



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: June 12, 2014 REPORT NO. HRB-14-036

ATTENTION: Historical Resources Board  
Agenda of June 26, 2014

SUBJECT: **ITEM #9 – The Stafford Cottage**

APPLICANT: Gillispie School represented by Scott A. Moomjian

LOCATION: 7413-7415 Fay Avenue, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of The Stafford Cottage located at 7415 Fay Avenue, and the building located at 7413 Fay Avenue as a historical resource.

**STAFF RECOMMENDATION**

Designate The Stafford Cottage located at 7415 Fay Avenue as a historical resource with a period of significance of c. 1915 under HRB Criteria A and C. The designation excludes the modified detached garage associated with the 7415 Fay Avenue structure, and the rear residence with detached garage addressed at 7413 Fay Avenue in its entirety. This recommendation is based on the following findings:

1. The resource reflects a special element of the La Jolla's historical, social, economic, aesthetic and architectural development and retains integrity to the circa 1915 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 circa 1915 period of significance. Specifically, the resource exhibits a moderate-pitch gabled roof form with wide eave overhang and exposed rafter tails; gable ends featuring decorative triangular knee braces and wood lattice attic vents; wood shingle cladding; partial width front porch with square shingled columns; and wood frame and sash windows of double hung and fixed varieties.

## 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 resource consists of two single family residences with associated detached garages located on a single parcel on the east side of Fay Avenue between Pearl Street and Genter Street in the Pueblo Lands of the La Jolla Community.

The 7413 and 7415 Fay Avenue buildings are located on APN 351-063-01-00. The 7415 Fay Avenue property was identified in the 1977 La Jolla Survey, and in the 2001 Preliminary Draft La Jolla Historical Survey and given a Status Code of 3S, "Appears eligible for NR as an individual property through survey evaluation."

A lack of available supporting documentation makes it difficult to positively identify both the exact date of construction and the original owner of the 7415 Fay Avenue property. According to the Assessor's Building Record, the property was built in 1915; a previous survey from 1977 indicates 1912 as the date of construction and Fred H. Perry as the owner; an abstracted Certificate of Sale indicates Anna L. Andrews owned the property prior to October of 1916; and the only water or sewer record available indicates water service was first connected in 1922 by Fred H. Perry, who did not own the property until 1919. A circa 1915 date of construction for the 7415 Fay Avenue property has therefore been selected based on the Assessor's Building Record, and the original owner of the property remains unverified – leaving little information with which to determine the property's historic name consistent with the Board's adopted naming policy.

An historic photo of the 7415 Fay Avenue structure provided in the applicant's report in Attachment D.2, Photograph #2 dates to the 1920s, when the property was addressed as 7395 Fay Avenue. Although the property was not identified in Howard Randolph's 1955 list of named beach cottages in the area, the 1920s photo indicates the property's name was "The Stafford" at the time. Given that the time of this photo falls within the 1880s-1930s period of significance for early La Jolla Beach Cottage development, and that the property has been determined historically significant as a Beach Cottage and eligible for listing under HRB Criterion A, staff has determined The Stafford Cottage to be an appropriate historic name consistent with Section 2 of the Board's adopted naming policy.

## ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource located at 7415 Fay Avenue is significant under HRB Criteria A and C 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 applicant's report conveys historical details set forth in the established Context for La Jolla Beach Cottage development that was prepared in conjunction with a nomination for historic

designation submitted in 2009. As detailed in the report, the village of La Jolla began in the 1880s during the “boom” period of San Diego’s history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla’s early history as follows: “In 1888, the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope.... La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents.”

Beach Cottages were the dominant housing type in La Jolla during this early period through the 1930’s. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots – and 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, as detailed in the applicant’s report. 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. The subject property was not included in Randolph’s list of named La Jolla Beach Cottages.

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 Schaechlin’s survey of potentially significant early La Jolla development. Subsequent surveys and listings indicating the status of remaining Beach Cottages occurred in 1987, 1993 and 2009. Of these, the subject property was identified only in the 1993 survey as being extant after the 1977 survey. The latest survey in 2009 concluded that of the 35 cottages present after 1992, only 19 remained intact or historically designated.

The building located at 7415 Fay Avenue was constructed in c. 1915, 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. In addition, the 7415 Fay Avenue residence exhibits a majority of the exterior character defining features of early La Jolla Beach Cottages including a small residential plan; one-story

size; gabled roof with exposed roof structure; balanced exterior proportions; modest, partial width front porch; wood shingle exterior; brick exterior chimney; and wood double hung windows.

Significance Statement: Given the scarcity of early Beach Cottages in La Jolla as documented in the report and previous surveys, staff finds that the subject building at 7415 Fay Avenue, which was documented in the 1977 and 1993 surveys and which embodies the character defining features of Beach Cottage architecture and retains integrity to its c. 1915 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. Staff recommends the designation exclude the detached garage associated with the 7415 Fay Avenue structure as it was built between 1929 and 1949, and is not directly associated with the original construction of the residence. The 7413 Fay Avenue structure at the rear of the property was built in 1942, outside the defined 1880s-1930s period of significance for early La Jolla Beach Cottage development, and was not found to exemplify or reflect other special elements of San Diego's or La Jolla's development. Staff recommends the designation also exclude the 7413 Fay Avenue structure.

*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.*

#### 7413 Fay Avenue Residence & Garage

The property located at 7413 Fay Avenue is a single story residence with detached garage constructed in 1942 by E.W. Dewhurst, of standard wood frame construction on a concrete foundation. The style of the building is loosely based on the Modern Minimal Traditional style. These two small buildings exhibit simple, rectangular plan forms and low-pitched hipped roofs of composition shingle with modest eave overhang and exposed rafters. The residence is clad in horizontal wood siding, while the garage features vertical board and batten siding. An entry stoop for the residence is located on the north elevation, and fenestration consists generally of 1 over 1 wood double hung windows. Modifications to the 7413 Fay Avenue residence and garage are limited to a circa 1949 shop addition to the east (side) elevation of the garage. The architectural features and styling of the 7413 Fay Avenue residence and garage are quite limited and do not exhibit all of the primary and secondary character-defining features of the Minimal Traditional style. As such, the property does not represent a unique or distinguished example of the style, and does not rise to a level of significance to warrant individual historic designation. Therefore, staff does not recommend designation of the 7413 Fay Avenue residence and garage under HRB Criterion C.

#### 7415 Fay Avenue Residence & Garage

The property located at 7415 Fay Avenue is a one story single family residence built in c. 1915 in the Craftsman style. The building exhibits an irregular plan form and a moderate-pitch gabled roof of composition shingle with wide eave overhang and exposed rafter tails. The gable ends are marked by decorative triangular knee braces and wood lattice attic vents. Exterior cladding is of wood shingle that continues over the columns and walls of the partial width front porch. The

front porch retains its original wood flooring – replacement concrete steps connect the porch to the scored concrete walkway. A brick chimney is located on the south (side) elevation. Fenestration largely consists of wood double hung windows with 12 over 1 wood accent windows reserved for the front elevation. The original Craftsman style entry door features 6 beveled glass inserts and original hardware.

Modifications to the 7415 Fay Avenue residence have occurred primarily at the east (rear) elevation. Sometime between 1921 and 1926, a small porch was added along the rear, northeast corner of the structure and subsequently enclosed. Also during this period, a slightly larger one-story section was added to the rear elevation, followed by a small 1949-1952 addition to house a water heater on the south side of this one-story section. None of these alterations to the rear of the structure are visible from the public right of way and do not negatively affect the building's integrity. At an unknown date, fire damage led to the removal of the wood steps and wing walls seen in historic photos in front of the porch. Remaining minor alterations to the house include two window replacements in existing openings – one on each side elevation.

A detached garage associated with the 7415 Fay Avenue residence and located to the southeast of the house was constructed sometime between 1926 and 1949. It features a front gable roof of composition shingle and is clad in wood shingle siding. Modifications to the garage include its conversion to a studio or workplace; the installation of a garden window on the north (side) elevation; a shed addition along the east (rear) elevation; and installation of a window and entry door along the west (front) elevation.

With origins in the British Arts and Crafts movement, which born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties. One-story vernacular examples are often referred to as craftsman bungalows.

Significance Statement: The 7415 Fay Avenue house continues to convey the historic significance of the Craftsman style of architecture by embodying the historic characteristics associated with the style; including the moderate-pitch gabled roof form with wide eave overhang and exposed rafter tails; gable ends featuring decorative triangular knee braces and wood lattice attic vents; wood shingle cladding; partial width front porch with square shingled columns; and wood frame and sash windows of double hung and fixed varieties. In addition, the house retains integrity to its c. 1915 date of construction and period of significance. Therefore, staff recommends designation of the 7415 Fay Avenue residence under HRB Criterion C. Staff recommends the designation exclude the detached garage associated with the 7415 Fay Avenue address as it was constructed sometime after the residence, and has been heavily modified. The designation excludes the 7413 Fay Avenue residence and detached garage located at the rear of the property.

## OTHER CONSIDERATIONS

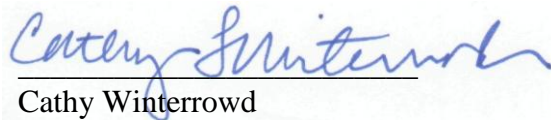
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

## CONCLUSION

Based on the information submitted and staff's field check, it is recommended that The Stafford Cottage located at 7415 Fay Avenue be designated with a period of significance of c. 1915 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 c. 1915 period of significance. The designation excludes the modified detached garage associated with the 7415 Fay Avenue structure, and the rear residence with detached garage addressed at 7413 Fay Avenue in its entirety. 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.



Camille Pekarek  
Junior Planner



Cathy Winterrowd  
Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 6/26/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/26/2014, to consider the historical designation of **The Stafford Cottage** (owned by Gillispie School, 7380 Girard Avenue, San Diego, CA 92037) located at **7413-7415 Fay Avenue, San Diego, CA 92037**, APN: **351-063-01-00**, further described as LOT 1261 NLY 50 FT OF ALL ELY OF FAY AVE IN 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 Stafford Cottage** on the following findings:

(1) The property is historically significant under CRITERION A as a special element of the La Jolla's historical, social, economic, aesthetic and architectural development and retains integrity to the circa 1915 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. 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 for its distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its circa 1915 period of significance. Specifically, the resource exhibits a moderate-pitch gabled roof form with wide eave overhang and exposed rafter tails; gable ends featuring decorative triangular knee braces and wood lattice attic vents; wood shingle cladding; partial width front porch with square shingled columns; and wood frame and sash windows of double hung and fixed varieties. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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

BE IT FURTHER RESOLVED, the designation shall exclude the modified detached garage associated with the 7415 Fay Avenue structure, and the rear residence with detached garage addressed at 7413 Fay Avenue in its entirety.

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