



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

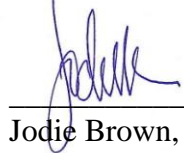
Interior's Standards. The addition closely mimics the architecture of the historic house with a similarly designed roof line, window configuration and stucco finish. The original character-defining conical style roof at the rear of the house was impacted by the addition by eliminating half of its form. 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