



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-058

ATTENTION: Historical Resources Board
Agenda of October 25, 2012

SUBJECT: **ITEM #7 – Eden and Ada George House**

APPLICANT: Mary R Barton Revocable Trust represented by Vonn Marie May

LOCATION: 524 Coast Boulevard South, 92037, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the 524 Coast Boulevard South as a historical resource.

STAFF RECOMMENDATION

Designate the Eden and Ada George House located at 524 Coast Boulevard as a historical resource with a period of significance of 1923 under HRB Criterion A. The designation excludes 1986 two story addition. This recommendation is based on the following finding:

The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to the 1923 date of construction and period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, is one of a finite and limited number of Beach Cottages remaining which reflects the early development history of La Jolla, and retains integrity for that association.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The property is located in a coastal neighborhood with a mixture of single family and multi-family properties.

The property was originally brought before the HRB in April 2012 (attachment 1) requesting designation under Criterion B for its association with David Odell and Criterion C as an Eclectic English Cottage style house. Staff did not recommend designation on Criterion B due to Odell's relatively recent passing. Staff felt that not enough time had elapsed to adequately understand

Development Services Department

1222 First Avenue, MS 512 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

his accomplishments and possible significance to San Diego. Additionally, there was also some disagreement as to who was actually the last man out of Vietnam. Regarding Criterion C, staff was not recommending designation due to the number of alterations to the house. An addition was completed in 1986, which add a two story rear addition that attached the house and the garage. The design and placement of the addition was not completed consistent with the U.S. Secretary of the Interior's Standards. The HRB declined to designate the property, but recommended that the owner further investigate the property under Criterion A and its association with the La Jolla Beach Cottage. With the new submittal, the owner's representative has provided additional information on Criterion A and the Beach Cottage context as well as Criteria B and C. The information provided for Criteria B and C expands on the previous information, but does not provide any new information nor support designation under either criteria.

ANALYSIS

A historical resource research was prepared by Vonn Marie May which concludes that the resource is significant under HRB Criterion A and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and George W. Heald and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. La Jolla Park became a collection of Victorian-era cottages and revival styles transitioning into Craftsman style houses. Historian Patricia Schaeclin 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. Nan Cuthbert, in her article "La Jolla Legacy," in the Spring 1980 issue of *The Journal of San Diego History*, quotes the April 26, 1887 *San Diego Union*, "La Jolla Park is the finest seaside resort on the American Continent,

having all that a heart can wish to amuse one's self." The entire city was being promoted as a destination for eastern travelers.

Electric rail services between San Diego and La Jolla started in 1924 to provide public transportation to La Jolla after the railroad stopped operating. The streetcar brought visitors and workers to La Jolla. This prompted the development of new subdivisions, along with the paving of additional streets and sidewalks. North of La Jolla Park, La Jolla Shores (originally known as Long Beach) opened in 1926. The subdivision boasted an impressive esplanade and sea wall along the waterfront with occasional steps leading down to the beach. The Upper Hermosa development that traced the beaches, cliffs, and topography was built by La Jolla Properties and opened in 1927. The tract was designed in a horseshoe shape with carefully contoured roads that allowed for easy driving and accessibility.

During this time, 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. 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. The subject property was included in this survey.

The subject house sits on a narrow triangular lot with the entrance at the corner of Coast Boulevard South and Coast Boulevard. The entrance to the house is underneath an original pergola. The house is constructed in a linear manner and stretches the length of the lot with an attached garage on the southeast corner.

The exterior of the house is sheathed with smooth-fine sand stucco. The house features two medium pitched conical style roofs sheathed with asphalt shingles. The conical roofs are attached via a low pitched gable roof. The windows are evenly spaced on the wall plane and feature wood single light casements with transoms above. The east elevation features a stucco chimney located near the front entrance of the house. The garden area on either side of the original house features decorative cobblestone.

While designed in a slightly different manner than the average Beach Cottage, this house presents many of the same features found on Beach Cottages.

- 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

- Front stoop
- Wood shingles, horizontal siding or stucco exteriors

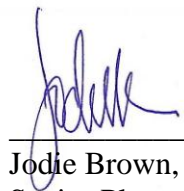
Given the scarcity of early Beach Cottages in La Jolla, staff finds that the subject building at 524 Coast Boulevard, which embodies the character defining features of Beach Cottage architecture, reflects a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. Therefore, staff recommends designation under HRB Criterion A.

OTHER CONSIDERATIONS

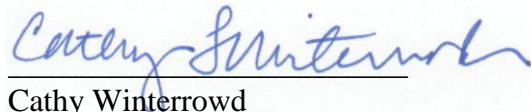
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property at 524 Coast Boulevard South be designated under any HRB Criterion A as a historical resource with a period of significance of 1923 under HRB Criterion A. The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to the 1923 date of construction and period of significance. Specifically, the resource, 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. The designation excludes 1986 two story addition. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

JB/cw

Attachment(s):

1. April 26, 2012 Historical Resources Board staff report
2. Draft Resolution
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/25/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/25/2012, to consider the historical designation of the **Eden and Ada George House** located at **524 Coast Boulevsr d South, San Diego, CA 92037**, APN: **350-290-01-00**, further described as LOT A 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 Eden and Ada George House on the following findings:

(1) The property is historically significant under CRITERION A as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to the 1923 date of construction and period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, is one of a finite and limited number of Beach Cottages remaining which reflects the early development history of La Jolla, and retains integrity for that association.

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**. The rear two story addition constructed in 1986 is excluded from the designation.

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: _____
KEITH BAUERLE
Deputy City Attorney



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: April 12, 2012 REPORT NO. HRB-12-029

ATTENTION: Historical Resources Board
Agenda of April 26, 2012

SUBJECT: **ITEM #11 – 524 Coast Boulevard South**

APPLICANT: Owner represented by Vonn Marie May

LOCATION: 524 Coast Boulevard South, 92037, La Jolla Community, Council
District 1

DESCRIPTION: Consider the designation of the 524 Coast Boulevard South as a historical
resource.

STAFF RECOMMENDATION

Do not designate the property located at 524 Coast Boulevard South under any adopted HRB Criteria, due to a lack of integrity and insufficient passage of time to properly evaluate the historic significance of the individual associated with the house.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The property is located in a coastal neighborhood with a mixture of single family and multi-family properties.

ANALYSIS

A historical resource research was prepared by Vonn Marie May which concludes that the resource is significant under HRB Criteria B and C. Staff does not concur that the site is a significant historical resource under any HRB Criteria. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

David Anicker Odell was born in Minnesota in 1924. In 1942, following the attack on Pearl Harbor Odell was drafted into the military. He attended West Point Military Academy and graduated in 1947 with a rank of second lieutenant. During the early years of the Vietnam War he planned missile defense systems in Washington and SAC headquarters in Nebraska. He volunteered for two tours in Vietnam and flew a total of 53 combat missions. In March 1973, as the Tan Son Nhut base commander Odell was considered the “official” last man out of Vietnam according to a April 9, 1973 Time Magazine article.

Upon his return to the United States, Odell settled into 524 Coast Boulevard South with his parents, Ruth and Jay Odell. As a La Jolla resident, Odell was active in the community. He worked on issues related to historic preservation, coastal conservation, and legislation dealing with hazardous materials.

While the article written in 1973 suggests that there were no troops in Vietnam after March with the official withdrawal there were still military personnel in the country. The final departure of all US military personnel began on April 29, 1975 during Operation Frequent Wind when the US Embassy, 7000 American civilians and Vietnamese were evacuated from the city to three US aircraft carriers anchored off the coast of the country.

While Odell’s name appears on the title to the house in 1971 when his father recorded a Quit Claim Deed and Odell’s name appears on the phone directory search beginning in 1971, he did not actively live in the property until mid-year 1973 after he departed Vietnam. His military accomplishments were completed prior to his residency at 524 Coast Boulevard South. Additionally, with only a 39 year association with the property not enough time has elapsed to provide adequate context and understanding of his accomplishments and possible significance to San Diego.

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.*

Constructed in 1923 by Ernest Eden George, an Australian transplant, the house is in the Eclectic English Cottage style. The house is sited on a narrow triangular lot with the entrance at the corner of Coast Boulevard South and Coast Boulevard. The entrance to the house is underneath an original pergola. The house is constructed in a linear manner and stretches the length of the lot with an attached garage on the southeast corner.

The exterior of the house is sheathed with smooth-fine sand stucco. The house features two medium pitched conical style roofs sheathed with asphalt shingles. The conical roofs are attached via a low pitched gable roof. The windows are evenly spaced on the wall plane and feature wood single light casements with transoms above. The east elevation features a stucco chimney located near the front entrance of the house. The garden area on either side of the original house features decorative cobblestone.

There have been several modifications to the house which adversely impact its historic character. The large two story addition at the rear of the house is not consistent with the Secretary of the

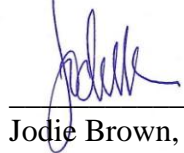
Interior's Standards. The addition closely mimics the architecture of the historic house with a similarly designed roof line, window configuration and stucco finish. The original character-defining conical style roof at the rear of the house was impacted by the addition by eliminating half of its form. The original two car detached garage is now attached via the addition and the parapet wall was given extra height and screening material was added to create a patio area. The second story addition is also partially on top of the garage. The addition also added a rear octagonal deck with wall to the southwest corner of the house. Sometime after the original construction, a deck with a low wall was added to the rear of the house (creating two decks at the rear of the house), which is not present on the 1926 Sanborn maps but does appear in the 1935 aerial photo. The deck was located at the southwest corner of the house. Two low stucco monuments were also added on either side of the front door, however it is not known when they were constructed. Per the Residential Building Record, there also appears to have been either an addition or an expansion of a bay window on the east elevation. Regardless, the bay window has been modified with a skylight and glass block. With all of the cumulative modifications to the house that adversely impact the historic character, staff does not recommend designation of the property under Criterion C.

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 not recommended that the property at 524 Coast Boulevard South be designated under any HRB Criteria due to a lack of integrity and insufficient passage of time to properly evaluate the historic significance of the individual associated with the house.. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JB/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover