cozy Nook 1191 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 <i>Herschel's</i>
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**

**The Walt Mason House  
1411 Virginia Way  
La Jolla, California**



**Historical Report By:  
Vonn Marie May  
& Robert Broms  
Cultural Land Planning & Research  
April 2007**

unique bungalows, artistic shacks and quaint dwellings." When first constructed, the Mason House was certainly a worthy addition to that legacy. Today, anchored to the street by the strong root, trunk, and branches of the original house, and still displaying the basic integrity of its site plan, it continues to contribute to the historic continuity of what the Journal called "La Jolla—The Home of 'Original' Cottages."

### **Criterion D: Master Builder**

*Resource is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

#### **Alfred J. Bowman, Master Builder**

The Mason House is also significant as one of only two known examples still extant in La Jolla of the buildings of the master builder Alfred J. Bowman, a designer-builder whose work typified the Craftsman ideal. This vernacular architecture may have been inspired by the designs of master architects, such as the Greene brothers, but in addition it was based in the Arts and Crafts philosophy, and as such was always informed by the practical knowledge of the individual builders, who frequently custom-designed houses as speculative projects. David Owen Dryden is the best-known of such practitioners in San Diego. Donald Covington, late Professor of Design in the Art Department of San Diego State University, in his essay "David Owen Dryden: A Builder in the Craftsman Style," says of the era in question:

In the building boom year of 1911-12, the few architects of competency in San Diego were engaged in designing major commercial projects and large-scale residences. With their attention temporarily distracted, a design vacuum in the new suburbs was filled by building companies and independent contractors. [Covington, 1991]

Professor Covington evaluates the differing roles of the various players in the development of America's new residential suburbs as follows:

Although the Craftsman style in domestic architecture and interiors was often delineated by famous architects, it was disseminated through the hands-on work of the largely undocumented carpenter/builder who creatively interpreted the style in many variations at several socio-economic levels. [Covington, 1991]

The facts about the career of Alfred J. Bowman, a general contractor working in La Jolla during the first two decades of the 20<sup>th</sup> Century, come from five sources. The primary source is the Bowman Family Archive at the La Jolla Historical Society. This includes documents, photographs, and, most importantly, the family history, a 13-page typescript, written by Bowman's son, Alfred Walter Bowman, in 1983. Second, The Daily Transcript for August 31, 1912, references the building permit for the "frame cottage, College between Exchange & Prospect, It 9, blk 74, La Jolla Park," issued to Miss M. Lewis, "per A. Bowman." Also, the La Jolla Construction Index, at the Patricia J. Schaelchlin History Room of the La Jolla / Florence J. Riford Branch Library, contains one additional item of information. Next, the "1920 Federal Census for La Jolla, California," records the four members the Bowman family then residing at 609 Marine Street. Finally, the California Death Records (1940-1997) on RootsWeb.com provided confirmatory data. Unless otherwise noted, the facts cited come from the family history.

#### **The Biography of Alfred J. Bowman (1881-1942):**

Alfred Johnson Bowman was born Alfred Gummesson in Örebro, a small town in central Sweden, to the west of Stockholm. Although his son, usually called Walter to avoid confusion with his father, does not give a date of birth for him in the family history, the 1920 Census lists him as 38 years old at that time. That fact and the statement that he was running Bowman Building Supply Company in Berkeley, California, until his death in 1942, combined with genealogical data on his wife, Hilma Othelia Sophia Ericson Bowman, niece of a Victor Gustafson, provide sufficient information to locate them uniquely in the California Death Records. An "Alfred John Bowman," whose birthplace is listed as "Rest (Other)," was born July 29, 1881, and died September 5, 1942, in Alameda County; Hilma O. Bowman, mother's maiden name "Gustafso[n]," was born October 22, 1879, no birthplace listed, and died June 27, 1966, also in Alameda County.

Despite Walter's humorous characterization of himself as "Taxpayer Bowman," and his account of the various vicissitudes of the family's businesses, the overall arc described is a classic rags-to-riches story of immigrants making

good in the "promised land." Alfred Gummesson's paternal uncle, Eric, had arrived in America in 1869, and Americanized his name by taking the name of his native town, Boa (pronounced Boo'-ah), making him a "man from Boa," or "Bowman" when anglicized. Alfred arrived in 1902 and followed suit, adding the middle name Johnson based on his own father's name in the style of a Swedish patronymic. Alfred appears to have been the third of four brothers in a family of 10 siblings. The two older brothers, Orville J. and Algot J., followed Uncle Eric into the shoe business; based out of Monmouth, Illinois, they founded a chain of shoe stores known as "Bowman Bros."

Alfred chose to forego the opportunities in retail and seek his fortune in California. He began work in Chino driving a horse-drawn delivery rig. Walter states that he met his future wife, Hilma, on one of his deliveries. This may have been pure happenstance, or it may have been occasioned by a pre-existing family friendship. No particular reason is evinced for Alfred's move to Chino. But Boa, Uncle Eric's hometown near the south coast of Sweden, is located only miles from Mörrum, Hilma's home from whence her uncle, Victor Gustafson, whose wife had recently died, had summoned young Hilma to care for his small children. The Gustafsons would certainly have made a valuable connection for young Alfred in the new land, as Victor was then a San Bernardino County Supervisor.

The next few developments in Alfred's career have no exact dates attached in Walter's account, but the sequence is clear. Alfred "went to La Jolla alone and got employment as a waiter at the old 'Green Dragon Restaurant,' [where] he knew that he could at least eat during this employment." The narrative continues:

He learned the general contracting business the hard way – starting out as a "green Swede" carpenter. He worked for John Lewis Morgan, a builder in La Jolla at 60¢ per hour. His last place of employment was by contractor "Acton," whose logo may still be seen impressed in concrete on the sidewalks in the vicinity of the old Bishop's School and Scripps mansion.... When work got slack for Acton, dad struck out for himself. ...He started out...as A.J. Bowman, General Contractor and pursued a very eventful and rewarding career. [p. 3]

Although Walter gives no dates for these steps in his father's career, he continues his account in the next paragraph by saying:

My mother-to-be, upon completion of her chores...in Chino, came to La Jolla and married my father-to-be in 1906. I was not-to-be until 1909. Mother had managed to save up \$800.... Dad owned a lot at the corner of the railroad tracks and what is now Marine Street. Pooling their meager resources, by today's standards anyway, they built the family home, a two-story structure (without mortgage). [p. 3]

Walter's sister, Edna, was one year older. The 1920 Census shows the family of four at "Marine 609," and the owner, 38-year-old Alfred, as a "contractor / buildings." Walter's account implies that his father was prosperous enough to marry by 1906, and to build his own home, mortgage-free, probably no later than the birth of Edna, around 1908. The Villa Tract was subdivided in 1906, the same year Alfred Bowman and Hilma Ericson married. Pat Schaelchlin says of this time period:

When the twentieth century began, La Jolla had some 350 residents, just over one hundred buildings, unpaved streets.... Away from the little settlement of houses, it seemed that the development of La Jolla Park had not happened. ...But the changes of 1887 were permanent. As quietly as the breeze and as constant, La Jolla was being populated. The boom of 1906-07 began and in these two years, over two hundred and fifty buildings were constructed. The growth went beyond 1907 with thirty to forty buildings constructed each year until the Great Depression of 1929." [p. 75]

The marriage may mark the date by which Bowman had established himself as an independent contractor. Or, perhaps "work got slack for Acton" following the boom of 1906-07, and it was then that Alfred "struck out for himself." Whichever was the case, A.J. Bowman, General Contractor, was a going concern by 1911 when the extended family expanded further with the addition of Allen J. Bowman, the youngest of the four Bowman brothers:

He came to La Jolla to see if he would like the general contracting business, already established by my father. He arrived in La Jolla about 1911 at age 18.... He lived and boarded with us while working for dad. I think that the main thing that decided him against becoming associated with dad in the contracting business was

that dad required him to get up early, clean out the stable, feed and curry "old dobbin" – for at least one half hour each day – before breakfast. [p. 2]

Allen worked for Alfred until departing again for Illinois in March 1913. Besides providing a picture of the Bowmans' family life during the period leading up to and including the construction of the Mason House, the foregoing also shows that Alfred Bowman, perhaps by age 25 and certainly by 30, was a general contractor running his own crew building custom residences. Amid much amusing material on his own childhood, Walter inserts descriptions of the various events that comprised the major milestones in his father's business career, and determined the family's fortunes. After the departure of Uncle Allen, the nuclear family: "took a trip 'home' to Sweden in 1913 to the 'old country,' as immigrants so fondly say." [p. 7] Next there came an expansion of Bowman's business interests:

The business trip that my dad made to San Francisco...involved another major chapter in his life in La Jolla. During World War I, home building stopped, as it usually does during most wars. At this juncture, dad and a man by the name of Holstein, also of La Jolla, went into partnership[ to build a sea-going freighter. In my minds-eye I can still see those sturdy, steam-bent, solid-oak ribs as her skeleton took shape on the ways of the old Campbell yard in San Diego. Dad had to go to San Francisco to procure a large engine for the freighter. ... The freighter was completed and dad sold his interest to Ben Genter's father. [pp. 10-11]

Following this venture, and apparently during the immediate post-War economic lull, Bowman decided to undertake a new endeavor, one that would enable him to capitalize on his holdings:

In those early days it was very difficult to sell property. ... So, dad, still the enterprising one, opened up a Real Estate office on Girard Street in La Jolla, (about, 1919) listing mainly his own holdings. After selling our home, various rental properties, including the old "Post Office Building," we "retired" to a ranch in the Rogue River Valley, Oregon. We soon learned that one does not retire on a ranch. Dad mentioned many a time, while in Oregon, that he would have been far better off if he had just stayed in La Jolla and purchased all of the property, then available, between our home and the ocean for the offering price of \$1,000.00. [p.11]

The care and feeding of Old Dobbin alone had been sufficient to drive Uncle Allen back to Illinois and back into the shoe business. It took a combination of "raising hay, grain, horses, cows, chickens, pears, apples, etc.," but the Bowmans also were soon in retreat, to California:

After coming out of "retirement" from the ranch in Oregon, dad returned to Berkeley, California, where he again engaged in custom-building of single-family dwellings, as he had done in La Jolla. After that stint, he built two apartment houses in a prime location, near the University of California (1922 and 1923). [pp. 11-12]

Having again achieved a certain prosperous stability, Bowman again decided to branch out. This time he went in a different direction, although one still allied to the building trades:

About 1925 he opened up Bowman Hardwood Company. This company he sold to his competitors in about 1930 and "retired" to Sweden. After the buyers had failed, he returned from Sweden and opened up Bowman Building Supply in about 1931, but he did not sell building supplies. The buyers had purchased the name "Bowman Hardwood Company." He gradually went back into hardwoods, specializing in hardwood flooring. He was never challenged for doing so, although it was contrary to a clause in the sales agreement, which prohibited his engaging in that business for a certain number of years. ... Quite ironically, dad employed his former employer of La Jolla, Mr. John Lewis Morgan, to assist him in managing Bowman Building Supply Company.... The business prospered with this combination until dad's death in 1942, at which time "John" continued on to liquidate the business until the end of 1942, when he returned to La Jolla to live out his days. [p. 12]

Walter turns at this point to the launch of his own career, saying: "As for myself, I finished my education in Berkeley, took a civil service examination, and was appointed to the Broadcast Engineering Division of the Federal Radio Commission in Washington, D.C." He carries his own story forward through a stint in the family shoe business, and various iterations of the building supply businesses, to the sale of his own Bowman Manufacturing Company plant in

Memphis, Tennessee, in June 1942 "for war production work," when he "came West again." His mother, Mrs. Hilma O. Bowman, appears to have remained in Berkeley. She passed away in Alameda County in 1966.

**The Buildings of Alfred J. Bowman:**

After exhaustive study, Professor Covington in 1991 documented 59 buildings constructed by David O. Dryden, most of those in the areas immediately surrounding Balboa Park, from 1912 through 1918. While Alfred Bowman, following some future in-depth analysis, may not prove to have been quite as prolific as Dryden, seven buildings by Bowman have been identified so far in La Jolla, without having searched any documentary sources beyond those listed above. Two of those, both residences, remain standing: the Mason House at 1411 Virginia Way and the Bowman family home at what is now 601 Marine Street. Walter's account, as given above, states there was another entire group in Berkeley. Moreover, the additional details he gives, as quoted below, imply there were many more buildings in La Jolla. At any rate, despite the low number of documented buildings, what is known about them is sufficient to demonstrate the range of Bowman's projects both in scale and style.

Walter gives an idea of the range of the projects undertaken by A.J. Bowman, General Contractor, when he describes his father's architectural endeavors as follows:

Dad built many of the early day "beach houses," sans concrete foundations – "mud sills" right on the ground. They were referred to as "beach houses," although they were not necessarily on the beach. They were small and flimsily built, but sans mortgages, I might add. They were in big demand at that time. Dad built many of the nicer homes too, some for the elite. I vividly remember one such place. ... When one of dad's customers, upon completion of her home, "whipped" out her check book, placed it on her "bosom," and, using it as a writing desk, wrote dad a check in the amount of \$5000.00 "in full of all claim." Quite a sum, that \$5000.00 in those days. [p. 4]

Walter continues his narrative by describing the nature of the services Bowman offered his clients:

In those early days dad not only built the buildings, he, first off, acted as the architect by drawing up the plans and specifications to suit the individual customer both as to individual preference and financial capabilities. He did this at night, I remember, while he was "resting" after dinner and before going to bed. [p. 5]

The nature of this architectural practice, and some insight into Bowman's own character, and his private view of his role, may be gained from the following description of "customer relations," an anecdote worthy of as eccentric an architect as a Frank Lloyd Wright:

This puts me in mind of an old ditty dad used to quote when disgusted with negotiations with some potential customers. The ditty started –

"When I decided to build me a house,  
I sought architectural aid  
We went over plans and finance  
To determine the changes to be made."

Then, when the impasse came, as it always did –

"I labored anew over prints that were blue  
With the aid of my numerous friends."

Then, when all else failed –

"Now, that all my money is spent,  
My home is a Victorian, Pre-Montersorian,  
Plain two by fourian (2 X 4) tent!"

He loved it, as it seemed to give him new strength, as he looked forward to perhaps a better client. [p. 5]

Certainly no more appropriately poetical demonstration of both Bowman's sense of humor and his dedication to his craft could be imagined. Although Walter says his dad "quoted" the ditty, it seems to be an original composition. Two footnotes are in order here. The reference to "the aid of my numerous friends" seems to indicate that Bowman "acted as the architect" in so far as he was the lead designer, but sought assistance when needed, perhaps from more

experienced builders. Walter makes it plain that Acton, Bowman's last employer before striking out on his own, was not at all pleased with that decision, and regarded his new competitor with hostility. But it is also clear from the fact that Bowman later employed John Lewis Morgan as a manager in his building supply business, that he must have maintained good relations with the man who first had taken him into the building profession shortly after his arrival in La Jolla. So it may be Morgan who served as his friend in need when an impasse arose with the client, suggesting ways to resolve such dilemmas.

The term "Pre-Montersorian" also calls for a bit of clarification. The implication is that a stubborn client has squandered his or her funds on foolish changes, ending up with something less than the progressive Craftsman design that was under discussion at the beginning. The qualifying words, while ostensibly humorously describing the one end product, a "tent," actually seem to be a recapitulation of the history of architecture. At best the result might be an over-decorated building in the newly obsolete Victorian mode, at worse a mere nomad's tent. One cut above the tent, would be something built of lumber, a "plain" vernacular dwelling. In between, something "Pre-Montersorian." Either Walter has misquoted his dad, or Bowman himself either mistook his word, or perhaps intentionally conflated two references into one coined word. If it was intended purely as an architectural reference, then he seems to mean "Premonstratensian," referring to the "Canonici Regulares Præmonstratenses," the Roman Catholic religious order founded by St. Norbert in 1120 in Laon, France. Their abbeys, built in the Late Romanesque and Early Gothic styles, spread across northern and eastern Europe over the following centuries. After the Reformation, those in Bowman's native Sweden were seized by Lutheran forces during the religious wars of the 16<sup>th</sup> Century. The word may also have been intentionally misspelled so as to incorporate a reference to "Pre-Montessorian" 19<sup>th</sup> Century educational theories that were being outmoded during the early 20<sup>th</sup> Century by the methods of Professor Maria Montessori. Her disciples considered themselves progressives and were widely-known as "Montessorians." Either way, Bowman has utilized one of the basic methods of humor, contrasting the "expensive" fancy words of the description with the "cheap" mundane result, a mere tent.

The buildings that resulted from Bowman's efforts are definitely a cut above being mere tents. In fact, the contrast with Coronado is instructive. La Jolla's chief rival as a seaside resort, which had debuted with the exquisite Hotel Del Coronado in 1888, found it necessary to supplement its amenities with more economical accommodations, a Tent City, opened by the Coronado Beach Company and the Santa Fe Railroad in 1900. The Tent City itself lasted at least until 1913, and the Tent City Band was performing at the Organ Pavilion in Balboa Park as late as 1919. Meantime, the bungalow culture nurtured in La Jolla by Anna Held and others had rapidly progressed from board-and-batten beach houses on mud sills to Craftsman cottages and the innovative architecture of early modernist Irving Gill. This was the milieu within which Bowman carried on his profession. References to his buildings are interspersed throughout Walter's narrative, and the descriptions of others are to be gathered from the photographs included in the family archive.

The earliest known building by Bowman is the family home, the Bowman House (ca. 1906-08). Three subdivisions filled in the slight gap between South La Jolla and La Jolla Park in 1903. The First Addition to South La Jolla and La Jolla Beach completed the connection along the shore. In the F.T. Scripps subdivision, Map 897, the area just inland of La Jolla Boulevard was broken into lots. Bowman purchased the southeast corner of what would become Marine Street and Cuvier Street, which was then the gully through which the train tracks ran. Lots to the west in the other two subdivisions, those that still remained unsold in 1919 when he was operating his real estate office, form the area said to have been available in bulk for \$1000 when the family left La Jolla for Oregon, lots he later regretted not having bought.

The Bowman House provides a benchmark that serves as the basis for characterizing Bowman's early style as a vernacular Craftsman reinterpretation of the National Folk and Folk Victorian styles which had prevailed before the turn of the 20<sup>th</sup> Century. Current photographs of the house [Attachment E, Criterion D], which is still standing at 601 Marine Street, show a two-story, lap-sided, gable-fronted building which clearly no longer fell within either of the earlier styles. The second floor is entirely contained within the gable roof, articulated with shed dormers springing from the ridge line, set to either side of the exterior brick chimney, which is centered on the north side of a one-story wing with a low-pitched shed roof. An identical wing forms the south portion of the first floor. Between those wings, the front-entry wooden porch is the full width of the two-story portion. The low balustrades are solid walls clad in the lap siding. The columns are pairs of chamfered 4x4s, with a triple set at each corner, supporting a balcony with wood

railing that runs the width of the second-floor gable. Open eaves with exposed rafters and some simple brackets complete the ensemble. The resemblance to the Mason House, in both materials and detailing, is unmistakable.

The second house to be noted in this survey of Bowman's works must be the Mason House itself (1912), the only other one definitely known to be extant. The architecture is discussed under Criterion C, and both historic and contemporary photographs of it are to be found in Attachment D. In so far as Bowman's goal was "to suit the individual customer both as to individual preference and financial capabilities," this is the first dwelling for which we know there was a client other than Alfred Bowman himself to be satisfied. But, setting aside the site and programmatic differences that evidently gave rise to an entirely different floor plan, the two buildings bear the following close relations to one another. In choice of materials they are almost identical, the only notable exception being the use of double-hung windows in the Bowman House versus the casements used in the Mason. In both detailing and the articulation of the masses (for instance, the shed dormers), there are great similarities, particularly so in the simplicity of the former and the symmetry of the latter, the very characteristics that were to undergo the greatest changes as the Craftsman style reached maturity. These similarities seem to establish that Bowman's own personal preferences ran to clean lines and easily read buildings. Certainly these characteristics would provide a strong base from which to "suit the individual customer." This also sheds light on the ironic tone of the little ditty Walter quotes. Any impasses would likely arise from the client's own impracticality, rather than any attempts by Alfred Bowman to impose a particular architectural vision on the customer.

The third of Bowman's La Jolla buildings to be considered is known only from an undated photograph in the family archive [see Attachment E, Criterion D]. The exact location is also unknown, and it can most conveniently be called the "crew house." The seven members of the "A. Bowman – Contractor" crew stand in front of an unfinished one-story house. Walter's note says his father is the third from the right. Alfred holds a handsaw and wears a bowler hat. Walter doesn't mention his Uncle Allen, so it is unlikely this building falls within the mid-1911 to early-1913 time frame. The solid framing and the fact that it is set on a foundation mark it as a more ambitious project than one of the "beach houses." The plain pediment of a low-pitched front-gabled roof rises over an asymmetric façade. The unfinished porch will occupy the right-hand two-thirds of the width. It is more modest in size than the Mason House, and is being clad in shingles. An unfinished brick chimney rises on the exterior of the right side. The fly rafters of the front gable end in stylized down-curves. The asymmetry, massing, cladding, and detail all say Craftsman, but even in its unfinished state it clearly will be a simple, unpretentious cottage. This particular building still may grace La Jolla's streets. Without an exact location, the possibility can't be ruled out except by additional evidence, a comparison with the Historical Survey photographs, or an exhaustive on-site survey of the Village and environs.

The fourth building also is known only from an undated photograph [Attachment E, Criterion D], but it is identified in the archive as being on Virginia Way (although it would still have been College in those days), at the "northwest corner" of the intersection with Prospect. Given that Virginia Way runs northeast, this stucco-clad building appears to have stood on the "north" corner. At any rate, it is no longer extant. The professional photographer's shot [uppermost on the page] shows a view looking southeast, parallel to Prospect, past the house to Mt. Soledad. This shows a side elevation with two low-gabled wings flanking a side entrance porch, with concrete steps and massive piers with battered sides, which support a post-and-beam pergola that nestles under the bracket-supported eaves of the wings. A woman stands next to the porch. Another large woman is seated on the top of the steps. This latter may well be the client who wrote Bowman the \$5000.00 check, and this the \$5000 house. A slope-sided stucco chimney dominates the exterior of the front wing. A smaller snapshot was taken by Bowman himself; Walter says he was dissatisfied with the professional's square view, and wanted a three-quarter view. On the front façade, massive piers, with battered bottoms and crenellated tops, flank a trellised porch whose low solid balustrades continue to the ground. Classic, full-blown Craftsman. Given the high style, this seems to post-date the Mason House.

The fifth building in this survey is also a dwelling. It was located at 1250 Prospect, and can be dated to approximately 1913-14. According to Walter's notes, the Lathrop House [see photos and postcard in Attachment E, Criterion D] was:

Built by Lathrop, a miner from Alaska. The Lathrops lived in a little bungalow on Ivanhoe behind the Post Office (still standing 1985). The Lathrops had an adopted daughter, Sally. The Glencoe apartments and the Lathrop House were torn down for McKellar Plaza.

The Continental plaza opened at this address on February 17, 1964, according to the La Jolla Journal of that date. In the family history, Walter describes this as:

...the large, 3-story one, referred to as the "best one." It's [sic] prominence may be seen in the postcard titled "Beautiful Homes along the Beach at La Jolla." It overlooked the cove for many years. My uncle Allen tells me that it was one of the last homes completed prior to the "big depression" in the housing industry in La Jolla in 1914. [p. 5]

If Allen worked on it, it would have been completed by March 1913. The particular postcard in the collection, which shows it atop the bluff above the Cove, was mailed August 23, 1915, addressed to A. Bowman, and written in Swedish. The two professional photographs show an impressive structure. The two-story front elevation facing Prospect is front-gabled, with the eaves supported on knee-brackets. Under the peak is a vent of horizontal slats. The second floor windows are ribbons of casements. A cross-gabled porch runs the full width of the front; the roof is supported on solid posts resting on stucco piers; the piers and solid balustrades reach to the ground. The porch wraps onto the west elevation to meet the exterior chimney. The second photo shows that west elevation and an oblique view of the north. A bay window with shed roof is cantilevered at the first floor level over what appears to be a garage entrance on a lower level. Adjacent to this on the lower level is a stucco or concrete arcade, with two wide semi-elliptical arches, facing the waters of the cove; atop this, a balcony; below, a massive concrete retaining wall. A fully-developed Craftsman design which incorporates, with the arcade, a touch of Mission Revival, ala Irving Gill.

The sixth of Bowman's buildings was a commercial venture: the Post Office. A 1915 photograph of the interior [Attachment E, Criterion D] shows Post Master Nathan Rannells [first Captain of the Volunteer Fire Department in 1907], Assistant Post Master George String, and Temporary Clerk H. Hardy. In the family history written in 1983, Walter says:

Dad built and owned the old "Post Office Building" ...now occupied (with alterations) by the Burns Drug Store, 7824 Girard Street, La Jolla. When completed it housed the U.S. Post Office, (@ \$30.00 per month) Barnes and Calloway, grocers and butchers, and last, and certainly the very least, the "La Jolla Brotherhood," located upstairs from the Post Office & Barnes and Calloway, complete with auditorium and stage. The reason for this disparaging remark is that I remember dad "latching" onto a big bass drum, a snare drum and fife, all in lieu of rental payments, I suspect.

In connection with the Post Office, I should relate the attempted burglary thereof. My father, not only owned the building, but the equipment therein, including the Post Office boxes, chairs, desks, tables, safe, etc. .... Dr. Corey (a woman doctor) who lived and practiced right next door to the Post Office...heard a disturbance in the Post Office late one night and reported same. When the "gendarmes" arrived, the potential burglars [sic] took off, but left the safe drilled, charged with TNT, draped and ready to blow up. Can you guess who got "stuck" for draying the safe into San Diego for defusing? You guessed it, it wasn't the U.S. Post Office Department!

A reference in the La Jolla Construction Index in the History Room of the La Jolla Library confirms this association of Bowman with 7824 Girard Avenue. {Unfortunately the citation itself is faulty, no article dated "1951-06-15" exists in the La Jolla Journal, as that date would not have coincided with a date of publication; extensive cross-checks have thus far failed to reveal the actual location of the mis-cited article.}

The seventh known work by Bowman in La Jolla is another residence. With it, we return to Bowman's modest beginnings. In relating the family's trip to Sweden in 1913, when he was 4 years old, Walter says:

It was there that I came by a Swedish wooden doll.... It played a[n] old Swedish tune when the crank sticking through the top of his head was turned in a clockwise direction. I named him Knut-Appela. The "Knut" part of the name derived from our good friend, Knut Carlson, also a Swede, of course, and an ex-sea-faring man – then living in La Jolla and working for dad on occasion. He was one of my dad's clients for whom dad had built a "beach house" (sans foundation of course), appropriately named "The Viking."

This was likely an early project, about which nothing else specific is known. But it invites several speculations. Its exact location, and whether the building still stands, is undetermined at this point. If it might have given its name to a street, one called Viking Way is currently located in a 1923 subdivision called La Jolla Vista, east of Princess Street. But the first subdivision in this area, just to the west, was Amalfi, Map 959, filed September 25, 1905, six months before the Villa Tract. The time frame would fit Bowman's earliest independent work. It would also make sense that one of Bowman's earliest clients might be a fellow Swede. A final speculation is inevitable. One wonders whether these Swedes, and beach house called "The Viking," might have lent their identities to the "La Jolla Vikings," the nickname of the students and alumni of La Jolla High School, established in 1922.

To summarize the role of Alfred Bowman as a master builder in La Jolla during the early years of the 20<sup>th</sup> Century, the first aspect to be noted is his contribution to the built environment. Although the total number of his buildings is unknown, those that are known show the evolution of the Craftsman style in the hands of a single designer-builder. Besides this contribution to the architectural identity of La Jolla, he also contributed to the economic activity of the community by creating buildings that played a significant role in the life of the village, including the Post Office Building, a combination of government office, grocery, and social hall. The stories of those few known buildings also provide additional material regarding the multiple roles of women in the cultural, economic, and social life of the community.

Not the least of these contributing buildings was the Mason House, one of the only remaining examples of Bowman's work. In the Mason House, all of these strands come together. At its construction, during the Education and Cultural Development Era, it added a significant element to the architectural identity of the growing town, as the result of the investment by a young widow, Addie Lewis, who was also associated with many other addresses in the village. Starting in the Village Development Era, it was the residence of Walt Mason, who made his own contributions to both the cultural and economic life of the community. And, through all the subsequent phases of La Jolla's history, the house has continued to testify to the vision of its creators and inhabitants, maintaining the identity of La Jolla as "The Home of 'Original' Cottages."

As to the identity of Bowman himself as a designer and builder, we have seen that he approached his job with dedication and good humor. In regard to his role in the development of the Craftsman style, a comparison with Hiawatha sheds an appropriately poetic light on this indigenous American architecture. John Bierhorst, in **The Red Swan: Myths and Tales of the American Indians**, relates the Seneca version of this well-known legend [p. 194]. He reprints the English translation of "The Origin of the Long House," collected by Arthur Caswell Parker, as related by Delos B. Kittle, known as Chief Big Kittle, in January 1905, on the Cattaraugus Reservation in western New York. This story of the formation of the Iroquois League (represented metaphorically as the Long House) concludes as follows:

Thus a peace pact was made and the Long House built; and Deganawidah was the builder, but Hiawatha was its designer. Now, moreover, the first council of Hiawatha and Deganawidah was in a place now called Albany at the mouth of a small stream that empties into the Hudson. [p. 197]

In the preface to the legend, in the section on "The Hero as Deliverer," Bierhorst explains that: "In other versions of this famous story, Deganawidah is the thinker, Hiawatha the doer. Here the roles are reversed (Hiawatha and Deganawidah are twin aspects of a single personality)...." Perhaps no better description of the dual role of the designer-builder in American domestic architecture could be found, even in the professional literature devoted to the subject.

**Criterion A: Cultural Landscape Community Development**

Resources are those sites exemplifying or reflecting special elements of the City's, community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

- Refer to Attachment C: Maps, for La Jolla Subdivisions

**Criterion B: Historical Person or Event**

Resources are those identified with person or events significant in local, state or national history.

- Walt Mason at work, circa 1916
- Two postcards (1912): Home of Walt Mason, "Uncle Walt" Emporia, Kansas
- Walt Mason standing on grass, ca. 1919; Home of Walt Mason, Emporia Kansas
- "Yours Sincerely, Walt Mason" – Portrait, ca. 1920's
- "Jolla-ification" parade, 4 July 1924, From roof of Cabrillo Hotel
- Mr. and Mrs. W.N. Mason and darling dog, 1930's
- Walt Mason with his daughter, Mary, 1937
- Mary, Walt, and dog, 1937
- Walt Mason and his daughter Mary, 4 May 1938
- "Walt Mason Expires", La Jolla Light, Thursday 22 June 1939, p.1
- "The Little Green Tents", 1908
- Uncle Walt [Walt Mason]. The Poet Philosopher. (Book Cover, 1911)
- "Uncle Walt" on his favorite stead. Drawn by John T. McKutcheon
- Walt Mason, frontispiece, **Horse Sense**, 1915
- Walt Mason, frontispiece, **Walt Mason: His Book**, 1916
- "The Viking Poem" 1929
- Chronology of American Columnists and Humorists
- Bibliography Notes for Walt Mason
- Filmography of Walt Mason

**Criterion C: Architecture**

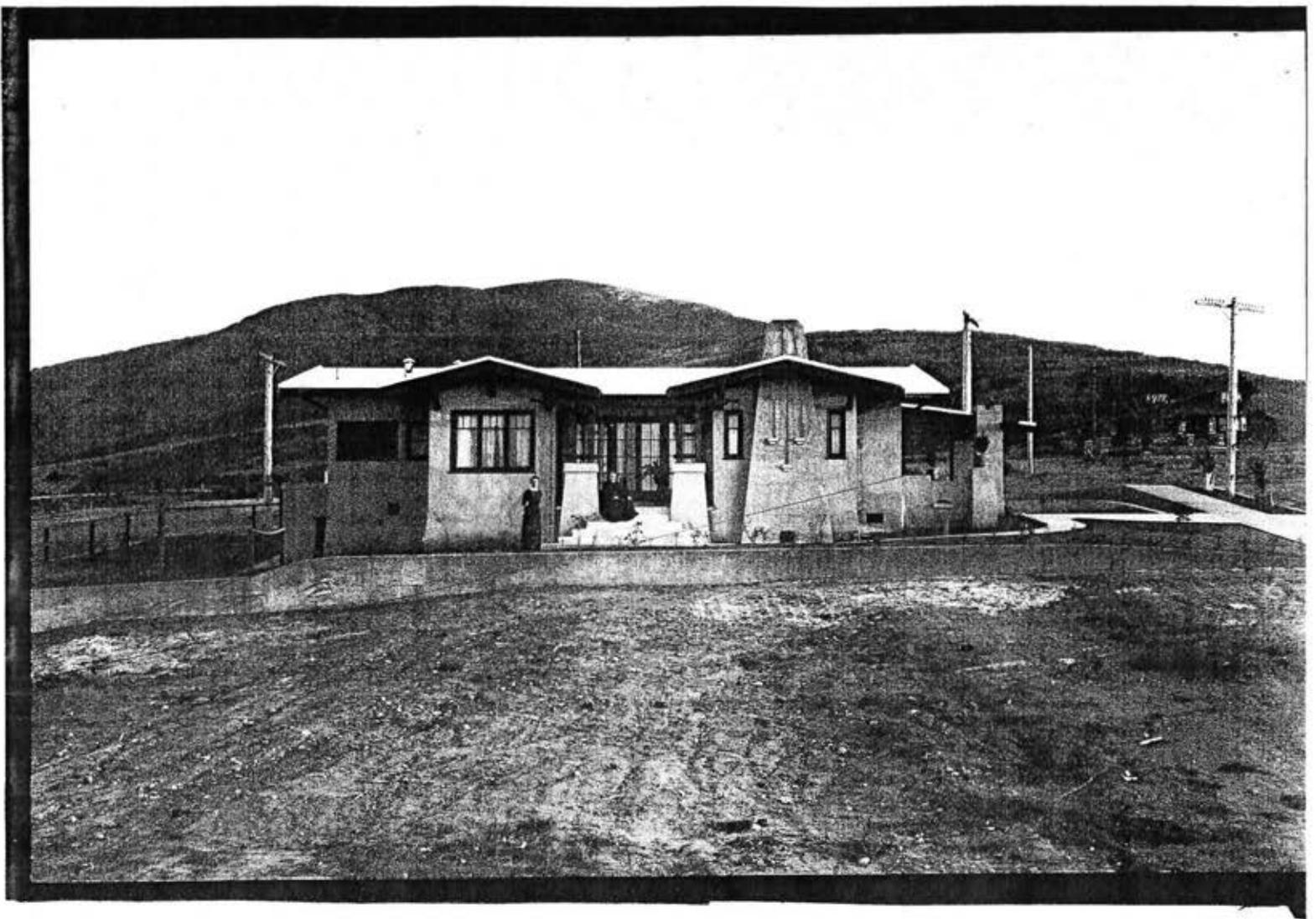
Resources are those that embody distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

- "La Jolla-The home of 'original' cottages," La Jolla Journal, Friday 11 November 1921

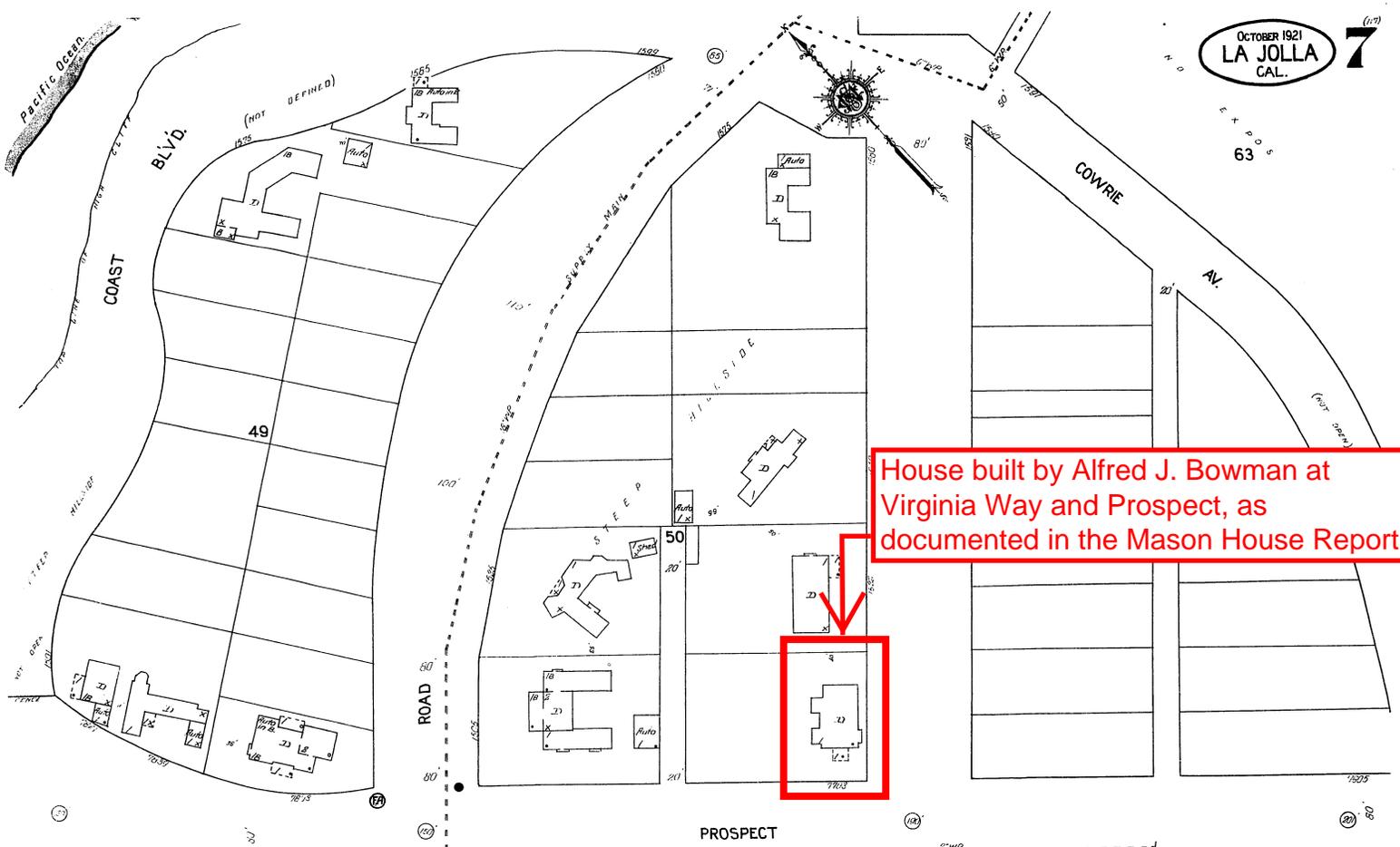
**Criterion D: Master Builder**

Resource is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

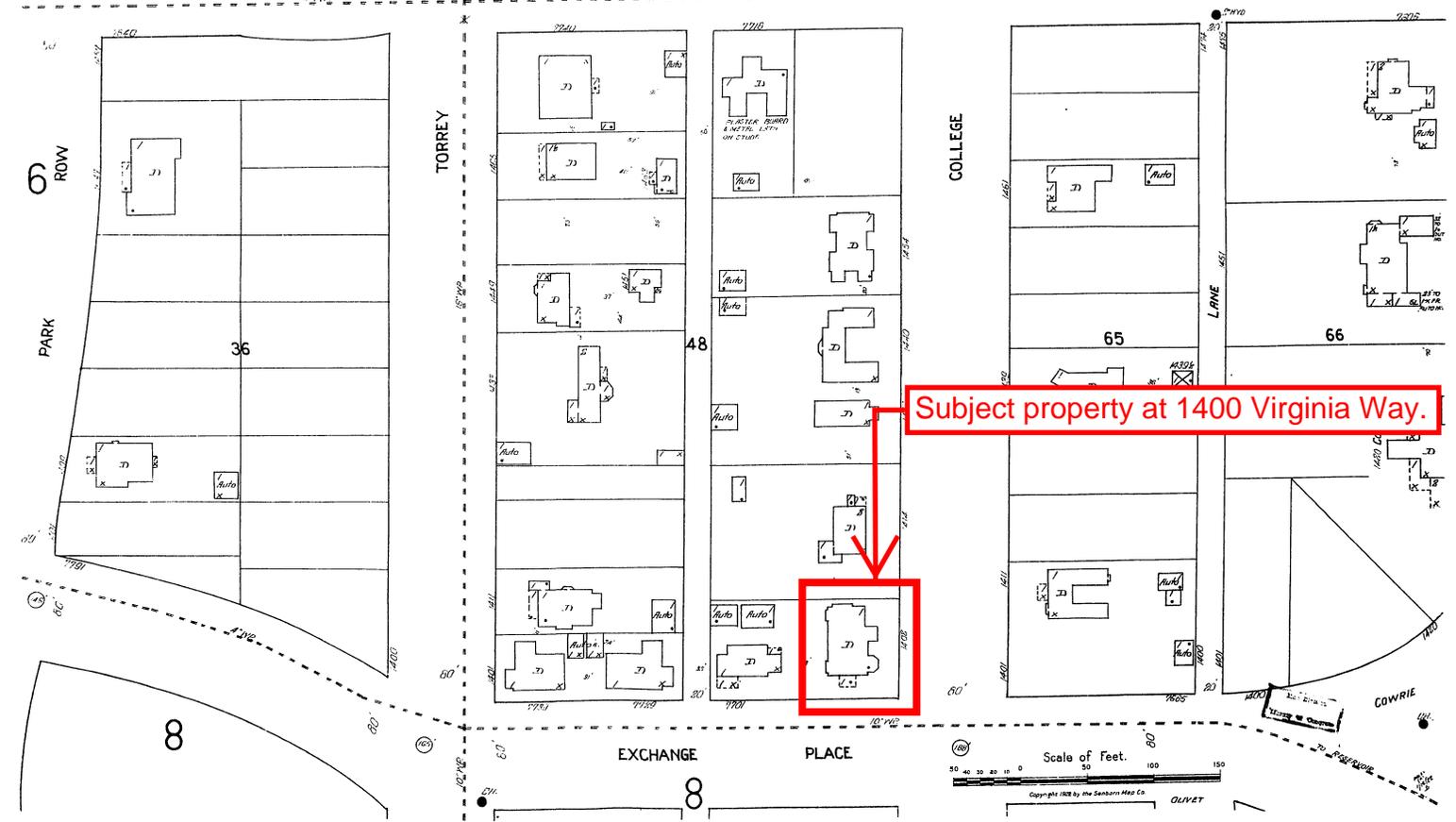
- The Bowman Family: (L-R) Walter, Hilma, Edna and Alfred
- 601 Marine Street La Jolla, Bowman House, ca. 1906-1908
- The "crew house"
- **Craftsman home corner of Virginia Way and Prospect Place**
- The Lathrop House, ca. 1913-1914
- La Jolla Post Office interior, 1915



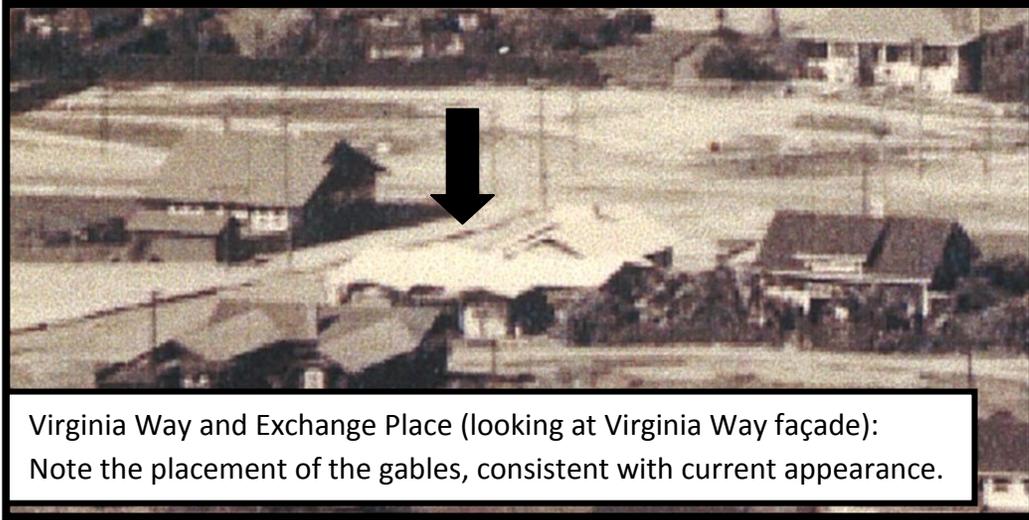
OCTOBER 1921  
LA JOLLA  
CAL. 7



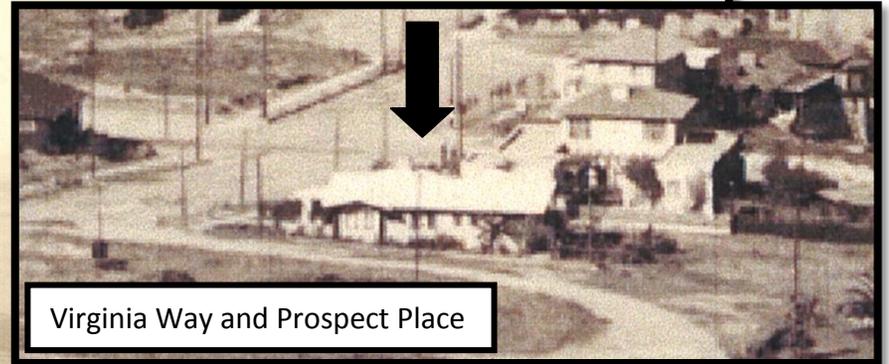
House built by Alfred J. Bowman at Virginia Way and Prospect, as documented in the Mason House Report.



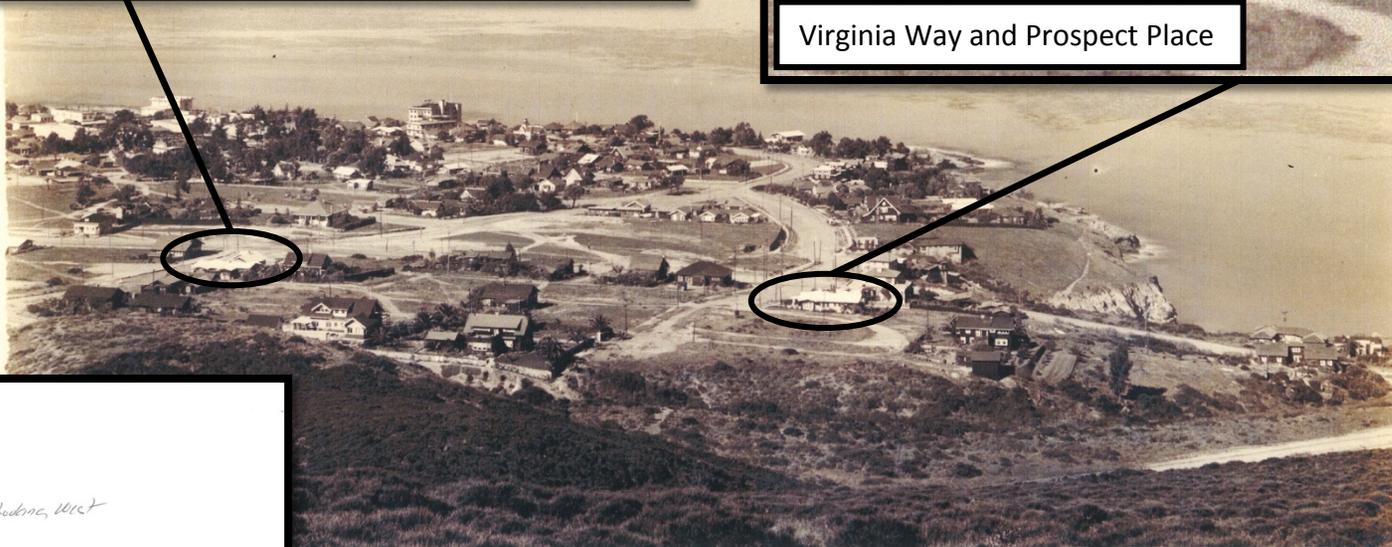
Subject property at 1400 Virginia Way.



Virginia Way and Exchange Place (looking at Virginia Way façade):  
Note the placement of the gables, consistent with current appearance.

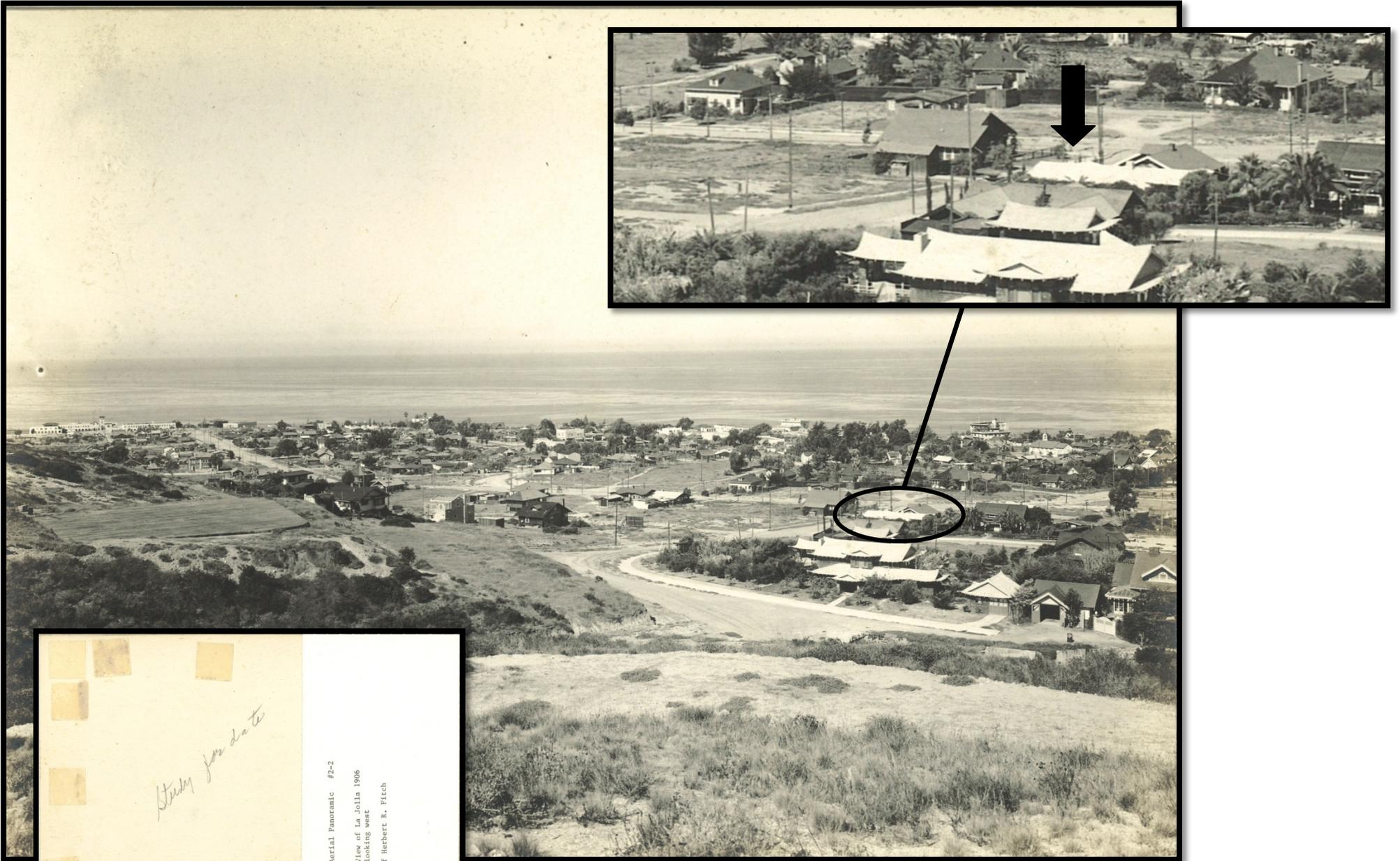


Virginia Way and Prospect Place



*Skys view of La Jolla looking west*

UNDATED HISTORIC PHOTO  
(ESTIMATED 1906 PER LHS, BUT NOT EARLIER THAN 1912 BASED ON THE PRESENCE OF THE WALT MASON HOUSE)  
LA JOLLA HISTORICAL SOCIETY



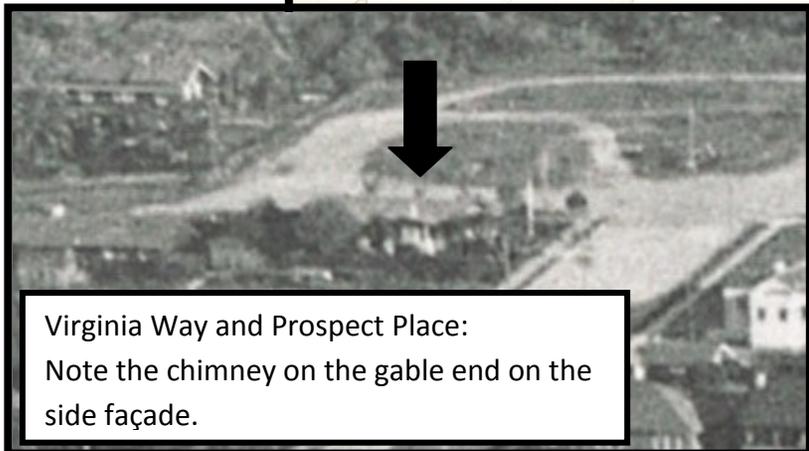
*Study for date*

4895

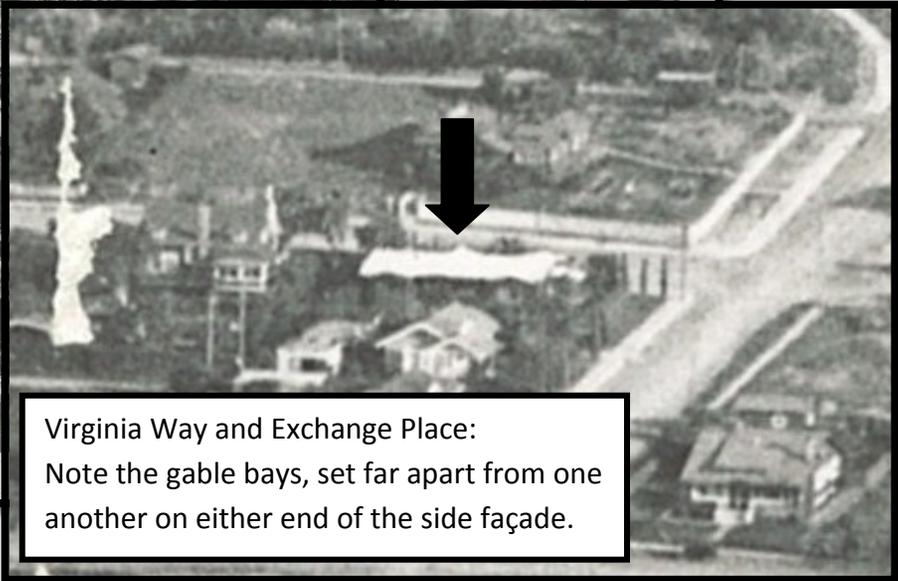
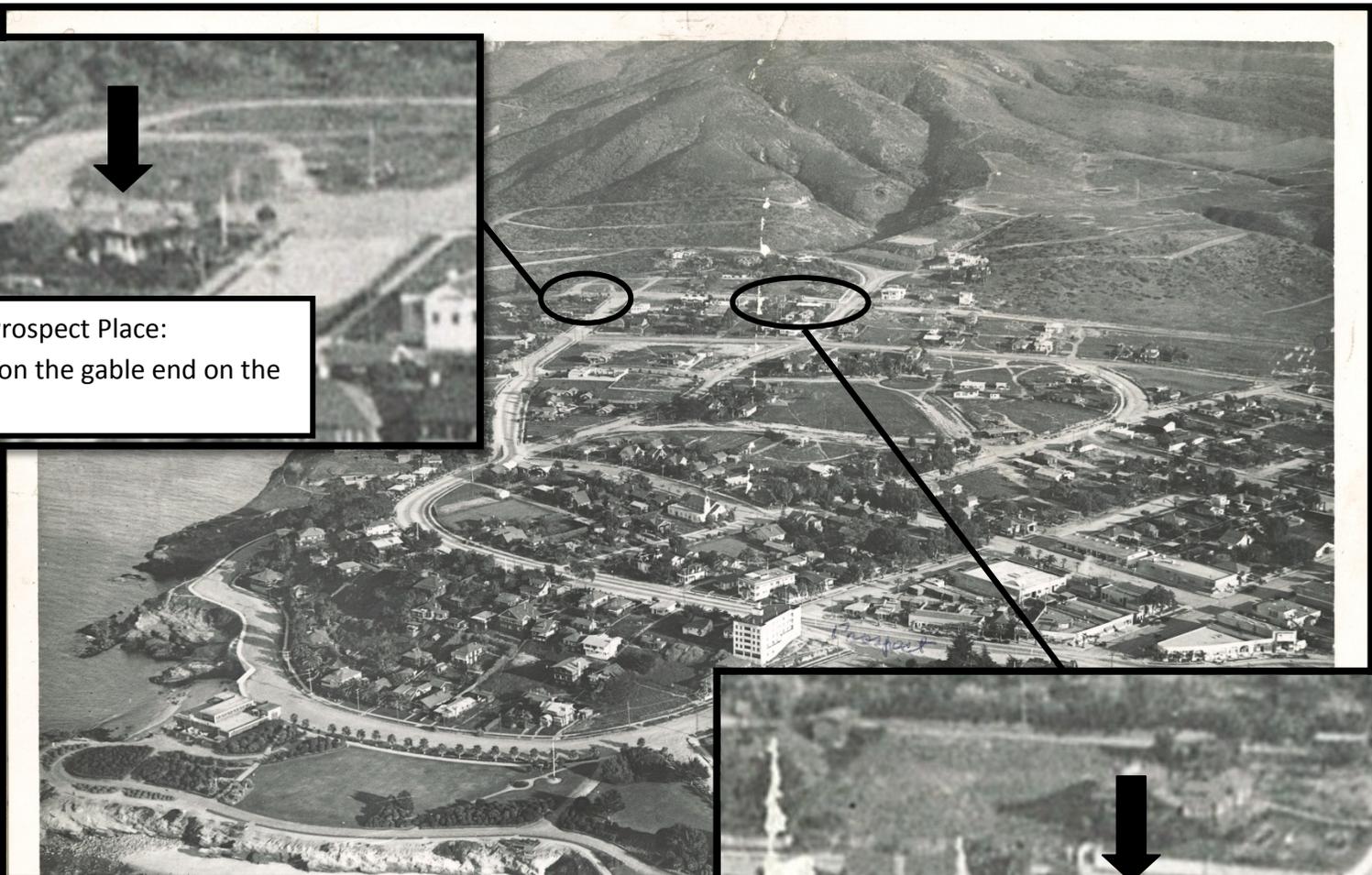
VIII Aerial Panoramic #2-2  
View of La Jolla 1906  
Looking west  
Gift of Herbert R. Fitch

Harold  
FEB 20 1922

HISTORIC AERIAL PHOTO – JULY 1921  
LA JOLLA HISTORICAL SOCIETY



Virginia Way and Prospect Place:  
Note the chimney on the gable end on the side façade.



Virginia Way and Exchange Place:  
Note the gable bays, set far apart from one another on either end of the side façade.

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see copy work at the  
Mr. Frank Forward's permission to use this picture  
was obtained from him - H.S.F.R.



PHOTOGRAPHS  
IV. HOUSES

FOLDER W 82

"Wise" Home  
1400 Virginia Way

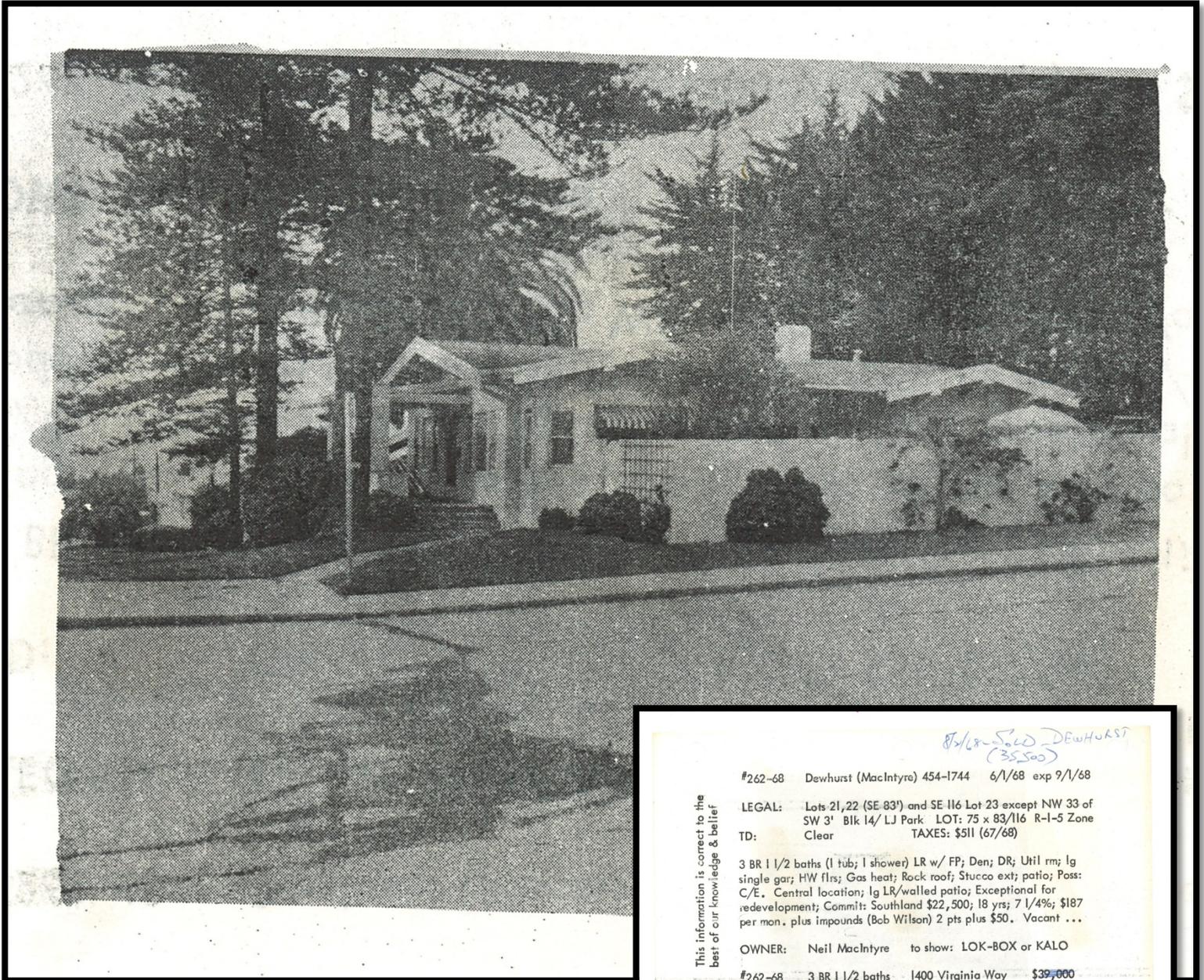
Two photographs

no date

Source: Georgiana Davidson



Note the use of stucco and 1-over-1 double hung windows, which is consistent with the appearance prior to the unpermitted modifications. The only modifications apparent are the addition of the site wall along the Virginia Way façade; and a minor alteration to the entry porch that eliminated the stucco band at the top of the wall and the pier at the porch entrance.



*8/2/68 - SOLD DEWHURST  
(35,500)*

#262-68 Dewhurst (MacIntyre) 454-1744 6/1/68 exp 9/1/68

LEGAL: Lots 21,22 (SE 83') and SE 116 Lot 23 except NW 33 of SW 3' Blk 14/LJ Park LOT: 75 x 83/116 R-1-5 Zone Clear TAXES: \$511 (67/68)

TD:

3 BR 1 1/2 baths (1 tub; 1 shower) LR w/ FP; Den; DR; Util rm; lg single gar; HW flrs; Gas heat; Rock roof; Stucco ext; patio; Poss: C/E. Central location; lg LR/walled patio; Exceptional for redevelopment; Commit: Southland \$22,500; 18 yrs; 7 1/4%; \$187 per mon. plus impounds (Bob Wilson) 2 pts plus \$50. Vacant ...

OWNER: Neil MacIntyre to show: LOK-BOX or KALO

#262-68 3 BR 1 1/2 baths 1400 Virginia Way ~~\$39,000~~ *38,000-7/1/68*

This information is correct to the best of our knowledge & belief

Note the use of stucco and 1-over-1 double hung windows, which is consistent with the appearance prior to the unpermitted modifications. By the date of the photograph the site wall along Virginia Way had been added.