



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 12, 2012 REPORT NO. HRB-12-045

ATTENTION: Historical Resources Board
Agenda of July 26, 2012

SUBJECT: **ITEM #8 – Lillian Lentell Cottages**

APPLICANT: Maynard and Virginia Sievek Family Trust represented by Scott Moomjian

LOCATION: 7761 Eads Avenue and 7762 Bishops Lane, La Jolla Community,
Council District 1

DESCRIPTION: Consider the designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource.

STAFF RECOMMENDATION

Designate the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource with a period of significance of 1913-1915 under HRB Criterion A. 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 1913-1915 date of construction and period of significance. Specifically, the resources, which embody the character defining features of Beach Cottage architecture, are one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retain integrity for that association.

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 property consists of two detached cottages, one constructed on the west end of the lot fronting onto Eads Avenue (addressed as 7761) and one on the east end of the lot fronting onto Bishops Lane (addressed as 7762). The cottages were constructed in 1915 and 1913, respectively, and are located in a residential multi-family area of La Jolla Park.

The historic name of the resource, the Lillian Lentell Cottages, has been identified consistent with the Board's adopted naming policy and reflects the name of Lillian Lentell, who owned both cottages at the time they were constructed. Katharine Burkey initially owned the Bishops Avenue cottage with Lentell, but sold her ownership share not long after the cottage was constructed.

ANALYSIS

A historical resource technical report was prepared by Scott A. Moomjian, which concludes that the buildings are not significant under any HRB Criteria. Staff disagrees, and finds that the site is a significant historical resource under HRB Criterion A. 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 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, including Eads Avenue, that dated from the

1890's to the 1920's. For an unknown reason, the subject cottages were not among them. 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. Again, 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 1955, 1977 or 1987 listing of cottages, would not be counted among the 35. The applicant's 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 applicant's report states that the subject buildings do not display the majority of the character defining features of early La Jolla Beach Cottages, which the report lists in detail. However, the buildings do exhibit 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 (beams and rafters)
- Exterior proportions balanced rather than symmetrical in arrangement
- Modest front porch
- Front stoop
- Partial width front porch
- Wood shingles, horizontal siding or stucco exteriors

The last 9 features listed by the applicant in their report are interior features that are not considered when assessing style or integrity, as these elements are outside the purview of the Board unless volunteered by the owner, and are not visible or accessible to the public. The cottages clearly display 9 of the 14 character defining features of Beach Cottage architecture, and have elements of the other features, including a brick chimney (interior), simple window casings, and a yard/garden (although not a formal garden). While the applicant notes that the cottages are not oriented to the ocean, they are located in close proximity to the ocean, within an area that reflects the earliest development in La Jolla (see Sanborn Maps, Attachment 1) and were oriented to the street, like all cottages. In addition, with construction dates of 1913 and 1915, these cottages were built squarely within the 1880s-1930s period of significance for early La Jolla Beach Cottage development, and reflect the development during the period of 1900-1920 when La Jolla grew and established itself as a village. Lastly, with the exception of the minor modifications noted, some of which occurred as early as the 1930s, these cottages retain a high degree of integrity.

Given the scarcity of early Beach Cottages in La Jolla, as documented in the applicant's report (7 designated, 12 potentially eligible) staff finds that the subject buildings at 7761 Eads Avenue and 7762 Bishops Lane, which embody the character defining features of Beach Cottage architecture

and retain integrity, reflect a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. Therefore, staff recommends designation under HRB Criterion A.

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 cottages located at 7761 Eads Avenue and 7762 Bishops Lane were constructed in 1915 and 1913, respectively, in a Craftsman-influenced bungalow style. The building at 7761 Eads Avenue features a low-pitch front gable roof with asphalt shingles, overhanging eaves and exposed rafter tails; wood shingle siding over wood frame construction; and a concrete foundation. The entry porch is set to the south end of the front façade, and is covered by a low-pitch front gable roof with exposed rafter tails supported on simple wood posts. Fenestration consists of one-over-one double hung wood frame and sash windows. Modifications include an addition at the back of the house measuring approximately 150 square feet, constructed in 1937. The remnant of a chimney appears to have been covered in shingles and topped with a low-pitch gable roof.

The building at 7762 Bishops Lane features a low-to-medium pitch side gable roof with asphalt shingles, overhanging eaves and exposed rafter tails; wood lap siding over wood frame construction; and a pier foundation. The entry porch is centered on the Bishops Lane façade under a wood trellis supported on simple wood posts. A brick chimney is set on the interior of the house behind the ridge line. Fenestration consists of single lite wood frame and sash casement windows. Modifications include enclosure of a rear porch and construction of a 28 square foot addition on the southwest side of the house, all after 1956.

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. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. 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.

The subject buildings would be considered vernacular expressions of the Craftsman style, and exhibit few of the character defining features, including a low-pitch roof, exposed rafters, wood siding, and a partial width porch. The buildings do not, however, reflect any of the other many features of the Craftsman style; and embody the style in a minimal, insignificant way. Therefore, staff does not recommend designation under HRB 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 recommended that the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane be designated with a period of significance of 1913-1915 under HRB Criterion A, as a resource that exemplifies La Jolla's early Beach Cottage development. 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
Principal Planner/HRB Liaison

KS/cw

Attachments:

1. Sanborn Maps
2. Draft Resolution
3. Applicant's Historical Report under separate cover
4. Applicant's Letter under separate cover

KEY

Blue	Water
Green	Grass
Yellow	Woods
Red	Buildings
Black	Streets
Grey	Highways
White	Open Ground
Diagonal Lines	Swamps
Small Squares	Sheds
Large Squares	Warehouses
Star	Fire Station
Circle	Water Tower
Triangle	Public Buildings
Circle with Cross	Church
Circle with Star	Public School
Circle with Square	Elementary School
Circle with Triangle	High School
Circle with Circle	College
Circle with Diamond	University
Circle with Square	City Hall
Circle with Circle	City Jail
Circle with Circle	City Prison
Circle with Circle	City Court
Circle with Circle	City Office
Circle with Circle	City Warehouse
Circle with Circle	City Store
Circle with Circle	City Shop
Circle with Circle	City Factory
Circle with Circle	City Mill
Circle with Circle	City Sawmill
Circle with Circle	City Lumber Yard
Circle with Circle	City Coal Yard
Circle with Circle	City Brick Yard
Circle with Circle	City Pottery
Circle with Circle	City Glass Works
Circle with Circle	City Paper Mill
Circle with Circle	City Tannery
Circle with Circle	City Distillery
Circle with Circle	City Brewery
Circle with Circle	City Winery
Circle with Circle	City Soap Works
Circle with Circle	City Cigar Works
Circle with Circle	City Candy Works
Circle with Circle	City Confectionery
Circle with Circle	City Bakery
Circle with Circle	City Ice House
Circle with Circle	City Cold Storage
Circle with Circle	City Warehouse
Circle with Circle	City Store
Circle with Circle	City Shop
Circle with Circle	City Factory
Circle with Circle	City Mill
Circle with Circle	City Sawmill
Circle with Circle	City Lumber Yard
Circle with Circle	City Coal Yard
Circle with Circle	City Brick Yard
Circle with Circle	City Pottery
Circle with Circle	City Glass Works
Circle with Circle	City Paper Mill
Circle with Circle	City Tannery
Circle with Circle	City Distillery
Circle with Circle	City Brewery
Circle with Circle	City Winery
Circle with Circle	City Soap Works
Circle with Circle	City Cigar Works
Circle with Circle	City Candy Works
Circle with Circle	City Confectionery
Circle with Circle	City Bakery
Circle with Circle	City Ice House
Circle with Circle	City Cold Storage

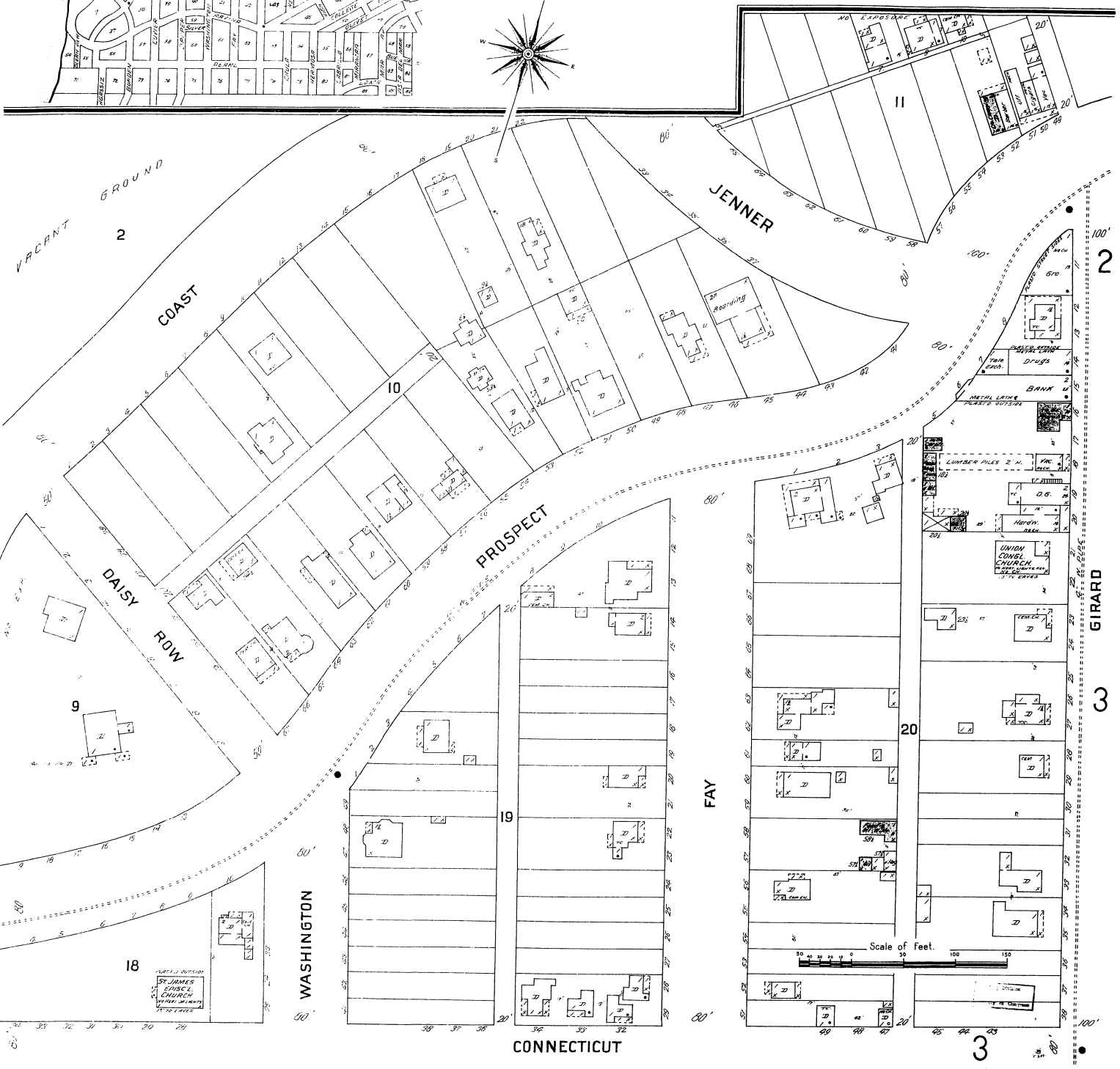
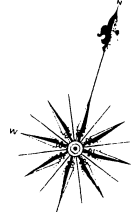
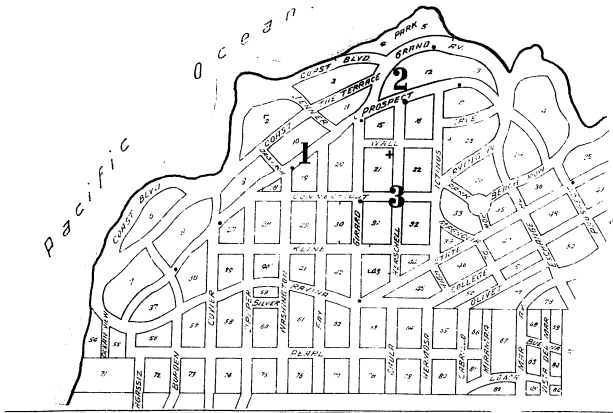
WATER FACILITIES: Supplied by San Diego. From 2 Gravity Reservoirs one 17,000,000 Gal. & 3,500,000 Gal. Capacity. One 575' above sea level. Also from Pacific Beach Reservoir Capacity 4,000,000 Gal. 144' 300' above sea level. To have one 600,000 Gal. Reservoir at LA JOLLA elev. 200'. About 3 M. W. of 400' above sea level. 10-25' S. High. Fire press about 70 Lbs. at Prospect & Girard Sts.

FIRE DEPT. Volunteer. 24 Men. 1 Chem. Wagon. 60 Gal. Tank & 4-3 Gal. Chem. Exits. To have Hose Reel & 500 Standard Hose. Fire Alarm Bell of 1170.

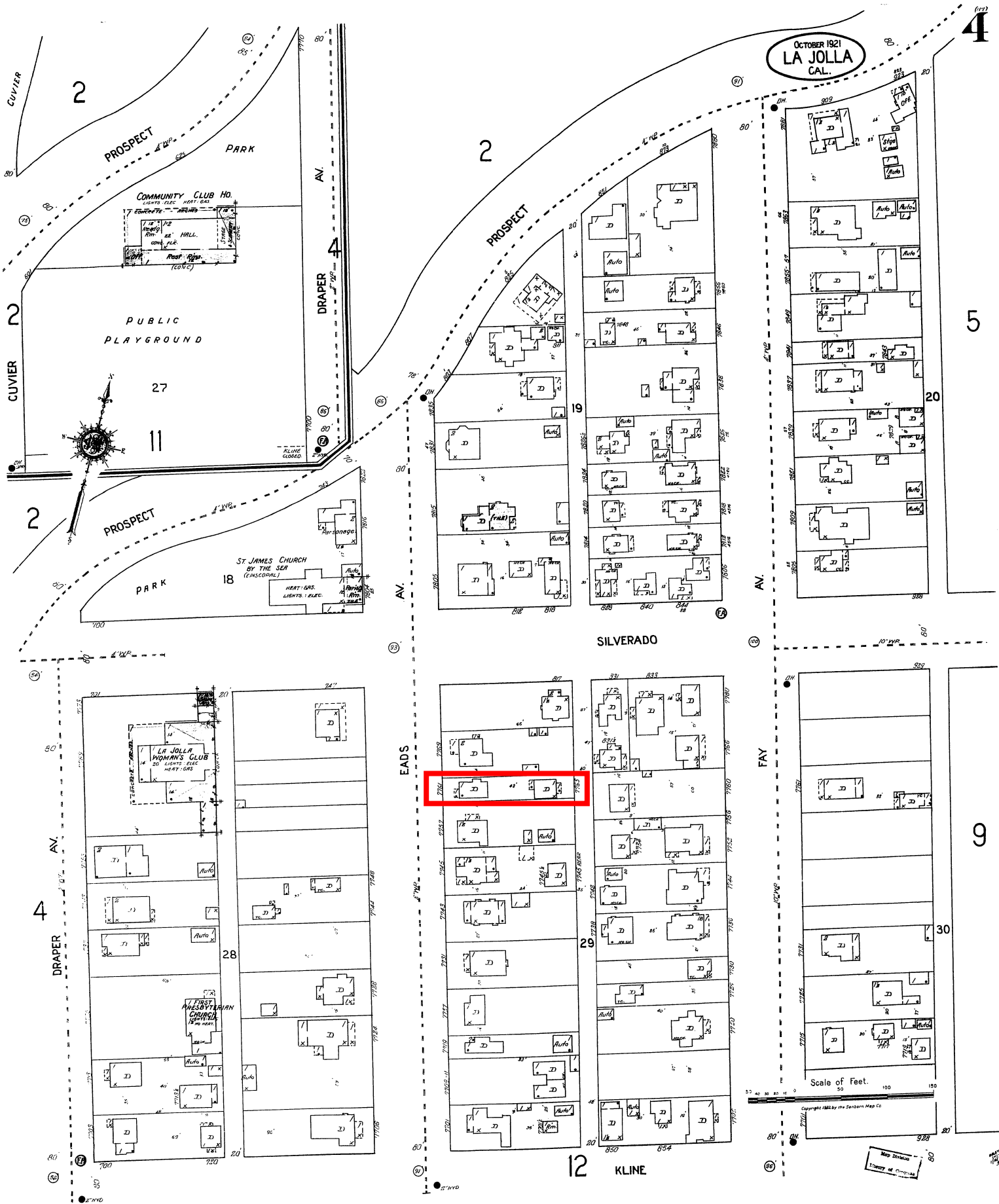
Grades: Street widths are paved. Location Within City Limits of San Diego 14 M. From P.O.



JAN 25 1906
 1906
 1906



OCTOBER 1921
LA JOLLA
CAL.



4

5

9

12 KLINE

RESOLUTION NUMBER
ADOPTED ON 7/26/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2012, to consider the historical designation of the **Lillian Lentell Cottages** located at **7761 Eads Avenue and 7762 Bishops Lane, San Diego, CA 92037**, APN: **350-321-04 and 350-321-05-00**, further described as BLK 31 LOT 5 W 1/2 and BLK 31 LOT 5 E 1/2 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 Lillian Lentell Cottages 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 1913-1915 date of construction and period of significance. Specifically, the resources, which embody the character defining features of Beach Cottage architecture, are one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retain 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.

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 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