

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-05-024

Applicant: Miyo & Mitchell Reff Agent: Architects Hanna Gabriel Wells;
Matt Peterson

Description: Demolition of an existing two-story residential structure and a detached outbuilding/garage totaling 1,875 sq. ft and construction of a new, three-story, 4,022 sq.ft. two-unit residential building on a 4,322 sq.ft. oceanfront lot.

Lot Area	4,322 sq. ft.
Building Coverage	2,020 sq. ft. (47%)
Pavement Coverage	1,062 sq. ft. (24%)
Landscape Coverage	1,240 sq. ft. (29%)
Parking Spaces	4
Zoning	R-S
Plan Designation	Residential South (36 dua)
Project Density	20.1 dua
Ht abv fin grade	30 feet

Site: 706 Manhattan Court, Mission Beach, San Diego, San Diego County.
APN 423-618-04

STAFF NOTES:

The subject project was originally scheduled for review at the Commission's August 9, 2005 meeting. However, due to concerns raised by the Commission relative to the existing structure's potential historical significance, the project was postponed and the applicant agreed to a 90-day extension of the Permit Streamlining Act deadline.

Commission staff was recommending denial of the proposal to demolish the home because the matter was still pending before the City of San Diego's Historical Resources Board for potential designation as an historical structure. Opponents to the project have suggested that the home proposed for demolition is of historical significance to the Mission Beach community and should not be permitted to be demolished, both because of the uniqueness of the structure and due to the historical significance of several of its occupants over the years. On 9/22/05, by a vote of 9-3-1, the Historical Resources Board voted not to designate the structure as historic.

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed project, subject to special conditions. After review of the project, Commission staff has determined that the residential structures proposed to be removed are not of historical significance such that demolition would result in adverse impacts on the community character of Mission Beach. While not required by the City's Historical Resources Board, the applicant has proposed to do an Historic American Buildings Survey (HABS) for the existing structures and install a plaque on the subject site which describes a brief history of the site and its former occupants including Maggie Becker and Dr. Jock Jocoy. These two individuals were part of the local historic fabric of the Mission Beach community and a plaque in their honor would serve to memorialize some of the local history of the site and era.

In addition, the applicant is proposing a number of tall, canopy trees, raised planters and fencing in the south side yard setback adjacent to the proposed two-unit residential structure. This setback area is located next to Manhattan Court, which is a public view corridor to the ocean. The proposed landscaping/fencing will be installed within the viewshed of this view corridor resulting in an obstruction of views towards the ocean, inconsistent with Coastal Act policies. Therefore, staff recommends that a special condition be added that requires that the applicant revise their landscape plans to eliminate the raised planters (or reduce them in height to no more than 3 ft.) and include only low level vegetation (3 ft. or high) and/or tall palm trees, which will not have an adverse effect on public views toward the ocean. Also, proposed conditions require that any proposed fencing within the south side yard setback be at least 75% open so as not to obstruct views. In addition, because work during the summer in this location can have significant impacts on public access, a special condition is recommended that addresses timing of construction to avoid impacts to public access during the summer season. The proposed new two-unit residential structure, as conditioned, is consistent with all applicable Coastal Act policies.

Standard of Review: Chapter 3 policies of the Coastal Act, with the certified City of San Diego LCP used as guidance.

Substantive File Documents: Certified Mission Beach Precise Plan and Planned District Ordinance; City of San Diego Historical Resources Board staff report (with

attachments) dated 6/11/05; Historical Assessment of the Maggie Becker/Hazel Alice Hays "Turquoise House" 706 Manhattan Court, San Diego, California 92109" prepared by Scott A. Moomjian, Esq. and Kathleen Crawford, M.A., dated June 2002; Letter from Legacy 106 Archaeology & Historic Preservation dated 5/24/05; Letter from Save Our Heritage Organization (SOHO) dated 5/9/05; Final Environmental Impact Report LDR No. 96-0721 dated 5/11/98; City of San Diego Staff Report dated 9/8/05 for the Historical Resources Board Meeting of 9/22/05.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-05-24 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Installation of Plaque in Honor of Maggie Becker and Dr. Jock Jocoy on Subject Site. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, the

proposed plan for the installation of a plaque on the site which gives the history of two of the former residents (Maggie Becker and Dr. Jock Jocoy) of the subject house. The proposed plaque must be consistent with the City of San Diego's sign regulations (i.e., no higher than 8 feet tall, no pole signs, etc.) and shall be located on the site in a manner that does not obstruct public views to the ocean or interfere with public access along the adjacent public boardwalk. The proposed plaque shall be installed prior to occupancy of the residential units.

2. HABS Documentation. PRIOR TO ISSAUNCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and written approval of the Executive Director, the proposed Historical American Buildings Survey (HABS) Documentation program. Said program shall include drawings, historical reports and photography to document the architectural features of the structures to be demolished. The finals HABS documentation shall be completed and made available to the Mission Beach community or other acceptable organization responsible for historical preservation in San Diego prior to occupancy of the residential units.

3. Revised Landscape/Yard Area Fence Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, revised landscaping and fence plans approved by the City of San Diego. The plans shall be in substantial conformance with the plans as submitted by MAK Design Landscape Architecture stamp dated 3/16/05, except for the revisions cited below. The plans shall be revised to keep the south yard area (or setback) clear to enhance public views from the street toward the ocean. Specifically, the plans shall be revised to incorporate the following:

- a. A view corridor a minimum of 15 ft. wide shall be preserved in the south yard area adjacent to Manhattan Court as well as in the front yard area adjacent to the public boardwalk. All proposed landscaping in the south yard area shall be maintained at a height of three feet or lower (including raised planters) to preserve views from the street toward the ocean. Specifically, the proposed planting of evergreen accent trees (such as Rhus Lancea, Olive Tree or Bronze Loquat and small textured evergreen tree or shrub (6-8 ft. high) such as New Zealand or Australian Tea trees or Cassia) are not permitted within the south yard setback area and shall be deleted. Tall trees with thin trunks such as palm trees are permitted, provided they do not block public views toward the ocean.
- b. All landscaping shall be (1) drought-tolerant and native or (2) non-invasive plant species (i.e., no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property).
- c. Any fencing in the south side yard setback area shall permit public views and

have at least 75 percent of its surface area open to light.

- d. A written commitment by the applicant that five years from the date of the issuance of the coastal development permit for the residential structure, the applicant will submit for the review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

4. Timing and Staging of Construction. No construction shall take place for the project between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes. No street (or public boardwalk) closures or use of public parking or the public boardwalk for the storage or staging of equipment or supplies is permitted.

5. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans for the construction of the proposed residential units that have been approved by the City of San Diego. Said plans shall be in substantial conformance with the plans submitted by Architects Hanna Gabriel Wells dated 2/22/05 with this application and shall be subject to the review and written approval of the Executive Director.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit amendment unless the Executive Director determines that no amendment is legally required.

6. No Enclosure of Open Tandem Parking Spaces. No enclosure of the proposed open tandem parking spaces in the south side yard shall be permitted. The south side yard shall be kept free of permanent enclosures for purposes of preserving public views to the ocean and to minimize a "walled-off" effect.

7. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive

Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The project involves the demolition of an existing two-story residential structure and a detached outbuilding/garage totaling 1,875 sq.ft. and construction of a new, two-story, 4,022 sq.ft. two-unit residential structure on a 4,322 sq.ft. oceanfront lot. The first floor of the existing structure is 1,095 sq.ft. and the upper floor is 300 sq.ft. An outbuilding/garage (detached structure) on the site is 480 sq.ft. Currently there are two parking spaces on site. Two additional spaces are proposed for a total of four on-site parking spaces. The new two-unit residential structure will contain three levels as follows: Unit 1- first floor (867 sq.ft.); Unit 2- second floor (1,575 sq.ft.), Unit 2 - third floor (1,227 sq.ft.), and an attached two-car garage and covered parking for two tandem spaces (Unit 1- 122 sq.ft. and Unit 2 - 231 sq.ft.) for a total of 4,022 sq.ft. gross floor area (GFA). The first level of the residential structure will contain a three-bedroom apartment with kitchen. The second level will contain living area, kitchen and bedroom for the second unit, and the third level will contain a master suite.

The existing structure is located at the northeast corner of Manhattan Court and Ocean Front Walk (the public boardwalk) in the Mission Beach community of the City of San Diego. The Ocean Front Walk boardwalk was originally constructed in 1928, and runs along the western side of Mission Beach from the South Mission Beach Jetty north approximately 2.36 miles to Thomas Avenue in the community of Pacific Beach.

Although the City of San Diego has a certified LCP for the Mission Beach community, the subject site is located in an area where the Commission retains permit jurisdiction, pursuant to section 30519(b) of the California Public Resources Code. Therefore, Chapter 3 of the Coastal Act is the standard of review, with the City's LCP used as guidance.

2. Historical Resources/Community Character/Visual Resources. Section 123.0202 of the City's Land Development Code is applicable to the proposed project. This section lays out the procedures for the process of reviewing a structure that has been recommended for retention as a historic structure by a member of the public, the Historical Resources Board (HRB) or the City itself. In order to be designated, the HRB

must review a research report regarding the historical structure and decide whether or not to designate the structure based on the report and Historical Resources Guidelines of the Land Development Manual. The action to designate a structure requires the affirmative vote by eight members of the board. In addition, the decision to designate a historical resource must be based on written findings describing the historical significance of the property.

Historical Resources Board Findings

Project opponents have asserted that the existing residence to be demolished is historically significant and, as such, should not be permitted to be demolished. However, on 9/22/05, the City's Historical Resources Board (HRB) reconsidered a request for "Re-initiation of Designation Proceedings" and voted 9-3-1 not to designate the structure as a historical structure. This was the second time the HRB has reviewed a request to designate the subject structure as historic and the second time that it found that the house is not of historical significance. Furthermore, the HRB did not require any type of mitigation associated with the demolition of the structure such as saving it and relocating it to a different site for preservation or incorporation of any of its character-defining elements into any new development on the site.

Because the structure proposed for demolition was constructed over 45 years ago, the potential of the residence being a historical resource was evaluated pursuant to the certified LCP, as noted above. The existing structure proposed for demolition was originally reviewed by the City of San Diego Historical Resources Board for historical designation on September 26, 2002 (ref. Exhibit No. 3). However, upon review by the Historical Resources Board subcommittee, the final decision was not to approve the historical designation of the structure. Subsequent to the hearing, the project opponent requested the City of San Diego conduct a "Re-initiation of Designation Proceedings" for the structure at the subject site. The basis for this request was that there allegedly were factual errors in the original historical evaluation that led to incorrect and diminished conclusions of historical significance; that significant new information has been submitted based upon research of the correct factual information; and change of circumstances (the partial demolition of the structure by the property owner). Based on the above information, the City decided to grant the project opponent reconsideration of the HRB's prior decision not to designate the subject structure as having historical status. The hearing on this reconsideration was originally scheduled for August 25, 2005, but was postponed to September 22, 2005. At the September 22, 2005 hearing, the Historical Resources Board voted 9-3-1 to not designate the property as historic.

The criteria that were evaluated by the HRB for the subject residence include the following:

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.

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

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.*

A thorough staff report dated 9/8/05 was written by the City that addressed the merits of the request for designation of the residence as historic. As was noted in the City staff report:

As the 706 Manhattan Court structure was not designated by the Historical Resources Board in 2002, there were a number of changes made to the house in 2002 that impacted the original fabric of the house that were legal to do without a building permit if they did not change the structure and footprint of the house. These changes were the replacement of the original wood windows and Craftsman-style doors with new vinyl windows and modern flush doors. In addition, the spring of 2005, per the owner's representative, the eaves and exposed exterior rafters were removed due to dry rot and termite infestation. [...] This work also appears to be among those actions that do not require a building permit, but is subject to the Municipal Code that states that any substantive change to a structure 45 years of age or older is subject to review. No review occurred. It is appropriate to state that if the proposed changes had come before HRB staff prior to the work being done, that based on the Board's action in 2002, regarding the structure, staff may have allowed them. These changes have substantially changed the original character of the house.

The project opponent submitted information stating that the house should be designated as historic under Criterion A (referenced previously). However, the gist of the Board's analysis indicates that although it is contended that the house was a social or cultural center in Mission Beach between 1924 and 1945, evidence in the record indicates that it was not. In addition, the project opponents have indicated that there is some historical significance attached to the house as a result of Maggie Becker and Dr. Jock Jocoy both having lived in the house for a number of years. However, the HRB found that the house in which Maggie Becker principally resided was not the one located at 706 Manhattan Court (the subject site). The house at 706 Manhattan Court was actually a second retreat residence for her and not her primary residence. Although Dr. Jock Jocoy was a world famous race horse veterinarian in Del Mar and locally famous among the Old Mission Beach Athletic Club, he lived in the house for only four years of his 45-year career, which does not fulfill the requirements for Criterion B for the subject house. Numerous other assertions are made but all are refuted by the HRB (ref. Exhibit No. 7).

With regard to Criterion B, the HRB found that Maggie Becker was not a historically significant person. Although she was a noted philanthropist and civic leader, since the residence was not Maggie Becker's primary residence, the City staff did not recommend support of the designation of 706 Manhattan Court.

With regard to Criterion C, the City staff report indicates that the Craftsman home features were exemplary before the 2002-2005 modifications, especially within the Mission Beach community. However, as noted earlier, a historical study prepared by Milford Wayne Donaldson Architect on behalf of CALTRANS in 1997 for the Mission Beach Boardwalk Expansion, Historic Property Survey" Report, catalogued 177 potentially historic structures in Mission Beach. This was part of the final certified Environmental Impact Report for the widening of the Mission Beach boardwalk, which included the specific property in question. On Page 5.c-7 of that report, it is stated:

...An Architectural Inventory/Evaluation (AI/E) form was prepared for the 177 structures located adjacent to the Mission Beach Boardwalk (see Appendix D). Evaluation included on-site investigations to determine which structures were historically significant and to identify their potential eligibility for inclusion on the National Register. The results of the architectural survey confirmed that only the existing boardwalk and seawall retained sufficient integrity to be found eligible for inclusion in the National Register. None of the adjacent properties were deemed eligible for listing because they were either too recent, i.e., less than 50 years old, which included 132 of the 177 properties, or they had been so altered that they no longer retained sufficient architectural integrity. In addition, none of these properties were found to be directly associated with important persons or events that have shaped the history of Mission Beach or the larger San Diego region.

As stated in the report, only nine of the 177 structures noted above were Craftsman style. The opponents state that the subject house is an Airplane Bungalow, a subtype of the Craftsman style of architecture. The City found that this home or style was not rare because, of the nine Craftsman style homes in Mission Beach, three are Airplane Bungalows, so it is not the *only* remaining house in the community of this architecture. In any case, so many changes have occurred to the home since 2002 that it is no longer architecturally significant. These include roof modifications in 2005, which eliminated the rafters, braces, and broad overhangs, with the exception of the east elevation. As a result, an important character-giving element of the original structure has been lost at three of the four elevations. Furthermore, the majority of the original wood framed windows, (double hung with fixed pane windows and multi-paned transoms, some with wood casements) were replaced by vinyl-framed windows in 2002. There are a number of other changes that have occurred also as enumerated in the report.

As further explained, although the home once had exemplary Craftsman features which included "...low-pitched gable roofs with wide eave overhangs, redwood shing and board and batten siding; decorative exposed rafter tails; elaborately carved fascias along the faces of the gables decorative notched beams at the gable-peaks; and wood framed double hung windows and multi-pane transoms over fixed pane windows...", many of these character-defining elements such as the roof overhang, the rafters, the windows and the doors are either changed or gone. As such, the HRB could not find the structure to be historic under Criterion C.

Coastal Act Consistency

a. Community Character.

Section 30251 of the Coastal Act is applicable to the proposed development and states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The above-cited Coastal Act policy is intended to preserve the community character of the area, which generally includes retention and preservation of its historical resources. Retention of historical structures preserves the community character and its heritage as valuable resources for the community to enjoy, an important goal of the certified community plan as well as the regulations of the City's Land Development Code.

As noted in the previous section, numerous studies and reports have been completed detailing the history of the existing residence proposed for removal herein and the people who have resided in it over the years. While the reports' conclusions vary, all seem to agree that the home proposed for removal is considered a "Craftsman Style" of architecture, of which there are at least eight (8) other examples in the Mission Beach community. Additionally, in the review of the project by the City's Historical Resource Board, it was found that numerous elements of the Craftsman style residence had already been altered including windows, doors and the eaves and roof overhang. As such, too many elements had been altered to render it worthy of consideration for retention as a historical structure under Criterion C. The Commission has over the years reviewed numerous projects in the Mission Beach community and notes that the residences in the area vary widely in architectural style and appearance. Mission Beach is also experiencing redevelopment of older residences with newer buildings as are numerous other communities in the city. While it is important to preserve community character, in this particular case, the residence to be demolished is not a historical structure nor has it been identified to hold any historical significance to the surrounding community. Furthermore, no mitigation was required by the City for its removal (i.e., incorporation of character-defining elements of structure into any new development on the site, etc.). The Commission agrees and finds, in part for that reason, that the structure is not essential to the preservation of the community character. Therefore, the Commission finds that its removal will not alter or impact the character of the Mission Beach community in violation of Section 30251 of the Coastal Act. Likewise, the newly proposed two-unit residential structure for the subject site is also found compatible in character with the surrounding area, consistent with Section 30251 of the Coastal Act.

Even though the structure was not found to be historic, given that some members of the community attach a significance to the existing home and some of its previous residents, the applicant proposes to do two things: First, they have proposed to install a plaque on the site which will commemorate the two individuals and give a brief history of who they were and when they lived there, etc. These two individuals were part of the local historic fabric of the Mission Beach community and a plaque in their honor would serve to further memorialize some of the local history of the site and era. Second the applicants have proposed to complete an Historic American Buildings Survey (HABS) and present it to the local historical society. Special Condition Nos. 2 & 3 memorialize the applicant's proposal and require that the plaque and survey be completed prior to occupancy of the new residential units.

In summary, while the architecture of the existing home is "Craftsman" style, it is not the *only* residence of this kind as there are other homes in the Mission Beach community that are of the same architecture. In addition, although the former residents of the home were well known in the community and of local interest, they were not identified to be historically significant persons. Furthermore, the City's Historical Resource Board has determined, and the Commission concurs, that the residential structures proposed to be removed are not of historical significance to the Mission Beach community. As such, their demolition will not result in adverse impacts to the community character of Mission Beach. As conditioned, the project is found consistent with the certified LCP and the Chapter 3 policies of the Coastal Act.

b. Public Views.

Section 132.0403 of the City's certified Land Development Code states the following:

[...]

- (a) If there is an existing or potential public view between the ocean and the first public roadway, but the site is not designated in a land use plan as a view to be protected, it is intended that views to the ocean shall be preserved, enhanced or restored by deed restricting required side yard setback areas to cumulatively form functional view corridors and preventing a walled off effect from authorized development.

[...]

- (e) *Open fencing* and landscaping may be permitted within the view corridors and visual accessways, provided such improvements do not significantly obstruct public views of the ocean. Landscaping shall be planted and maintained to preserve public views.

In addition, the City's certified implementation plan defines open fencing as "a fence designed to permit public views that has at least 75 percent of its surface area open to light." The proposed development is located between the first coastal road and sea.

Section 103.0526.13 Mission Beach PDO also contains the following requirement:

...Landscaping located within the required yards for Courts and Places shall protect pedestrian view corridors by emphasizing tall trees with canopy areas and ground cover. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way below the height of 10 feet above the right-of-way. (p.10)

The certified Mission Beach Precise Plan and Local Coastal Program Addendum also states:

Views to and along the shoreline from Public areas shall be protected from blockage by development and or vegetation. (p.14)

In the Mission Beach community, the public rights-of-way of the various courts and places, which are generally east/west running streets, comprise the community's public view corridors. The project site is located immediately adjacent to the public boardwalk (Ocean Front Walk) and Manhattan Court (to the south). As proposed, there are several landscape elements including trees and shrubs and accessory improvements in the south side yard (15 ft. deep) adjacent to Manhattan Court. These improvements include a 3 ft. high raised planter, concrete patio, fences, fountains, and a guest parking space. The tree elements proposed include evergreen accent trees such as Rhus Lancea, Olive Tree or Bronze Loquat which will reach heights of 10-15 ft. high at maturity and smaller textured evergreen trees or shrubs such as New Zealand or Australian Tea trees or Cassia that will reach heights of 6-8 ft. at maturity. All of the proposed trees have large canopies that at maturity will obstruct the public view of the ocean toward the ocean from Manhattan Court.

As noted above, both the Coastal Act and the certified LCP (which is used for guidance) require that public views to and along the shoreline be protected. As such, it is important, in this particular case, to maintain and enhance views to the ocean from Manhattan Court. The applicant has included several landscape elements and has provided samples of other projects along the boardwalk where there is substantial landscaping in the yard areas. However, several of these examples of other projects either pre-date the Coastal Act or do not appear to be consistent with the certified LCP. The applicant indicated he used the above section of the Mission Beach PDO for guidance. However, the large canopy-type trees proposed do not appear to be consistent with the language of the PDO or certified LCP as they would block public views of the ocean from the public right-of-way of Manhattan Court while looking west.

The Commission has approved numerous projects in Mission Beach through the years and the typical development pattern includes landscaping consisting of low-level vegetation with a combination of hardscape elements. It is relatively uncommon to see a substantial amount of landscaping on a site adjacent to the public boardwalk where the intensity of development is rather high and also where development is often designed to

maximize views of the ocean for the intended occupants of the proposed residential structures, as well. However, in this particular project, substantial landscaping is being proposed within the required side yard, adjacent to a designated view corridor which will impede public views toward the ocean. While walking along Manhattan Court in a westerly direction or while driving or walking along Strand way (the first public road), any proposed landscaping in the south side yard next to Manhattan Court would obscure ocean views in this location, inconsistent with the policies of the Coastal Act and the certified LCP (used as guidance).

While the Commission understands that landscaping is an important and essential element in most development proposals, in terms of visually enhancing the area and to avoiding a "sea of concrete", it should be permitted in a manner so as protect, and not to impede public views of the ocean. For the subject development, that is not the case; the proposed landscape elements will result in obstruction of views from Manhattan Court to the ocean. For this reason, the proposed development cannot be found consistent with the visual resource and public view protection policies of the Coastal Act. Special Condition No. 3 requires that the applicant submit revised landscape plans that require all proposed landscaping and improvements (planters, etc) in the south yard area shall be maintained at a height of three feet or lower to preserve views from Manhattan Court toward the ocean. The condition also allows tall trees with thin trunks such as palm trees, provided they do not block public views toward the ocean.

As noted earlier, two garages are proposed with the proposed new development to accommodate a total of four vehicles. In addition, an open parking space is proposed adjacent to the side yard (near Strand way and Manhattan Court). Given that the LCP calls for protection of potential public views, and in particular, that the side yards remain free of obstructions, this raises a concern in that there is the potential that the "open" parking space could be converted to an enclosed parking structure (i.e., garage) in the future which could block views to the ocean. Through, Special Condition No. 3, it can be assured that any improvements proposed in the south side yard will not impede public views toward the ocean. In addition, an advisory condition (Special Condition No. 6) also puts the applicant on notice that no enclosure of the proposed open parking space in the south side yard will be permitted, consistent with Section 30251 of the Coastal Act and the certified LCP. Special Condition No. 7 requires the permit and findings be recorded to assure future property owners are aware of the permit conditions.

Section 103.0526.4 of the certified Mission Beach PDO requires that there be a seven-foot setback for the first story. In this case, the ground floor of the structure is set back approximately 7 feet and 12 feet respectively; and the upper floors have been designed to be terraced back further at each level. Specifically, the second floor is proposed to be set back approximately 16 feet from the western property line and the third floor is proposed to be set back approximately six feet further or 24 ft. from the western property line which will further enhance public views along the public boardwalk. Thus, the proposed development is consistent with all building setback requirements.

Therefore, in summary, as proposed, the subject development, specifically the proposed landscape features, will result in public view blockage from adjacent view corridors. As conditioned to reduce landscape features to no more than three feet in height (or very tall trees with thin trunks such as some palm trees), the proposed development will not have an adverse impact on views to and along the shoreline. Furthermore, the Commission finds the proposed development, as conditioned, consistent with the visual resource protection policies of the Coastal Act.

3. Public Access/Recreation. Coastal Act sections 30210, 30211 and 30212(a) are applicable to the project and state the following:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212(a)

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
- (2) adequate access exists nearby, or, [...]

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

In addition, Section 30252 of the Act is also applicable to the proposed development and states the following:

The location and amount of new development should maintain and enhance public access to the coast by . . . (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation

The project site is located adjacent to the public beach and boardwalk. The boardwalk is a heavily-used recreational facility frequented by pedestrians, bicyclists, skaters, skateboarders, runners, and persons in wheelchairs. The walkway is accessible from the east/west courts and streets off of Mission Boulevard, and provides access to the sandy

beach at stairways located at various points along the seawall. Access to the beach can be gained nearest the project site at the end of Manhattan Court adjacent to the project site to the south. Thus, adequate access exists very nearby, for purposes of Coastal Act Section 30212. With regard to Section 30210, the proposed project will not impair any existing public access.

In addition, four on-site parking spaces are proposed to serve the new development. The existing structure is located at the northeast corner of Manhattan Court and Ocean Front Walk (the public boardwalk) in the Mission Beach community of the City of San Diego. The Ocean Front Walk boardwalk was originally constructed in 1928, and runs along the western side of Mission Beach from the South Mission Beach Jetty north approximately 2.36 miles to Thomas Avenue in the community of Pacific Beach.

The project site is located in an area where the public boardwalk has already been widened. The proposed development meets all required building setbacks and no encroachments into the public right-of-way are proposed. However, to address potential concerns with regard to construction activities on public access on this oceanfront property and given its proximity to the public boardwalk, the project is conditioned such that construction work not occur between Memorial Day weekend and Labor Day. In addition, the project is also conditioned to require that the proposed plaque to be installed on the site by that applicant does not interfere with public access adjacent to the public boardwalk. As conditioned, it can be assured that the proposed development does not interfere with public access opportunities and is consistent with the public access and recreation policies of the Coastal Act.

4. Unpermitted Development. Development has occurred on the subject site without a permit, including, but not limited to, replacement of doors and windows and the removal of the existing roof overhang. However, upon review by the Commission, it has been determined that while this work is considered development under the Coastal Act, it is exempt from coastal development permit review.

5. Local Coastal Planning. The subject property is located within the Residential South (R-S) zone of the Mission Beach Planned District. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority. The subject permit will result in the construction of a new two-unit residential structure, consistent with the permitted density for this community. As conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach community.

6. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a

proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the community character, visual resource and public access policies of the Coastal Act. Mitigation measures, include conditions addressing final plans for the plaque that do not obstruct views to the ocean or public access on the public boardwalk and revised landscape plans such that only low-level planting and other vegetation that does not impede public views to the ocean is planted in the south side yard adjacent to Manhattan Court and timing of construction to avoid impacts to public access during the summer months. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

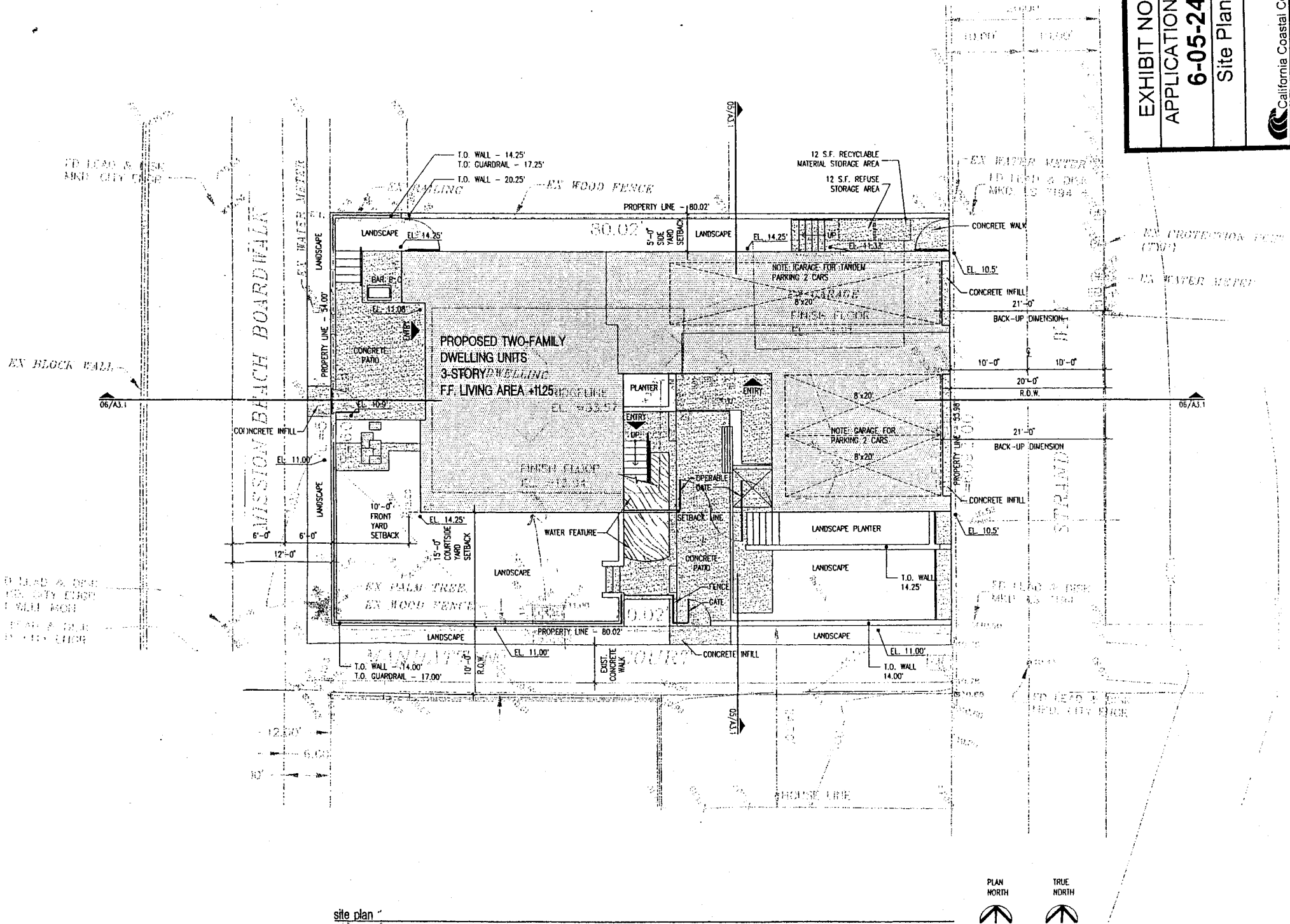
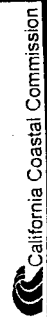
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. 2

APPLICATION NO.

6-05-24

Site Plan



site plan



EXHIBIT NO. 3
APPLICATION NO.
6-05-24

Information from
Opponents to
Proposed Project
(102 pages)



California Coastal Commission

Gary D. Aronson
Tel.: 1-858-488-1288
Cellular: 1-775-772-7782
E-mail: Garonson@aol.com

**Please Save One of the Last
Original Beach Houses in
Mission Beach-Built 1924**



706 Manhattan Court Mission Beach San Diego
Please Vote NO on Permit Number: 6-05-024

Historical and architectural importance is documented in attached exhibits. Preservation supported by the City of San Diego Historical Resources Board Staff Recommendation and San Diego Save Our Heritage Organization (SOHO)



706 Manhattan Court Mission Beach San Diego
Please Vote NO on Permit Number: 6-05-024

Historically Important Example of:
American Arts and Crafts Movement c. 1895-1925

- 1) "Craftsman" Architecture
- 2) Airplane Bungalow Style
- 3) Central Element of proposed "Mission Beach Historic District"



706 Manhattan Court, Mission Beach San Diego

The term "arts and crafts" was coined in England in the late nineteenth century and used to describe a growing movement designed to revive the decorative arts... the Arts and Crafts Movement had at its core the idea of handmade objects that were both beautiful and useful in everyday life... The Arts and Crafts Movement proved to be enormously influential, popular and long-lasting, spreading widely on both sides of the Atlantic.

The Society of Arts and Crafts
<http://www.societyofcrafts.org/about.asp>

Architectural features of the
Classic Airplane Bungalow
include:

- Overhanging eaves reminiscent of airplane wings
- sleeping porch upstairs
- large wrap-around front porch



706 Manhattan Court, Mission Beach San Diego

This classic airplane bungalow—so called because the wide sweep of the front roofline with the second-floor popping up behind reminded 1920s commentators of a period airplane—embraces the best of Arts & Crafts architecture.



706 Manhattan Court, Mission Beach San Diego

Airplane Bungalows were a very important historical reflection of the tenor of the times-the Roaring 20s-when the idea of airplanes was sweeping the nation and airlines were just getting started. This house was built in 1924 and evoked San Diego's early leadership in the history of aviation.

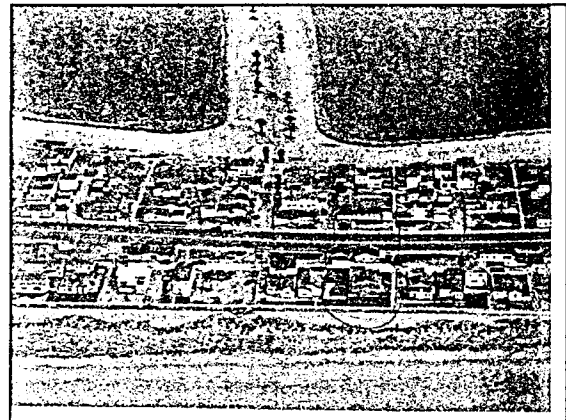
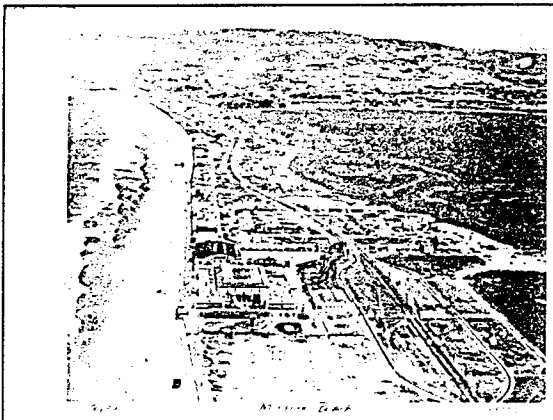


706 Manhattan Court, Mission Beach San Diego

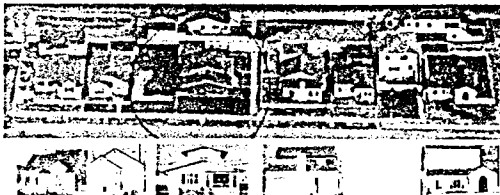
1903. Wright Brother's first flight
1910 North Island (SD County) became the birthplace of U.S. Naval aviation
1917: the Naval Air Station, North Island, was established.
San Diego was an important manufacturing center for airplanes.
1927 just three years after this house was built, Ryan Airlines Corp. of San Diego built the famous Spirit of St. Louis plane, which Charles Lindbergh flew across the Atlantic.
Airplane bungalows such as this one helped people to feel that they were a part of the tremendous excitement of the times as ordinary people conquered the air, for the first time in human history.



706 Manhattan Court, Mission Beach San Diego



5 of these 7 Historic Houses still look much as they did 60 years ago



3491 3485 706 Manhattan Ct. 3467 708 Liverpool Ct.

Campbell House Ocean Front Walk

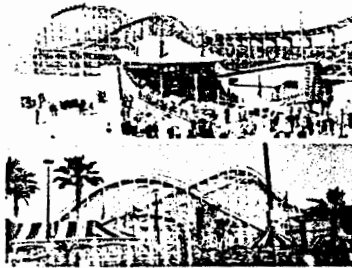
Should this two-block oceanfront stretch be designated the "Mission Beach Historic District"?

Central Element of proposed
"Mission Beach Historic District"



706 Manhattan Court, Mission Beach San Diego

The house was built in 1924, about the same time as the nearby historic Belmont Giant Dipper Roller Coaster (opened July 4, 1925)



Mission Beach San Diego

The house was built in 1924, about the same time as the nearby historic Mission Beach Plunge Swimming Pool (opened May, 1925)



Mission Beach San Diego

The house was built in 1924, nearly a decade before the next-door historic Campbell House (Spanish revival style, 1933)



Mission Beach San Diego

From the cliffs of Bird Rock, La Jolla, all the way south to the Southern tip of Mission Beach, a span of ~3.5 Miles, THIS IS THE VERY LAST REMAINING BEACH HOUSE OF ITS AGE AND HISTORICAL STYLE. PLEASE SAVE THIS UNIQUE PIECE OF HISTORY!



New Condos. a few blocks north

Mission Beach San Diego

Bibliography

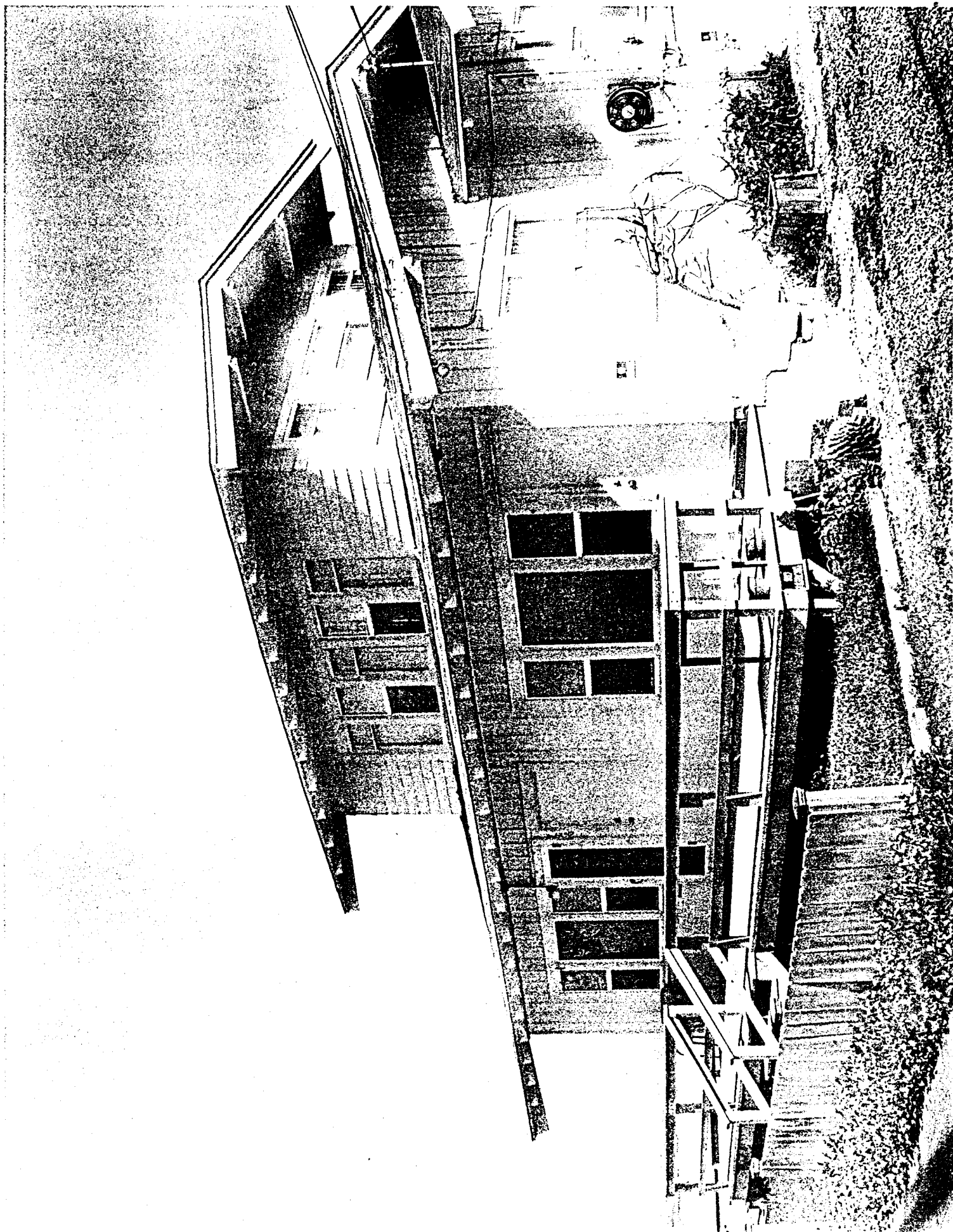
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- <http://www.giantdipper.com/history.html>

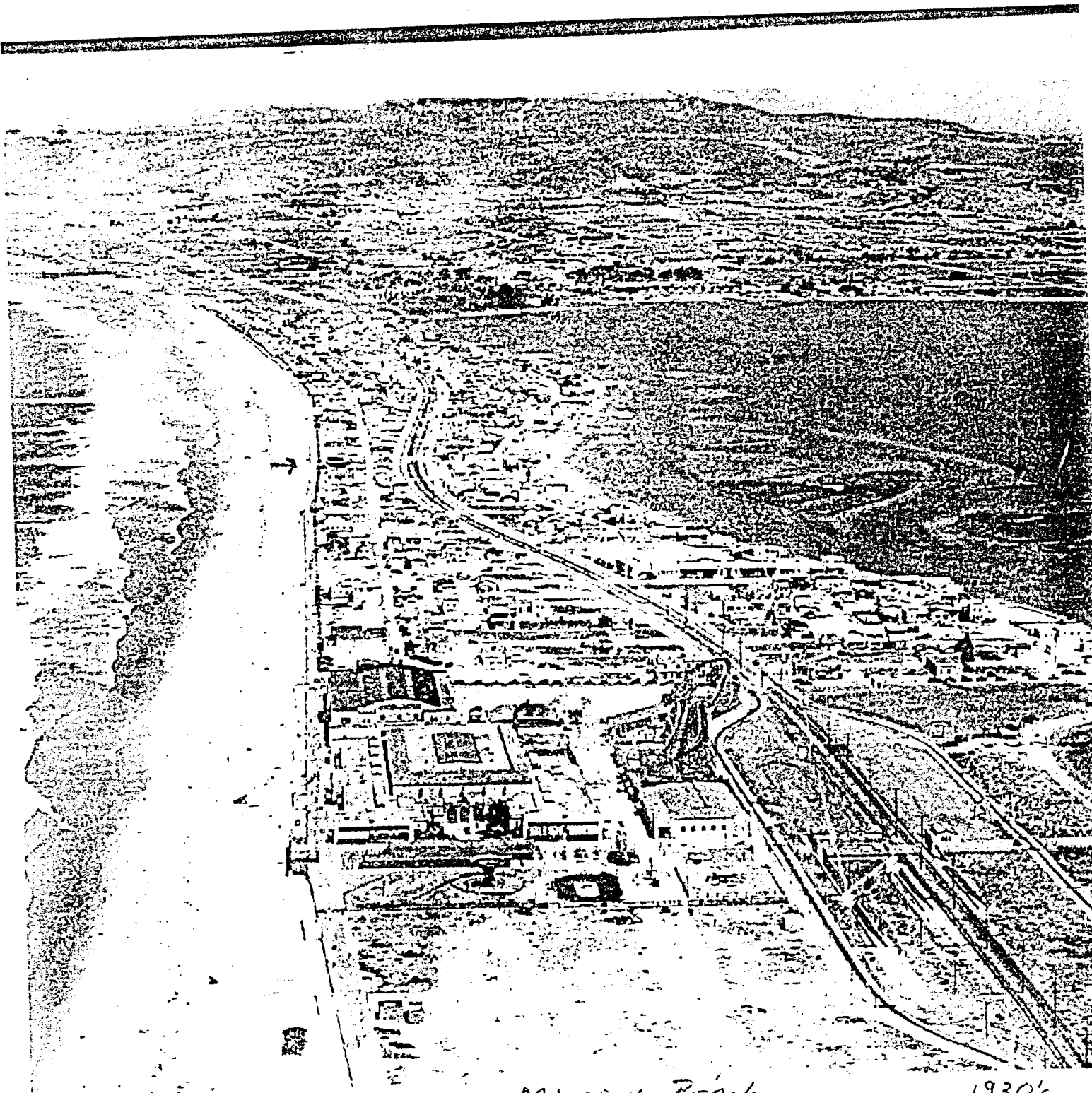
List of Attached Exhibits

1. Historical and current photographs of 706 Manhattan Court and surrounding area.
2. Staff Recommendation from the City of San Diego Historical Resources Board Staff, recommending that the house at 706 Manhattan Court be designated an Historical Resource, July 11, 2002
3. Letter in support of preservation of the House at 706 Manhattan Court (formerly known as the "Turquoise House") from Warren W. Harmon, Professor of Geography, Emeritus, Grossmont College, September 24, 2002
4. Historical Assessment of the house at 706 Manhattan Court, San Diego, CA 92109. Prepared by: Scott K. Moomjian and Kathleen Crawford, M.A., June 2002

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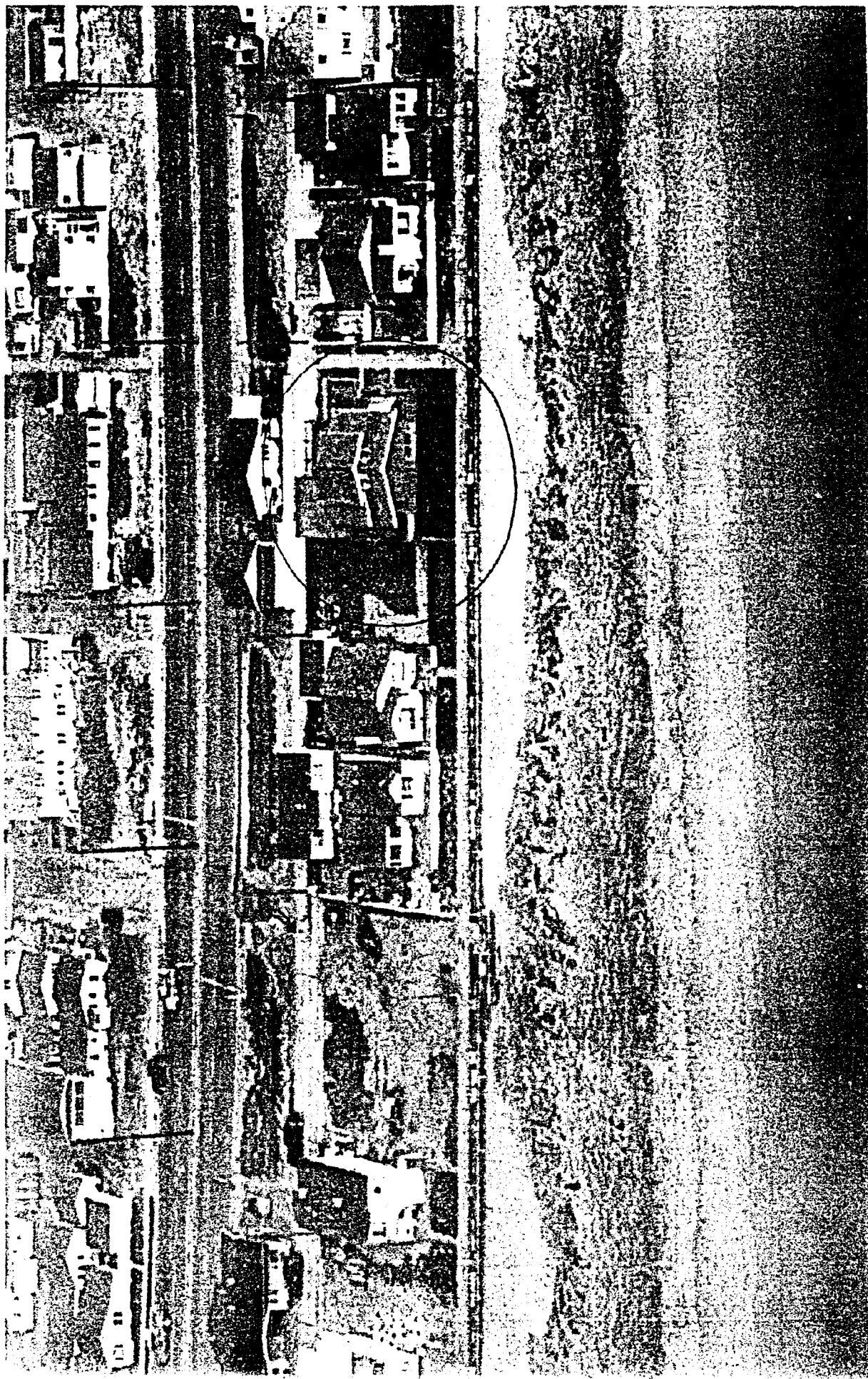




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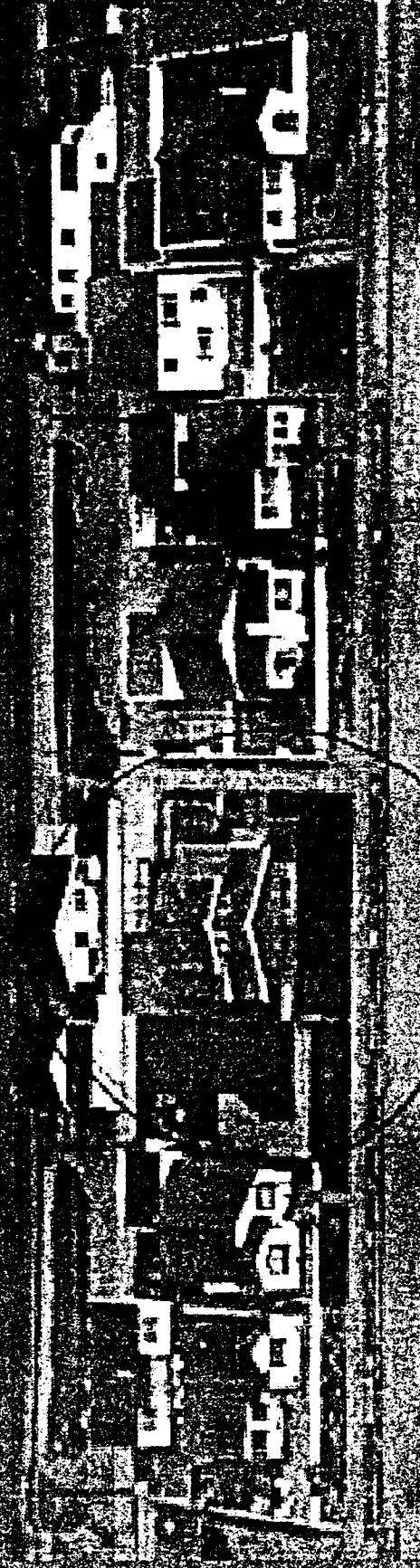
MISSION BEACH

1930's



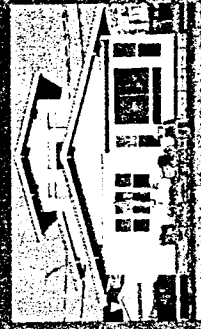
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5 of these 7 Historic Houses still
look much as they did 60 years ago

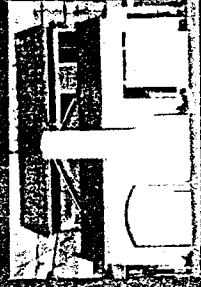


3491 3485

Campbell House



706 Manhattan Ct. 3467



708 Liverpool Ct.

Ocean Front Walk

Should this two-block oceanfront stretch be designated
the "Mission Beach Historic District"?



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 11, 2002

REPORT NO. P-02-118

ATTENTION: Historical Resources Board
Agenda of July 25, 2002

SUBJECT: ITEM # 8 - Turquoise House

APPLICANT: Marie Burke Lia on behalf of interested third party Gary Aronson

LOCATION: 706 Manhattan Court, Mission Beach Community, Council District 2

DESCRIPTION: Consider the designation of the Turquoise House as a Historical Resource Site

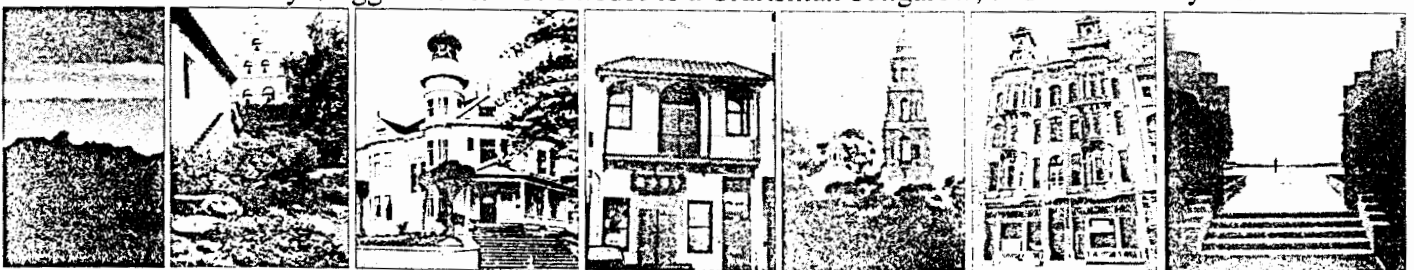
STAFF RECOMMENDATION

Designate based on HRB CRITERIA A (Community Development) and C (Architecture).

BACKGROUND

This item is being brought before the Historical Resources Board by the office of Marie Burke Lia on behalf of an interested third party to have the site designated as a historical landmark. The record owner of the site was mailed an early courtesy notice about the request, as well as a notice of the designation hearing. A representative of the record owner, Miyo Reff, verbally requested a continuance and will be following up with a written request. Staff has discussed the benefits of designation with the owner's representative. If designated by the HRB, the owner has the right to appeal the designation to the City Council.

A historical report has been prepared by the office of Marie Burke Lia assessing the site's historical significance. According to water and sewer records for the property, the home was built in 1924 by Maggie Becker. The house is a Craftsman bungalow, and was initially a summer



beach cottage and later a rental property. Beginning in 1942, the home was owner-occupied. From 1947 to 2002, the Hays family resided in the home. Hazel Alice Hays, who lived in the house during this time and was responsible for painting the house turquoise many years ago, recently passed away at the age of 102. Because of its bright color, the house has been known historically in Mission Beach as the "Turquoise House". In fact, the house exhibits at least two layers of turquoise paint in different shades.

The house is one and one half stories with shingle siding and board and batten over wood frame construction. The house rests on a wood foundation. It is the only large Craftsman house of its type and era remaining in Mission Beach. An originally detached garage structure is now attached to the home at the rear of the site off the alley, Strandway. The front of the site faces the Pacific Ocean across Ocean Front Walk. The home is in fair to poor condition.

ANALYSIS

The applicant's report suggests that the property is significant under HRB CRITERIA A (Community Development) and C (Architecture). HRB staff concurs and is recommending designation based on both 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 home is located in Mission Beach, which was one of the last beach communities developed in San Diego. The Bay Shore Railroad Company syndicate, including John D. Spreckels and George L. Barney, was formed in 1914 and extended the railway line to Mission Beach from Point Loma in 1916. Also in 1914, Spreckels and Barney recorded the Mission Beach subdivision map, which contained provisions for minimum house construction costs to ensure quality craftsmanship. Areas of the map were designated for homes, commercial areas, a recreational area, and an initial "tent city" similar to what Spreckels had done on Coronado. Subsequently, San Diego's new health laws in 1922 brought an end to the "tent city" in Mission Beach. Land sales and development in Mission Beach during the 1920s and 1930s occurred in two ways: sales of lots for speculation homes, and sales of lots to individual owners who would contract with a builder to construct a home. Due to the combination of these types of sales, development in Mission Beach occurred in a "checkerboard" pattern during the 1920s and 1930s.

The subject property was an example of the latter method. The Mission Beach Company had purchased the site in July 1923. Only seven months later, in February 1924, Maggie Becker purchased the lot from the Company. Unlike other purchasers who waited for several years to develop their lots, Ms. Becker had a home built almost immediately. The water service and sewer connection records indicate that the home was completed in 1924. As such, the home was constructed very early in the advent of the development of Mission Beach. The nature of the land sale and the construction of the home are representative of the pattern of development in Mission Beach during this period. The house is the only large remaining Craftsman of its type and era in Mission Beach. Therefore, staff is recommending that the home be designated under HRB CRITERION A (Community Development).

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.

Maggie Becker retained a builder to construct the home in 1924. The features of this Craftsman home are exemplary, especially within the Mission Beach community. A historical study prepared by Milford Wayne Donaldson Architect on behalf of Caltrans in 1997, the *Mission Beach Boardwalk Expansion, Historic Property Survey Report*, catalogued the presence of 177 potentially historic structures in Mission Beach, only nine of which are Craftsman. Of those nine, the subject home better exemplifies Craftsman architecture during the 1920s. The Survey inaccurately assessed the home's construction date as 1927, likely based on the fact that the home did not appear in the City Directories until that year. Another article on the Turquoise House by Amy Lehman indicated the construction date was 1923. The applicant's historical report provides copies of the City water and sewer records, which correctly indicate a 1924 construction date.

The home is one and one half stories with a multi-level gable roof surfaced with tarpaper and gravel/rock. The roofs have wide eave overhangs and decorative rafter tails. The fascias on the faces of the gables are carved in curvilinear forms that evoke an Eastern flair. Square, notched, wood braces support the peak sections the gables. The first floor's exterior walls are sheathed in board and batten and the second floor's walls in redwood shingles. The house rests on a wood foundation. Fenestration consists primarily of wood framed, double hung windows, fixed pane windows with multi-paned transoms above, and some casements. A focal bay window is located on the west elevation. The main entrance occurs on the south elevation. The main door is wood with a 12-lite window in the upper half. An enclosed porch was located on the south elevation in 1997, but has been removed and appears not to have been original since it does not appear on early Sanborn Maps. The second floor of the south elevation also features unusually divided window sections that are unique compared to the rest of the home's windows. The garage structure windows are wood framed double hung, and appear to be original based on 1940s era photographs. The façade of the garage structure facing the alley has been altered over the years and the structure no longer functions as a garage.

The home exhibits exemplary Craftsman features including low-pitched gable roofs with wide eave overhangs; redwood shingle and board and batten siding; decorative exposed rafter tails; elaborately carved fascias along the faces of the gables; decorative notched beams at the gable peaks; and wood framed double hung windows and multi-pane transoms over fixed pane windows.

Some areas of the home have features missing, including gable and fascia sections and a window. An awning that used to shade the west elevation has been removed, leaving a section of unpainted board and batten above the two window systems on the west elevation. Although the awning may have been added after the home's construction, it was installed prior to the house being painted turquoise. The applicant's report indicates that a projection at the upper northern elevation was reduced in width, although there is no evidence when this was done. Based on a review of the Sanborn Maps, the 1945 historical photograph which does not show an extension of the projection at the upper north elevation, and staff's field check observations of the upper

floor windows and alignment of the projection directly over a small window, staff's position is that no changes were made to the element at the upper level on the north elevation. If the small projection had originally extended to the east, it would have interrupted the existing windows. As mentioned previously, staff also feels that the previously enclosed sunroom on the south elevation was not an original feature. Therefore, the original form, features and most of the materials are still extant. The home retains its unique Craftsman architectural character, and is the only remaining large Craftsman house of its type and era in Mission Beach. Therefore, staff is able to recommend designation of the home under HRB CRITERION C (Architecture).

CONCLUSION

Based on the information submitted and staff's own field check, it is recommended that the site be designated under HRB CRITERIA A (Community Development) and C (Architecture). The name of the site would be the "Turquoise House" in accordance with the Historical Site Naming Policy. Designation brings with it the responsibility of maintaining the building in accordance with US Secretary of Interior Standards. The benefits of designation include the following: 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.


for Teri Delcamp
Senior Planner

TD/bh

Attachment: Applicant's Historical Report under separate cover

ITEM #20

Angela Whittaker - Turquoise House in Mission Beach

From: "Warren Harmon" <warren.harmon@gcccd.net>
To: <ala@sdcity.sannet.gov>
Date: 9/24/02 2:56 PM
Subject: Turquoise House in Mission Beach

September 24, 2002

Dear Angeles Leira:

Could you please see that Dr. Lynne Christianson and members of the Historical Resources Board get this letter regarding the "Turquoise House" in Mission Beach. I will not be able to attend the Historical Resources Board meeting on Thursday, September 26, 2002. I strongly support SOHO's efforts to preserve the Craftsman Beach Cottage known as the "Turquoise House" and to have it designated as a local landmark and placed on a register of historic homes.

I am Warren W. Harmon, and I have lived in Pacific Beach for 36 years. I walk and run on the beach and boardwalk in Pacific Beach and Mission Beach several days a week, and have been doing so for many years. The "Turquoise House" has always been a piece of architecture that I have admired. I have stopped in front of the house with others on the boardwalk any number of times and discussed its unique characteristics. It is a Craftsman Beach Cottage in the bungalow style of the Greene Brothers of Pasadena. The wooden construction, shallow pitched gable roof with exposed carved beam ends, wide overhangs, and porch certainly place it in the bungalow category which was popular in Southern California in the first decades of the twentieth century. What makes it even more interesting is the centered second story, which looks like an airplane cockpit. Bungalows in this style are referred to as "airplane" bungalows.

The "Turquoise House" was built in 1924, and I've heard it was the first house built west of Mission Boulevard and right on the beach. The Campbell Beach House next door was built in 1933 and is in the style of mission revival with plaster walls and a Spanish mission tile roof, indicating that in under ten years, housing styles had changed considerably and the beach cottage bungalow was passé.

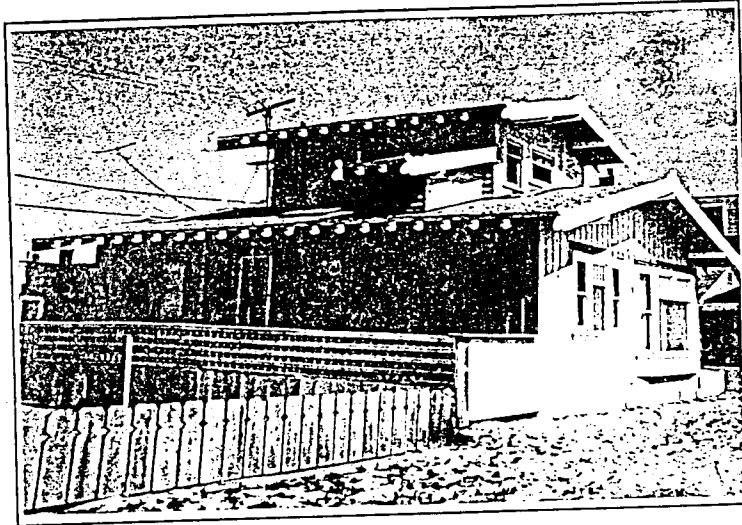
In walking the boardwalk, one can see that there aren't any Craftsman Beach Cottages left. The "Turquoise House," even though it's painted white now, is the last one on the boardwalk and the oldest. It would be a shame to lose this unique Craftsman Beach Cottage. In some respects it is more interesting architecture than the Red Roost and Red Rest in La Jolla and should be preserved as a piece of Mission Beach history. I see tourists taking pictures of it all the time, and inevitably I stop and talk to them about it.

I urge you to preserve this unique house as part of San Diego's heritage.

Thank you for your consideration.

Warren W. Harmon
Professor of Geography, Emeritus
Grossmont College

*HISTORICAL ASSESSMENT
OF THE MAGGIE BECKER/HAZEL ALICE HAYS
"TURQUOISE HOUSE"
706 MANHATTAN COURT
SAN DIEGO, CALIFORNIA 92109*



Prepared For:

Mr. Gary Aronson

774 Mays Boulevard

10-PMB 128

Incline Village, Nevada 89451

Prepared By:

Scott A. Moomjian, Esq.

Kathleen Crawford, M.A.

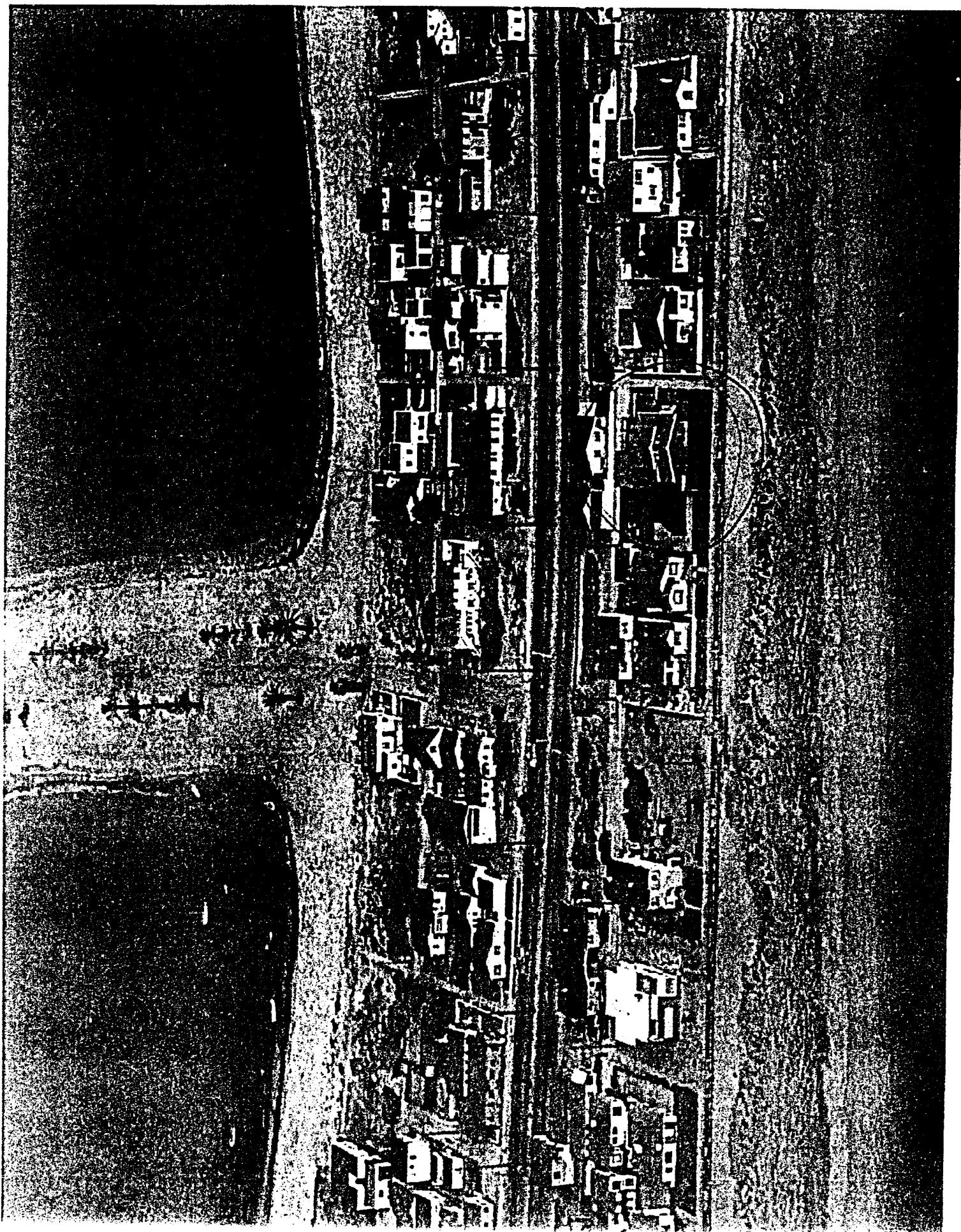
Office of Marie Burke Lia, Attorney at Law

427 C Street, Suite 416

San Diego, California 92101

(619) 235-9766

June 2002



6110145

TABLE OF CONTENTS

I.	INTRODUCTION	1
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III.	DESCRIPTION OF PHYSICAL APPEARANCE	8
IV.	STATEMENTS OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE	11
V.	INTEGRITY	16
VI.	CONCLUSION	17
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Figure 1-Assessors Parcel Map; Site Location

Figure 2-Sanborn Fire Insurance Map (May 1929); Site Location

Figure 3-Sanborn Fire Insurance Map (October 1937); Site Location

Appendix A-Historic Photographs; Mission Beach Aerials (1945 & 1949)

Appendix B-Current Photographs

Appendix C-Chain Of Title; Prepared By Chain Tech, Inc.

Appendix D-City Of San Diego Water & Sewer Records

Appendix E-California Department Of Transportation Architectural Inventory/
Evaluation Form; *Mission Beach Boardwalk Expansion, Historic
Property Survey Report* (1997)

Appendix F-"Unique homes in Mission Beach: the turquoise house," Amy Lehmann,
Beach & Bay Press Article (January 31, 2002)

Appendix G-Mission Beach Boardwalk Survey Of Existing Craftsman/Bungalow
Structures

*HISTORICAL ASSESSMENT
OF THE MAGGIE BECKER/HAZEL ALICE HAYS
"TURQUOISE HOUSE"
706 MANHATTAN COURT
SAN DIEGO, CALIFORNIA 92109*

I. INTRODUCTION

This historical assessment was prepared at the request of Mr. Gary Aronson in order to determine the potential historicity and architectural significance of the "Turquoise House," a one and one-half story single-family residence located at 706 Manhattan Court Street in the San Diego community of Mission Beach, California. The building is located on Lot D, Block 141, according to the Pooles Map of San Diego, Assessors Parcel Number 423-618-04. The property is currently owned by The Reff Family Trust.

Historical research indicates that the Mission Beach Company acquired the property on which the Turquoise House is located in July 1923. Seven months later, in February 1924, the Company sold the property to Maggie I. Becker who appears to have had the residence constructed. The identity of the architect and/or building contractor could not be ascertained. During the 1920s through the late 1940s, the property served as a beach cottage property which was rented to a number of different individuals. In 1947, the property was acquired by Harry Hays, and his wife, Hazel Hays. Until the death of Hazel Hays in January 2002, the property was occupied by the Hays family, particularly Mrs. Hays, for over 50 years.

The Turquoise House qualifies for the National Register of Historic Places due to its architectural significance. The Turquoise House is today considered a prime example of Craftsman architecture, particularly within the Mission Beach community in which it is located. In its current form, despite the loss of some original architectural features including a portion of the upper northern elevation and the sun room along the southwest elevation, the residence nonetheless has retained a number of unusual, innovative, and extraordinary design characteristics which are considered significant.

The Craftsman style incorporates such elements as: asymmetrical facades; partial or full-width porches; low-pitched gabled roof with wide, unenclosed eave overhang; roof rafters usually exposed; decorative beams or braces under gables; transomed window lines of three or more windows; oriental roof line elements; extended or elaborated rafter ends; multi-pane sash over sash with one large glass pane; and wood shingle or board and batten siding. The design of the Turquoise House incorporates all these elements into the overall plan for the building and does it in an exemplary way. The roof details, including the decorative rafter tails, wood shingles and board and batten siding walls, in addition to an asymmetrical facade, and window treatments, are classic Craftsman elements which convey a sense of elegance to the overall design. While many Craftsman style buildings include these elements, the Turquoise House integrates these design elements in a superior way. The design of the house and the combination of elements has created an outstanding example of the Craftsman design aesthetic. The absence of some original features, including, but not limited to a portion of the upper north elevation and the sun room along the

southwest elevation, in no way affects the architectural significance of the overall design. Even without these elements, the building still effectuates a classic example and successful integration of classic Craftsman design concepts.

In addition, the Turquoise House qualifies for the San Diego Historical Resources Board Register due to its architectural significance as an excellent Craftsman example, but also for its importance in terms of Mission Beach community development in two ways. First, the purchase of the Mission Beach property by Maggie Becker was characteristic of real estate sales transacted through the Mission Beach Company during the early 1920s. These types of direct sales to home buyers, who independently contracted with skilled contractors and carpenters to erect handsome cottages, was a typical procedure in the Mission Beach community during the early 1920s. Conversely, the fact that Becker had the Turquoise House constructed so quickly after she acquired it, at a time during the early 1920s when many residential lots (although sold) had not yet been developed, is an occurrence which, for the time, was somewhat rare, and is of itself, significant. Viewed in this light, the construction of the Turquoise House exemplifies and reflects the precise nature of Mission Beach real estate development which occurred during the early 1920s.

Second, the Turquoise House today exemplifies and reflects Craftsman beach cottage construction within the Mission Beach community during the early 1920s. The building today is an extremely rare, classic example of Craftsman beach cottage construction which still exists along Mission Beach's Boardwalk area. In 1997, the *Mission Beach Boardwalk Expansion, Historic Property Survey Report* noted that out of 177 structures of more than 45 years of age along the Mission Beach Boardwalk, approximately nine (9) were classified as Craftsman. Of these nine, none more clearly exemplifies or reflects the Craftsman style of architecture during the early 1920s than the Turquoise House. As the best and most distinctive early 1920s Craftsman beach cottage still in existence along the Mission Beach Boardwalk, the Turquoise House is considered a local landmark and undoubtedly represents a very important remnant of community development.

II. PROPERTY HISTORY

Background of the Mission Beach Area

The Mission Beach community is a popular residential and recreational community located five miles northwest of downtown San Diego. It is two miles long from north to south, and at its widest point, one fourth of a mile wide from east to west. Mission Beach is the only community in the City of San Diego which is bordered on two sides by long stretches of beach. It is situated on a sand spit (i.e. peninsula), which separates the waters of San Diego Mission Bay from those of the Pacific Ocean. The community is bounded to the west by two miles of ocean beaches; to the east by about two miles of Mission Bay beaches; to the south by the Mission Beach Channel, a navigable waterway between the bay and the ocean; and to the north by the community of Pacific Beach. The boundary between the Pacific and Mission Beach communities is Pacific Beach Drive.

Historically, Mission Beach was one of the last beach communities established in San Diego. In 1914, perhaps prompted by the recent developmental success of Ocean Beach and Coronado, a

syndicate of San Diego businessmen headed by noted capitalist John D. Spreckels, George L. Barney, Charles W. Fox, J.H. McKie, and Thomas A. Rife formed the "Bay Shore Railroad Company" (BSRC). The BSRC was responsible for extending an electric rail line from pre-existing stations in Point Loma and Ocean Beach in 1916. In 1914, Spreckels and Barney filed the Mission Beach subdivision map with the San Diego County Recorder's Office. This map planned for a residential resort community, extending sixty blocks from the southernmost point of Mission Beach north to Pacific Beach Drive. Progressive for its time, provisions were included for separate housing within each residential area requiring that all homes within the area have specified minimum construction costs. Commercially zoned areas were planned at various distances along the main street (Mission Boulevard) with the largest one centered at the mid-point of the peninsula. Another important aspect of the subdivision was the inclusion of a large recreational attraction as well as an area initially zoned for a "tent city" (similar to the one Spreckels had developed earlier in Coronado).

While early promotional literature on the Mission Beach development touted the physical environment, climate, and recreational pursuits of the community, early construction was delayed for a number of years due to financial difficulties as the Mission Beach syndicate invested considerable sums of capital in advertising. Early lot sales in the subdivision were slow due to a variety of different factors, and as a result, appears to have delayed the process of public work construction. Ultimately, Spreckels was forced to sell some of his Mission Beach interest. In 1916, J.M. Asher purchased the large block of land which Spreckels had put up for sale. This property, located in what is known today as "Old Mission Beach," was the northern part of the community. Asher constructed a number of tent houses, built a bathhouse, a pier (on Mission Bay), a large pool for children, and took over operation of the single-car street railroad. Because Asher kept these business interests going during the First World War, he was called the "Father of Mission Beach."

In 1922, "Tent City" which had been the focal point of the Mission Beach community came to an end when the City of San Diego implemented a new health code which forbade nonpermanent structures. After the implementation of the new health code, owners began to build upon their own lots, with many of the oldest structures in Mission Beach today located in Old Mission Beach.

During the early 1920s, the San Diego business climate began to improve. Although Spreckels had not been recognized as a member of the Mission Beach syndicate in early sales literature and had not been as active as other founding members, he became the prominent personality in the growth of the community during the 1920s. His plan for developing Mission Beach was based upon selling residential lots, modernizing and improving public transportation for the community, and constructing a large amusement center. In order to promote home sales, Spreckels directed sales of lots to two groups of buyers--speculators and permanent home seekers. A 1922 advertisement which attracted speculators, stated that an investor could put down \$35 on a lot and pay as little as \$20 a month on lots that ranged in price from \$400 to \$1,500. Permanent home buyers were attracted to literature which proclaimed the virtues of a healthy environment which was safe for children.

By directing sales of residential lots to speculators and permanent home seekers, the settlement pattern of Mission Beach was established in the 1920s and 1930s. Those buyers who

were interested in building homes as permanent residences built on their lots in many cases. In other instances, many lots were held unimproved for speculation by investment buyers. This situation caused Mission Beach residential areas to have a "checkerboard" pattern of development, with homes along the courts and side streets interspersed with vacant lots. This pattern was still evident after the Second World War in South Mission Beach.

The predominant method by which homes were erected in Mission Beach was through construction performed by the homeowner directly, or the homeowner contracting to pay a builder for home construction. Deed restrictions, often included by such real estate agents as the Mission Beach Company, required that the minimum construction cost for homes was to be no less than \$1,000. Other contracts stated \$2,000-\$2,500 as the minimum. In this manner, promoters would maintain a certain level of craftsmanship and quality in new Mission Beach home construction. Skilled contractors and carpenters would have to be hired to build homes independently in the area.

A study of Mission Beach has noted that often during the 1920s, lots sat vacant for a few years and went through several owners before a home was constructed. According to a study of fifty randomly selected lots, by 1923, 36% of lots sampled had a house built on it, with the average overall price for a single empty lot was between \$800-\$900. This percentage increased to 52% by 1927 when the average real estate value of a lot in Mission Beach was \$2,000. In 1928, the number had decreased to 36% and remained such in 1929. In 1929 and 1930, real estate values dropped on an average of \$500 per lot, as did home improvement values. Event though Mission Beach still had many vacant lots in both the residential and commercial areas during the 1930s, slow growth continued throughout the decade.

By the beginning of the Second World War, Mission Beach had become an established community in San Diego. Most services were being provided and many homes were owned as permanent residences. From 1940-1948, many vacant lots were used for new residential and commercial structures. Mission Beach continued to be a popular place to reside during the 1940s through the 1950s, as it was during this period that Mission Beach came to be the high density neighborhood that it is today. During this time, the development of Mission Bay Aquatic Park contributed to the growth of Mission Beach. The construction and dredging of the bay provided four additional features to the Mission Beach landscape, including Santa Clara Point, El Carmel Point, Ventura Point, and the Mission Beach jetty. With the completion of dredging in 1961 and the construction of the park, the promises of early Mission Beach developers for recreation on the bay were finally fulfilled. Over this period, many residential properties were converted or constructed exclusively as rentals.

During the early 1960s, Mission Beach experienced housing problems associated with overcrowding and inadequate housing. In the 1960s, an influx of residents, many of whom had values which conflicted with the rest of society, moved into cottages, apartments, and garages in North Mission Beach, the oldest neighborhood in the community. Crowded and rundown rentals became the center of the local counterculture. During 1971, a crackdown by county health officials and city zoning, fire, and housing inspectors found numerous violations of city codes. In the mid-1970s, the implementation of a new community plan helped alleviate some of these problems.

Today, although overcrowding and inadequate housing are still problems facing Mission Beach, new construction is occurring while other buildings are being renovated. This trend, an evolution in the history of Mission Beach, has created a community composed of an interesting blend of physical and cultural features.

Previous Documentation

The "Turquoise House" located at 706 Manhattan Court, was first documented as part of the *Mission Beach Boardwalk Expansion, Historic Property Survey Report* which was prepared in June 1997. Along with the Turquoise House, an additional 176 properties were included in this Mission Beach survey.¹ The Mission Beach survey recorded the Turquoise House property on a "California Department of Transportation Architectural Inventory/Evaluation Form" (See Appendix E). According to the Form, the property appeared "ineligible" for listing on the National Register of Historic Places, although no discussion or rationale for this conclusion was expressed. In addition, the residence was "factual[ly]" stated as having been constructed in 1927. It was classified as a "Craftsman," in fair condition, with an "enclosed [sic.] porch to south and Ocean Front Walk overhang" with its significance as having been noted as "Historical."² While the Form includes a proper architectural classification of the resource ("Craftsman") and an accurate characterization of the physical condition ("fair"), it incorrectly asserts as fact that the building was constructed in 1927 and that the porch enclosure was an addition. Most importantly, the survey form fails to justify ineligibility for inclusion on the National Register of Historic Places and does not assess the structure in relation to local register eligibility (see discussion below). As a result, the Mission Beach survey form prepared on the property offers little in terms of historic information and determinations of significance related to the Turquoise House.

The Turquoise House--706 Manhattan Court

According to the chain of title prepared for the Turquoise House, the First National Bank of San Diego acquired the property on which the building is located (Lot D, Block 141) from the Pacific Beach Company in April 1899. In May 1900, the property was deeded to Frank J. Belcher who owned the property until its sale to D.F. Garrettson in January 1904.³ In July 1914, Garrettson conveyed the property to the Union Trust Company of San Diego. An action filed against the

¹ Milford Wayne Donaldson, FAIA, *Mission Beach Boardwalk Expansion, Historic Property Survey Report*, p.16.

² Donaldson, pp.210-211.

³ Note that two other conveyances to Garrettson, one from F.T. and Emma Scripps and Alonzo and Lydia Horton in 1907 and 1914, respectively, effectively consolidated Garrettson's exclusive interest in the property. Chain Tech, Inc., Chain of Title for 706 Manhattan Court, p.1 (See Appendix C).

Company by Florence A. Stough was presumably unsuccessful.⁴

In July 1923, the Union Trust Company of San Diego deeded the property to the Mission Beach Company. At the time, the syndicate was actively involved in the sale of residential lots to permanent home seekers who desired to construct new, high-quality residences built by skilled contractors and carpenters. Typifying this type of residential development of the period, the Mission Beach Company sold Lot D, Block 141 to Maggie I. Becker in February 1924, approximately seven months after the Company had itself acquired the property.⁵ On the one hand, the purchase of the property by Maggie Becker was characteristic of real estate sales transacted through the Mission Beach Company during the early 1920s. These types of direct sales to home buyers who independently contracted with skilled contractors and carpenters to erect handsome cottages was a typical procedure in the Mission Beach community during the early 1920s. However, the fact that Becker had the Turquoise House constructed so quickly after she acquired it, at a time during the early 1920s when many residential lots (although sold) had not yet been developed, is an occurrence which, for the time, was somewhat rare.

It is believed that the Turquoise House was constructed in 1924 for Maggie Becker, rather than in 1923⁶ or 1927,⁷ which has been asserted in previous documentation on the property. Chain of title research could not identify any Notice of Completion filed for the property. However, according to City of San Diego, Water Department records, the residence was provided with water service in February 1924.⁸ The owner listed on the record was "Maggie I. Becker."⁹ In addition, City of San Diego, Sewer Department records indicate that the residence was provided with sewer service in September 1925. The owner listed on the record at this time was "Becker."¹⁰ For this reason, the Turquoise House is believed to have been built in 1924. The identity of the architect and/or builder could not be ascertained.

Maggie Becker, an employee at the Silver Gate Sanitarium, owned the Turquoise House

⁴ Chain Tech, Inc., p.1.

⁵ Chain Tech, Inc., p.2.

⁶ Amy Lehmann, "Unique homes in Mission Beach: the turquoise house," *Beach & Bay Press*, p.9. See Appendix F.

⁷ Donaldson, p.210.

⁸ City of San Diego, Application and Order for Water Service, 706 Manhattan Court, Receipt Number 14779, February 27, 1924. See Appendix D.

⁹ *Ibid.*

¹⁰ City of San Diego, Operating Department Sewer Connection Order, 706 Manhattan Court, Number 22083, September 25, 1925.

from 1924 until it was sold to Irvin J. Claspill in December 1931.¹¹ According to San Diego City Directories, the property was not listed prior to 1927. From 1927-1932, the property was listed as "Vacant."¹² Although Maggie Becker owned the Turquoise House, she did not reside in it as San Diego City Directories show her residence to be 2434 A Street from 1924-1929.¹³ Becker likely utilized the house simply as a summer beach cottage property.

Inspection of a May 1929 Sanborn Fire Insurance Map reveals the presence of the Turquoise House during this period. This structure is shown as an almost square-shaped, generally one-story dwelling which projects slightly eastward at the northeast elevation. It features a square-shaped section on a second story with window openings at each elevation. The building is labeled as having no changes made to it ("No ch.") and does not depict any enclosures. A one-story, square-shaped automobile garage is located at the northeast corner of the property adjacent to Strand Way (alley).¹⁴

The Turquoise House was owned by dry goods merchant, Irvin Claspill, from 1931 until it was sold to Earl J. Jocsy in May 1942.¹⁵ Over this period, the property appears to have continued its early history of serving as a summer beach cottage property, as San Diego City Directories indicate a variety of transitory occupants associated with the building over this period. In 1933, the residence was occupied by Clyde V. Rau and his wife, Mabel Rau. The Raus were followed by Corrine Brown, whose occupation was that of a social worker. In 1936, Madeline Tessada lived in the home, followed by Miriam E. Miller in 1937. Finally, between 1940-1942, the home was occupied by John B. Scott, an inspector with the United States Immigration and Naturalization Service, and his wife, Leatha Scott. The home was listed as vacant during the years 1935 and 1938-1939.¹⁶ Inspection of an October 1937 Sanborn Fire Insurance Map indicates no change to the residence at this time.¹⁷

Beginning in 1942, when the property was acquired by Earl J. Jocsy, the Turquoise House began to become owner-occupied. Jocsy, who served in the United States Marine Corps, lived in the home with his wife, Winifred Jocsy, until the home was sold briefly to John T. Ready in March

¹¹ Chain Tech, p.2.

¹² San Diego City Directories, 1926-1932.

¹³ San Diego City Directories, 1924-1929.

¹⁴ Sanborn Fire Insurance Map, May 1929. See Figure 2.

¹⁵ Chain Tech, Inc., p.2.

¹⁶ San Diego City Directories, 1933-1942.

¹⁷ Sanborn Fire Insurance Map, October 1937. See Figure 3.

1946.¹⁸ It is unknown whether Ready resided in the home, as San Diego City Directories for the year 1946 are unavailable. Nevertheless, with the sale of the property in March 1947 to Harry G. Hays, a salesman, the residence would become owner-occupied for the longest period of its existence.¹⁹

Inspection of aerial photographs of the Mission Beach area during the 1940s reveals a number of mostly Modern structures which were in existence during this period. Review of 1945 and 1949 photographs of the Turquoise House in relation to the surrounding neighborhood, however, clearly demonstrate the unique, Craftsman style of architecture which stands in stark contrast to other residential structures of the time.²⁰

Harry & Hazel Hays

The Turquoise House was owned and occupied by the Hays family from 1947 until 2002. Specifically, the property was occupied by Harry Hays and his wife, Hazel Alice Hays, from 1947 until Mr. Hays' death sometime in the early 1950s. According to San Diego City Directories, H.G. Hays is listed until 1952. Thereafter, Mrs. Hazel Alice Hays is listed. Title to the property, however, does not appear to have vested in Mrs. Hays until September 1955.²¹

Hazel Alice Hays was born on January 9, 1900. She is known to have lived in Iowa prior to moving to San Diego.²² According to a recent newspaper article on Mrs. Hays, she was something of a local celebrity on the Boardwalk who was known to have traveled often to exotic places in Japan, Africa, and Alaska. Mrs. Hays died on January 11, 2002, two days after her 102nd birthday.²³ It was Hays who presumably had the exterior of the residence painted turquoise many years ago. The property was acquired by the Reff Family Trust in April 2002.²⁴

III. DESCRIPTION OF PHYSICAL APPEARANCE

The Craftsman Style

The Craftsman style architecture was a product of Southern California's concept of sunshine,

¹⁸ San Diego City Directories, 1943-1946; Chain Tech, Inc., p.2.

¹⁹ Chain Tech, Inc., p.2.

²⁰ Historic Photographs, 1945, 1949. See Appendix A.

²¹ San Diego City Directories, 1947-1953; Chain Tech, Inc., p.2.

²² Social Security Death Index, "Hazel Hays."

²³ Lehmann, p.9.

²⁴ Chain Tech, p.3.

ease of living, and a desire to connect with a more natural environment. Partially a reaction to the machine age and the excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the early 1930s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. The roof has a wide eave overhang and along horizontal edges the actual rafter ends are exposed or false rafter ends are added. Many times the rafter edges are cut into decorative shapes. Triangular knee braces are also used for decorative and supportive elements. Multiple roof planes are common.

Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times the columns have sloping, or battered, sides. Materials used for the porch can be combined and often use stone, clapboard, brick, concrete block, and stucco.

Large numbers of windows that vary in size and shape are used to continue the airy, natural feel of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

The Turquoise House-706 Manhattan Court

The Turquoise House located at 706 Manhattan Court is a large, imposing one and one-half story, rectangular, wood, asymmetrical Craftsman style single-family residence. The residence is located in the coastal community of Mission Beach, with direct access to the Pacific Ocean across Coast Walk to the west. While the property appears to once have had sections of lawn across the western and southern elevations (mid to late 1940s), and ice plant along the northern elevation (early 2002), the property is no longer landscaped.

The Turquoise House is painted a bright turquoise color along its exterior. It features a wood foundation, redwood board and batten siding on the first floor, wood shingles on the second floor, and a multi-level front gable roof. The roofing material is tar paper with gravel/rock surfacing. The roofs have a medium pitch with exposed decorative rafter tails and a wide eave overhang. The main brace boards (fascia) that front the faces of the gables have curved, carved decorative ends, suggesting an Eastern flair to the appearance of the residence. Square, notched, wood braces support the peak sections of the gables.

The main, or western elevation, features two large wood framed window sections. The main focal window is a large bay window with a tripartite window. A rectangular fixed pane window is in the center of the bay. The fixed pane window has a band of narrow rectangular windows set in a horizontal row across the top of the window. The center window section is flanked by a narrow pair of double hung sash style windows. The other window on this facade repeats the same window pattern, but on a smaller scale, and it is not a bay window. Some wood framing strips at the top of the windows appear to be missing. The second story main facade area has three windows with the same fixed pane/multi-light motif. One window is missing and is boarded over with plywood.

The northern elevation features a single wood and glass door with a metal security door. Wood framed, double-hung sash style windows vary in size, shape and placement around the first floor facade. The second floor features a projecting section remnant from the main structure. This section is a narrow, rectangular section with a shed style roof and a similar, decorative rafter motif with the rest of the home. Originally, this section extended further east along the first story roof, but was diminished to reflect its current appearance at an unknown date. Wood framed windows on the second floor incorporate the same fixed pane/multi-light motif viewed on the main facade.

The eastern, or rear, elevation exhibits the same board and batten, tri-level front gable roof motif as the rest of the building. The rear facade has a small projecting area that extends outward from the main structure. This small area also has a front gable roof, repeating the same motif. The section is in rather poor condition and a part of the gable section is missing. The windows are wood framed, double-hung sash style windows on the first floor. Utility equipment is located in this area. The second floor windows are the same wood framed, fixed pane/multi-light windows seen on the rest of the structure.

The south elevation contains the main entrance areas. This facade includes two glass and wood doors with metal security doors, one at each end of the facade. The main entrance door is wood with a twelve light window section in the upper half of the door. The windows repeat the same motif of fixed pane/multi-light windows, flanked by double-hung sash style windows on the first floor. The second floor incorporates a window style not used on other parts of the house. The second floor windows consist of a contiguous band of five narrow, vertical, wood framed, double-hung sash style windows. Normally, a double-hung sash style window has an upper and lower portion that are approximately the same size. These second floor windows have very tall bottom portions and very short upper portions.

This facade also contains a wood deck/porch with board and batten siding, wood steps, and

a wood railing. Historic photographs from 1945, 1949, and 2002 clearly show this area as containing an enclosed sun porch with wood framed windows and a shed style shingle roof. The enclosed porch/room area was removed in 2002 as the existing open deck/porch now merely features board and batten siding and slopes heavily to the south.

Photographs taken of the residence in 1945 and 2002 indicate that an awning was originally present over the bay window and the smaller window section on the western (front) facade. This feature removed sometime in 2002. In addition, some type of wood frame structure was attached to the southeast corner of the building (possibly lattice). This feature is not currently present and was removed at an unknown time. A small square structure of some type was also present in the current parking lot in the historic photograph (possibly a clothesline) which has been removed at an unknown time.

Along the northeastern property boundary exists the original one-story, automobile garage which appears to serve today as a storage area. The building appears rectangular in shape. Originally, this structure was square in shape and was detached from the residence. Today, it is connected to the residence at the residence's northeast elevation. The garage has board and batten siding, a wood foundation, and a flat roof. The building has a mixture of windows that vary in shape, size and placement around the facades. These window treatments appear in a 1949 historic photograph and are therefore believed to be original. A single wood door with angled strips is located on the east wall. This door section appears to have been changed from a single-car garage door, to a paneled wall with single door. Overall, the building is in fair to poor condition, having suffered from neglect and the recent, unsympathetic removal of historic material.

IV. STATEMENTS OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

Application Of National & California Register Criteria

The City of San Diego, as most jurisdictions, uses criteria developed for the National Register of Historic Places and applies that criteria in a local context. When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation-A, B, C, or D. The Criteria describe how properties are significant for their association with important events (Criterion A) or persons (Criterion B), for their importance in design or construction (Criterion C), or for their information potential (Criterion D). A property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A: Event

The events or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A. The property's specific association must be considered important as well.

The Turquoise House does not qualify under National Register Criterion A: Event at either

the local, state, or national levels. Historical research failed to identify any important events associated with the building over the course of its existence.

Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable.

The Turquoise House does not qualify under National Register Criterion B: Person at the local, state, or national levels. Historical research failed to identify any important owners or tenants at the local, state, or national level ever having been associated with the building over the course of its existence.

Criterion C: Design/Construction

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The Turquoise House is today considered a prime example of Craftsman architecture, particularly within the Mission Beach community in which it is located. In this regard, the building qualifies under National Register Criterion C: Design/Construction as a property which embodies the distinctive characteristics of a type, period, and method of Craftsman beach cottage

construction. In its current form, despite the loss of some original architectural features including a portion of the upper northern elevation and the sun room along the southwest elevation, the residence nonetheless has retained a number of unusual, innovative, and extraordinary design characteristics which are considered significant.

The Craftsman style incorporates such elements as: asymmetrical facades; partial or full-width porches; low-pitched gabled roofs with wide, unenclosed eave overhangs; roof rafters usually exposed; decorative beams or braces under gables; transomed window lines of three or more windows; oriental roof line elements; extended or elaborated rafter ends; multi-pane sash over sash with one large glass pane; and wood shingle or board and batten siding. The design of the Turquoise House incorporates all these elements into the overall plan for the building and does it in an exemplary way. The roof details, including the decorative rafter tails, wood shingles and board and batten siding walls, in addition to an asymmetrical facade, and window treatments, are classic Craftsman elements which convey a sense of elegance to the overall design. While many Craftsman style buildings include these elements, the Turquoise House integrates these design elements in a superior way. The design of the house and the combination of elements has created an outstanding example of the Craftsman design aesthetic. The absence of some original features, including, but not limited to a portion of the upper northern elevation and the sun room along the southwest elevation, in no way affects the architectural significance of the overall design. Even without these elements, the building still effectuates a classic example and successful integration of class Craftsman design concepts.

Representing The Work Of A Master And/Or Important, Creative Individual

The Turquoise House does not qualify under Criterion C: Design/Construction as a property which represents the work of a master architect, builder, or important, creative individual. Historical research failed to ascertain the identity of the architect and/or builder of the residence.

Criterion D: Information Potential

Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

The Turquoise House does qualify under Criterion D: Information Potential as a property which has yielded or may be likely to yield information important in terms of history or prehistory.

Application Of San Diego Historical Resources Board Register Significance Criteria

According to the City of San Diego Land Development Code, Historical Resources Guidelines (Adopted September 1999; Amended June 2000), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following criteria:

1. If it exemplifies or reflects elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or

architectural development;

Historical research indicates that the property on which the Turquoise House is today located, Lot D, Block 141, was acquired by Maggie Becker from the Mission Beach Company in February 1924, approximately seven months after the Company had itself acquired the property. Becker soon thereafter completed construction of the building which was used as a beach cottage property.

The Turquoise House clearly exemplifies and reflects elements of Mission Beach's historical and architectural residential development in two ways. First, the purchase of the Mission Beach property by Becker was characteristic of real estate sales transacted through the Mission Beach Company during the early 1920s. These types of direct sales to home buyers, who independently contracted with skilled contractors and carpenters to erect handsome cottages, was a typical procedure in the Mission Beach community during the early 1920s. Conversely, the fact that Becker had the Turquoise House constructed so quickly after she acquired it, at a time during the early 1920s when many residential lots (although sold) had not yet been developed, is an occurrence which, for the time, was somewhat rare, and is of itself, significant. Viewed in this light, the construction of the Turquoise House exemplifies and reflects the precise nature of Mission Beach real estate development which occurred during the early 1920s.

Second, the Turquoise House today exemplifies and reflects Craftsman beach cottage construction within the Mission Beach community during the early 1920s. The building today is an extremely rare, classic example of Craftsman beach cottage construction which still exists along Mission Beach's Boardwalk area. In 1997, the *Mission Beach Boardwalk Expansion, Historic Property Survey Report* noted that out of 177 structures of more than 45 years of age along the Mission Beach Boardwalk, approximately nine (9) were classified as Craftsman. Of these nine, none more clearly exemplifies or reflects the Craftsman style of architecture during the early 1920s than the Turquoise House. See Appendix G. As the best and most distinctive early 1920s Craftsman beach cottage still in existence along the Mission Beach Boardwalk, the Turquoise House is considered a local landmark and undoubtedly represents a very important remnant of community development.

2. Is identified with persons or events significant in local, state, or national history;

No historical evidence was identified which would establish that the Turquoise House was identified with persons or events significant in local, state, or national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

The Turquoise House embodies the distinctive characteristics of a style, type, period, and method of Craftsman construction to be considered a classic, representative example. The building, however, is not a valuable example of the use of indigenous materials or craftsmanship.

The Turquoise House is today considered a prime example of Craftsman architecture, particularly within the Mission Beach community in which it is located. In its current form, despite the loss of some original architectural features including a portion of the upper northern elevation and the sun room along the southwest elevation, the residence nonetheless has retained a number of unusual, innovative, and extraordinary design characteristics which are considered significant. The Craftsman style incorporates such elements as: asymmetrical facades; partial or full-width porches; low-pitched gabled roofs with wide, unenclosed eave overhangs; roof rafters usually exposed; decorative beams or braces under gables; transomed window lines of three or more windows; oriental roof line elements; extended or elaborated rafter ends; multi-pane sash over sash with one large glass pane; and wood shingle or board and batten siding. The design of the Turquoise House incorporates all these elements into the overall plan for the building and does it in an exemplary way. The roof details, including the decorative rafter tails, wood shingles and board and batten siding walls, in addition to an asymmetrical facade, and window treatments, are classic Craftsman elements which convey a sense of elegance to the overall design. While many Craftsman style buildings include these elements, the Turquoise House integrates these design elements in a superior way. The design of the house and the combination of elements has created an outstanding example of the Craftsman design aesthetic. The absence of some original features, including, but not limited to a portion of the upper northern elevation and the sun room along the southwest elevation, in no way architectural significance of the overall design. Even without these elements, the building still effectuates a classic example and successful integration of class Craftsman design concepts.

4. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

The identity of the architect and/or builder of the Turquoise House could not be ascertained. Consequently, the building does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

5. Is listed on 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; or

The Turquoise House is not listed on either the National Register or California Register of Historical Resources. Moreover, the building has not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office.

6. 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 Turquoise House is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in 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 San Diego.

V. INTEGRITY

In addition to determining the significance of a property under the National Register criteria, a property must also possess integrity. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Turquoise House was constructed in 1924 and has remained in the same location over the course of its existence.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

While the Turquoise House has been somewhat modified and altered from its original design, the overall form, plan, space, structure, and style have remained the same since the building was originally constructed in 1924. The modifications and alterations have not substantially diminished the overall Craftsman design of the building which is considered excellent. As such, the building retains its design element for integrity purposes.

Setting

Setting is the physical environment of a historic property.

The overall setting in and around the Turquoise House has changed substantially since the building was constructed in 1924. Review of Sanborn Fire Insurance Maps in 1929 and 1937, in addition to historic photographs from 1945 and 1949, indicate that the surrounding Mission Beach Boardwalk area consisted largely of single-family residences during these years. Open, undeveloped lots and one and two-story, Craftsman, Spanish Eclectic, and Modern homes were interspersed throughout the beach and bay fronts. Today, very few homes constructed over this period exist. Housing along the Mission Beach Boardwalk consists largely of Modern Contemporary single and multi-family residences, apartments, and condominiums, many of which were constructed over the past thirty years. As a result, the Turquoise House no longer retains its setting element for integrity purposes.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials that have gone into the construction of the Turquoise House are, for the most part, original. The building, therefore, retains its materials element for integrity purposes.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

As with the materials discussion above, the workmanship that has gone into the construction of the Turquoise House is almost all original. The building, therefore, retains its workmanship element for integrity purposes.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The Turquoise House, in its current condition, still imparts an aesthetic or historic sense of Craftsman beach cottage construction during the early 1920s. As a result, the building retains its feeling element for integrity purposes.

Association

Association is the direct link between an important historic event or person and a historic property.

The Turquoise House is not directly linked to an important event or person in local, state, or national history. Consequently, the building does not possess an associative element for integrity purposes.

VI. CONCLUSION

Historical research indicates that the Mission Beach Company acquired the property on which the Turquoise House is located in July 1923. Seven months later, in February 1924, the Company sold the property to Maggie I. Becker who appears to have had the residence constructed. The identity of the architect and/or building contractor could not be ascertained. During the 1920s through the late 1940s, the property served as a beach cottage property which was rented to a number of different individuals. In 1947, the property was acquired by Harry Hays, and his wife, Hazel Hays. Until the death of Hazel Hays in January 2002, the property was occupied by the Hays family, particularly Mrs. Hays, for over 50 years.

The Turquoise House qualifies for the National Register of Historic Places due to its architectural significance. The Turquoise House is today considered a prime example of Craftsman architecture, particularly within the Mission Beach community in which it is located. In its current form, despite the loss of some original architectural features including a portion of the upper northern elevation and the sun room along the southwest elevation, the residence nonetheless has retained a number of unusual, innovative, and extraordinary design characteristics which are considered significant.

The Craftsman style incorporates such elements as: asymmetrical facades; partial or full-width porches; low-pitched gabled roofs with wide, unenclosed eave overhangs; roof rafters usually exposed; decorative beams or braces under gables; transomed window lines of three or more windows; oriental roof line elements; extended or elaborated rafter ends; multi-pane sash over sash with one large glass pane; and wood shingle or board and batten siding. The design of the Turquoise House incorporates all these elements into the overall plan for the building and does it in an exemplary way. The roof details, including the decorative rafter tails, wood shingles and board and batten siding walls, in addition to an asymmetrical facade, and window treatments, are classic Craftsman elements which convey a sense of elegance to the overall design. While many Craftsman style buildings include these elements, the Turquoise House integrates these design elements in a superior way. The design of the house and the combination of elements has created an outstanding example of the Craftsman design aesthetic. The absence of some original features, including, but not limited to a portion of the upper northern elevation and the sun room along the southwest elevation, in no way architectural significance of the overall design. Even without these elements, the building still effectuates a classic example and successful integration of class Craftsman design concepts.

In addition, the Turquoise House qualifies for the San Diego Historical Resources Board Register due to its architectural significance as an excellent Craftsman example, but also for its importance in terms of Mission Beach community development in two ways. First, the purchase of the Mission Beach property by Maggie Becker was characteristic of real estate sales transacted through the Mission Beach Company during the early 1920s. These types of direct sales to home buyers, who independently contracted with skilled contractors and carpenters to erect handsome cottages, was a typical procedure in the Mission Beach community during the early 1920s. Conversely, the fact that Becker had the Turquoise House constructed so quickly after she acquired it, at a time during the early 1920s when many residential lots (although sold) had not yet been developed, is an occurrence which, for the time, was somewhat rare, and is of itself, significant. Viewed in this light, the construction of the Turquoise House exemplifies and reflects the precise nature of Mission Beach real estate development which occurred during the early 1920s.

Second, the Turquoise House today exemplifies and reflects Craftsman beach cottage construction within the Mission Beach community during the early 1920s. The building today is an extremely rare, classic example of Craftsman beach cottage construction which still exists along Mission Beach's Boardwalk area. In 1997, the *Mission Beach Boardwalk Expansion, Historic Property Survey Report* noted that out of 177 structures of more than 45 years of age along the Mission Beach Boardwalk, approximately nine (9) were classified as Craftsman. Of these nine, none

more clearly exemplifies or reflects the Craftsman style of architecture during the early 1920s than the Turquoise House. See Appendix G. As the best and most distinctive early 1920s Craftsman beach cottage still in existence along the Mission Beach Boardwalk, the Turquoise House is considered a local landmark and undoubtedly represents a very important remnant of community development.

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FIGURE 1
ASSESSORS PARCEL MAP
SITE LOCATION

63
SHT. 2

PARK

BEACH

PACIFIC

2/11 PM BAS

OP. WALK

FRONT

OCEAN ST.

15 12

10 MONTEREY

80

COND M
3519 OCEAN FRONT
WALK
DOC 85-226103
(SEE SHT. 4)

A

34

34

BLK.

142

2 C

34

COND M
OCEAN FRONT
VILLAS
DOC 89-106675
(SEE SHT. 4)

D

34

34

80

51.40
42.5
45.20 3/8
34.5
A
(49.58)
35 1/6
5
BLK.
143 16
42.96
4
B
80
80.14
4261

24 EL CARMEL

54	80	A	54
		(1)	
29.43		(2)	54.25
4.57	BLK.	B	5.75
34.06	141		
		C	34.01
		(3)	
54.08		D	54.2
		(4)	
	80		

STRANDWAY

36.28
80 80.02
A
35.01
8 BLK. 140
35.22
80.24 80.02
B
34.38

BLVD.

MISSION

80

Site Location

MANHATTAN

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

61
HT. I

423-61
SHT 20F5

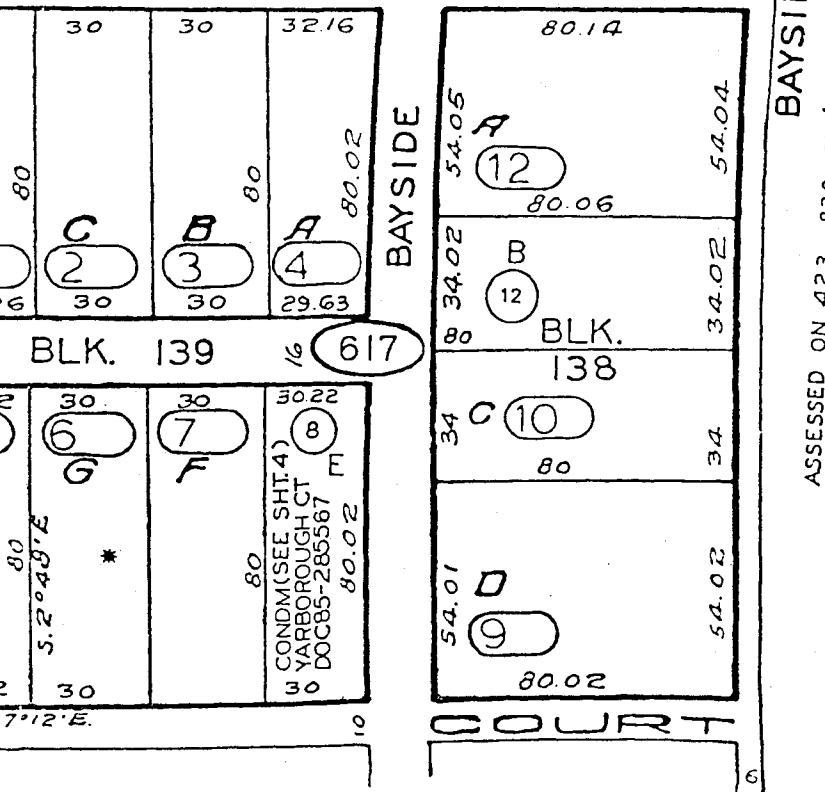
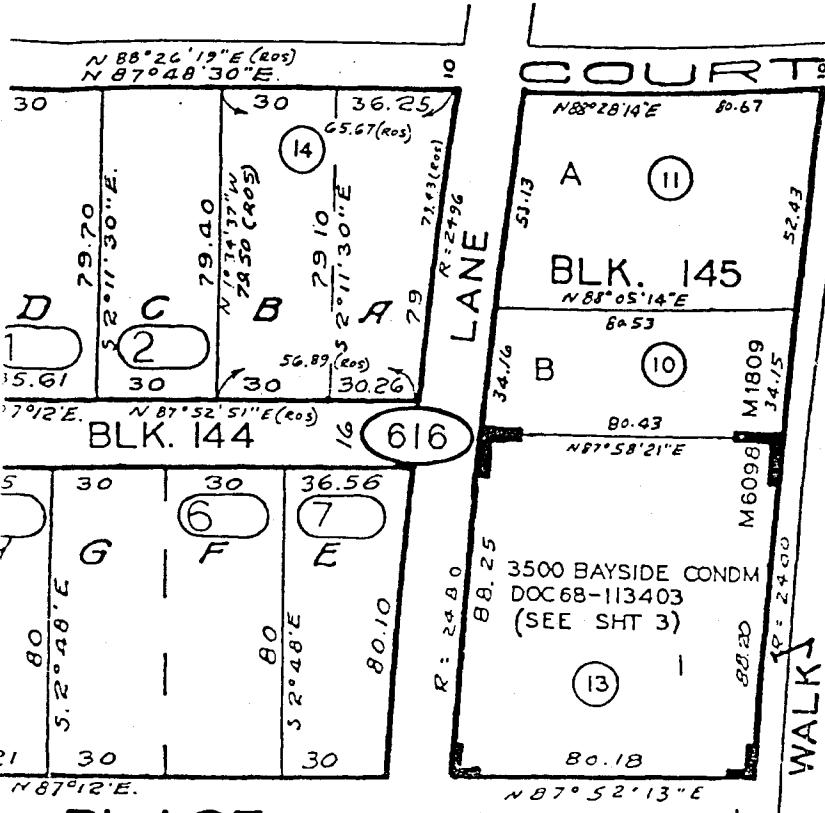
⊕ 1" = 5'

2/26/02 MGF

CHANGES

BLK	OLD	NEW	YR	CU
616	12	13	69	4
616	3,4	14	76	13
615	3	CONDM	85	75
617	8	CONDM	86	6
615	1	CONDM	86	6
617	11	CONDO	98	5
617	11 & SUB-10s	12	02	20

1* (CONDM PEND)
SEADRIFT CONDM:
DOC 87-561002



BAYSIDE WALK

ASSESSED ON 423-830-01 (SEE INDEX SHT. 1)

MEAN HIGH TIDE LINE

BAY

MISSION

N 3° 24' W 232.60

MAP 6098 - THIRTY FIVE HUNDRED BAYSIDE
MAP 1809(1651) - MISSION BEACH ALTERED MAP BLKS 138-144

62
HT. I

FIGURE 2

SANBORN FIRE INSURANCE MAP (MAY 1929)

SITE LOCATION

OCEAN

PACIFIC

SANDY BEACH

CONCRETE FRONT WALK

TRAIL

SAN

JUIS OBISPO

124

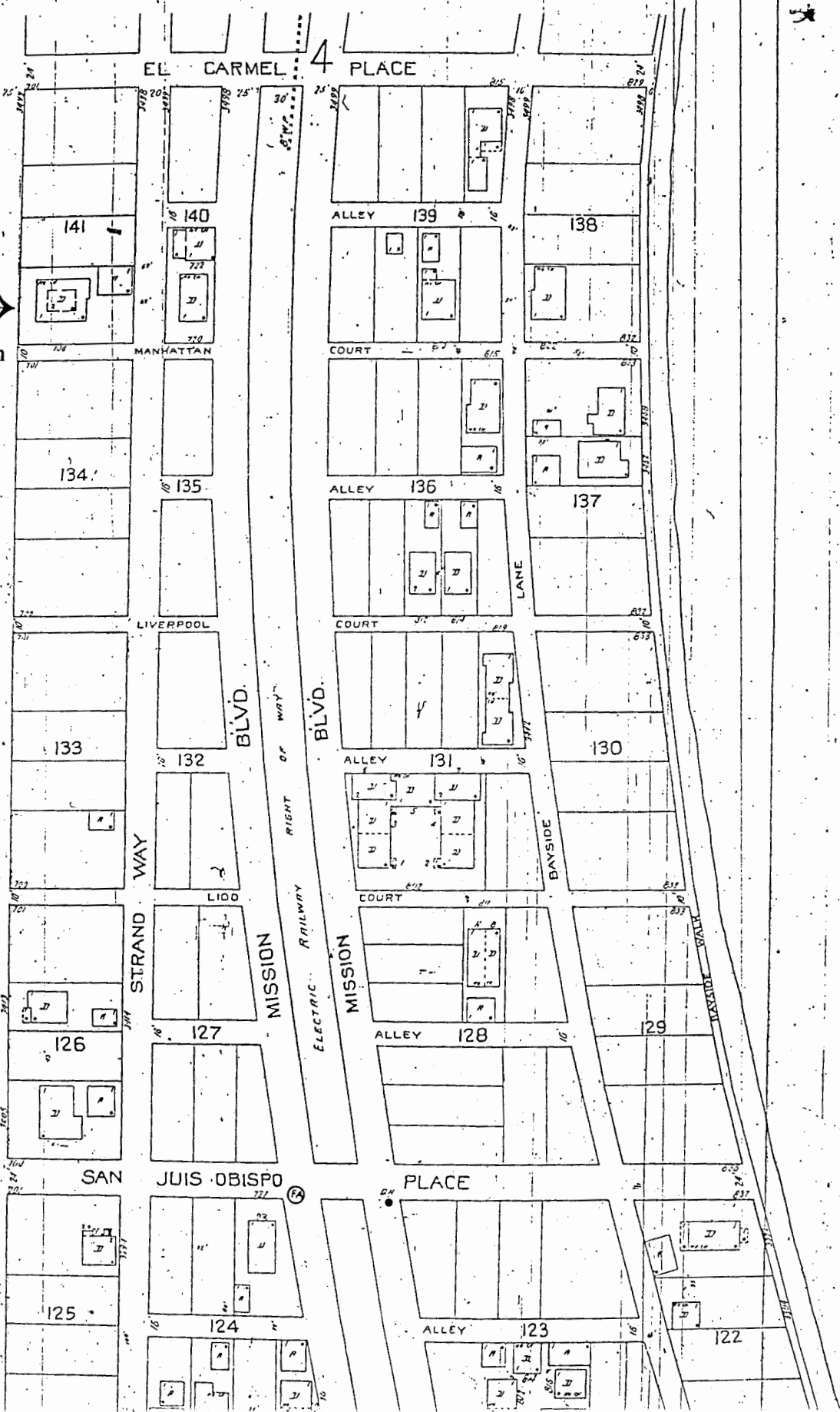
PLACE

ALLEY

123

122

Site Location



MISSION

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

FIGURE 3
SANBORN FIRE INSURANCE MAP (OCTOBER 1937)
SITE LOCATION

4

БЕЛЧЕ

MANHATTAN

LIVERPOOL

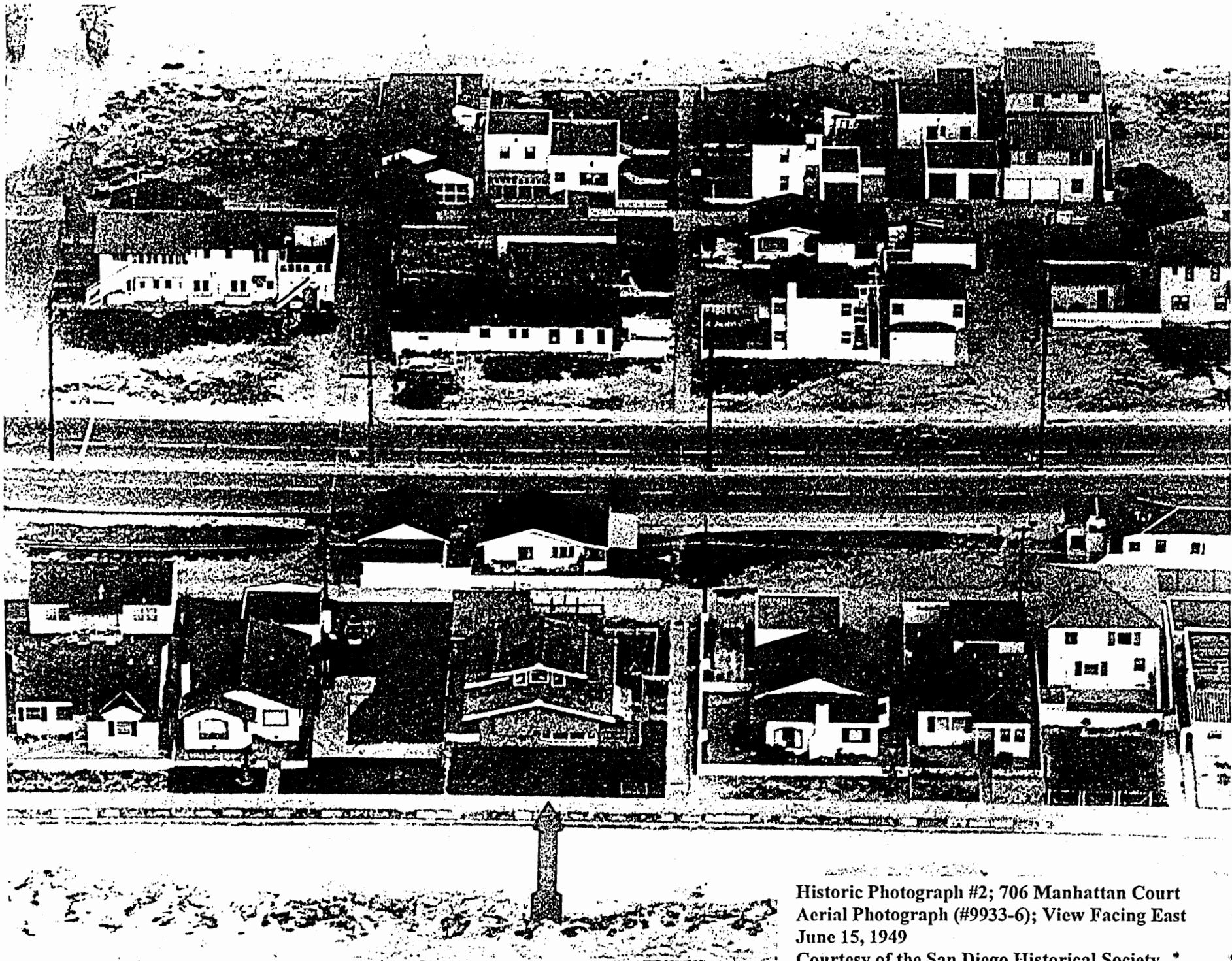
ALLEY

COURT

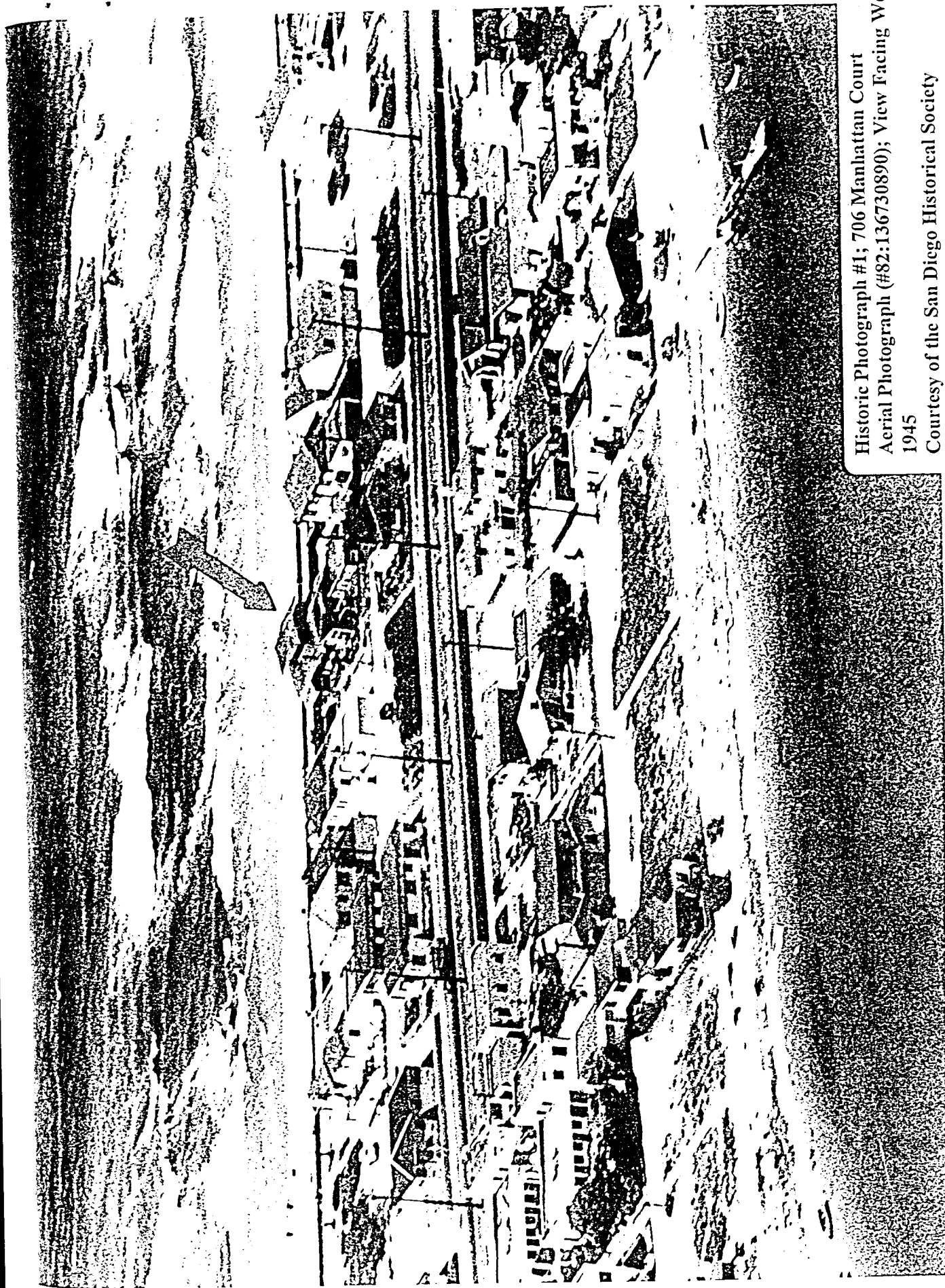
ALLEY

COURT

APPENDIX A
HISTORIC PHOTOGRAPHS
MISSION BEACH AERIALS
1945 & 1949



Historic Photograph #2; 706 Manhattan Court
Aerial Photograph (#9933-6); View Facing East
June 15, 1949
Courtesy of the San Diego Historical Society



Historic Photograph #1; 706 Manhattan Court
Aerial Photograph (#82:136730890); View Facing West
1945
Courtesy of the San Diego Historical Society

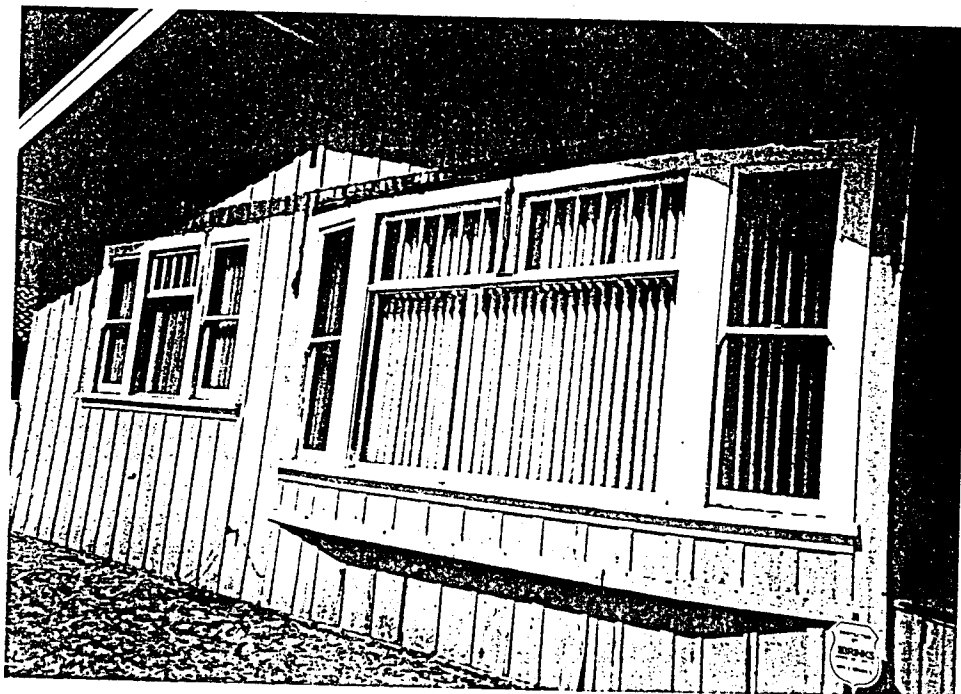
APPENDIX B
CURRENT PHOTOGRAPHS



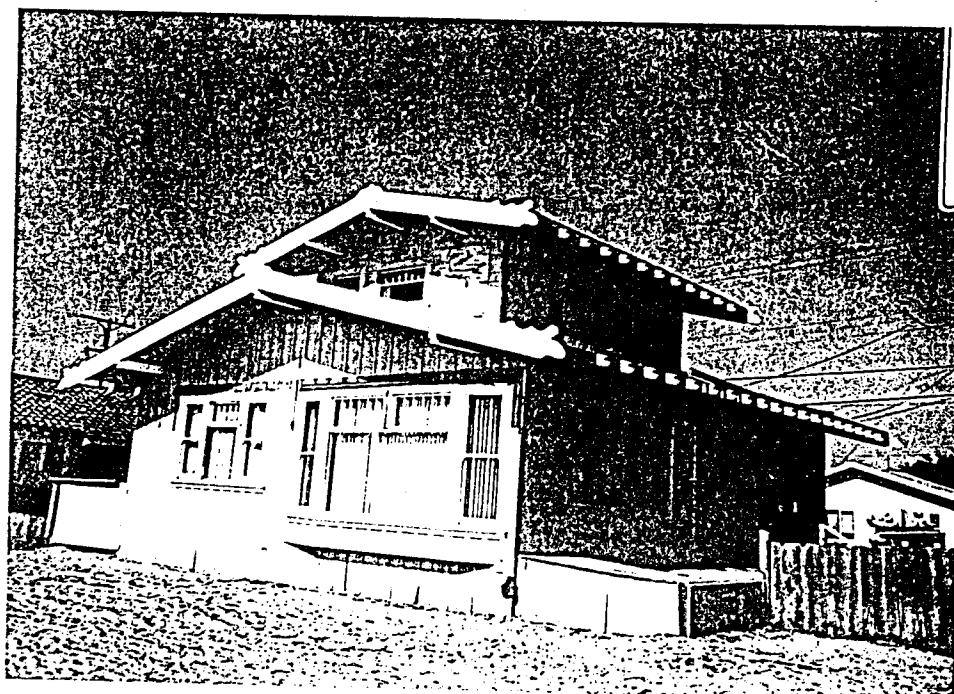
Photograph #1
706 Manhattan Court
"The Turquoise House"
North & West Elevations
View Facing South



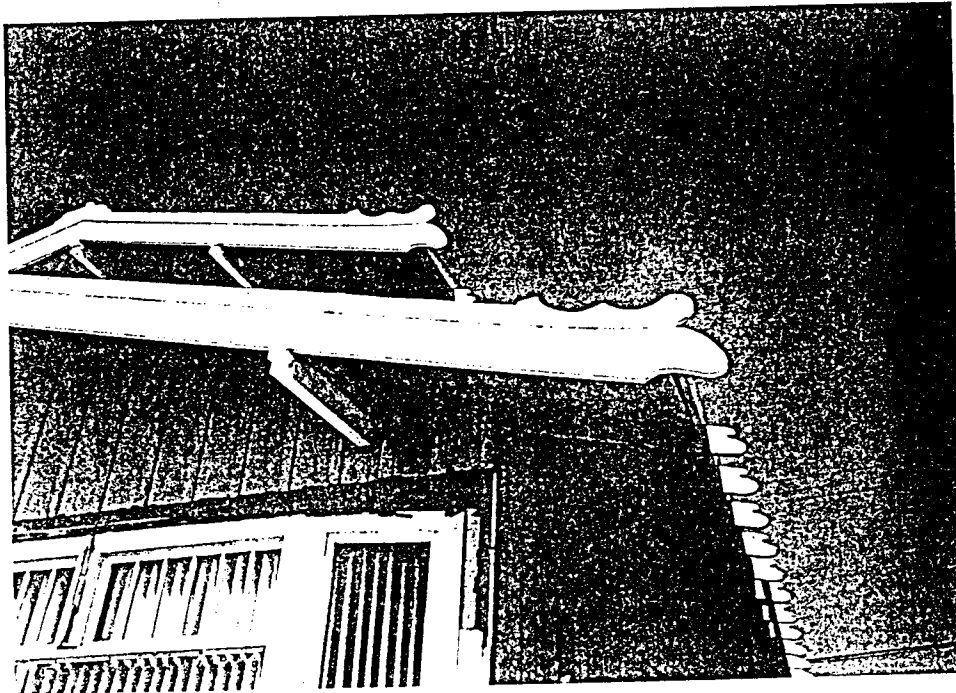
Photograph #2
706 Manhattan Court
"The Turquoise House"
North & West Elevations



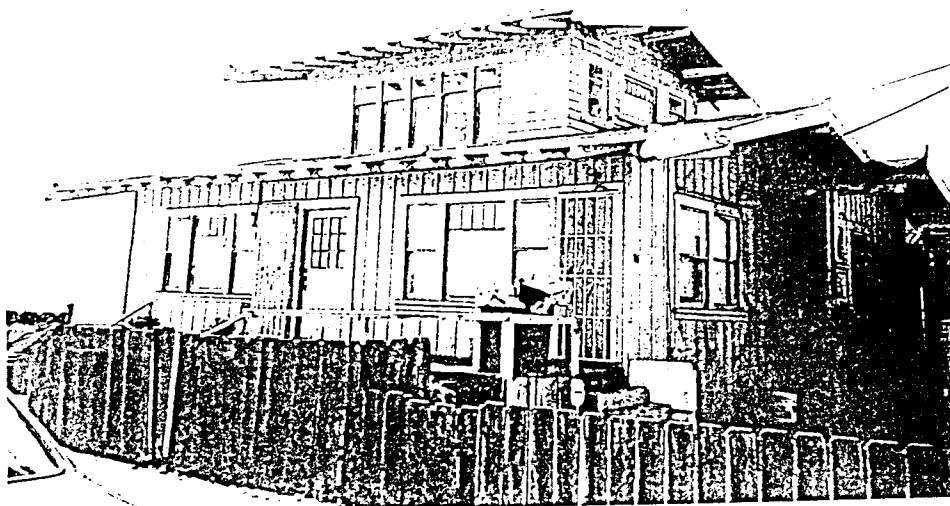
Photograph #3
 706 Manhattan Court
 "The Turquoise House"
 West Elevation/Window Detail
 View Facing East



Photograph #4
 706 Manhattan Court
 "The Turquoise House"
 West & South Elevations
 View Facing East



Photograph #5
 706 Manhattan Court
 "The Turquoise House"
 West Elevation/Rafter Detail
 View Facing East



Photograph #6
 706 Manhattan Court
 "The Turquoise House"
 South & East Elevations
 View Facing North



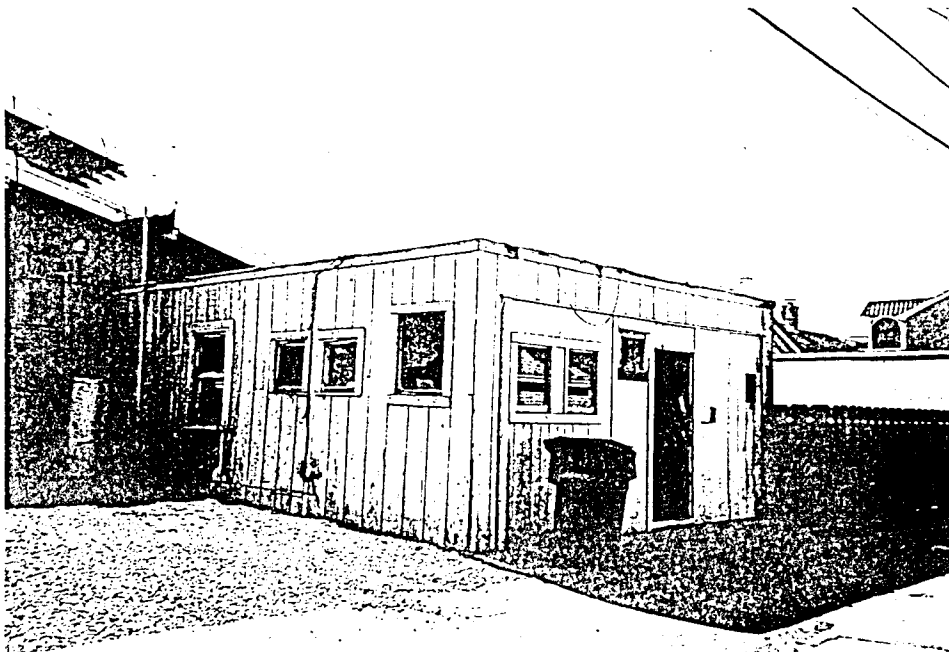
Photograph #7
 706 Manhattan Court
 "The Turquoise House"
 South Elevation Detail
 View Facing North



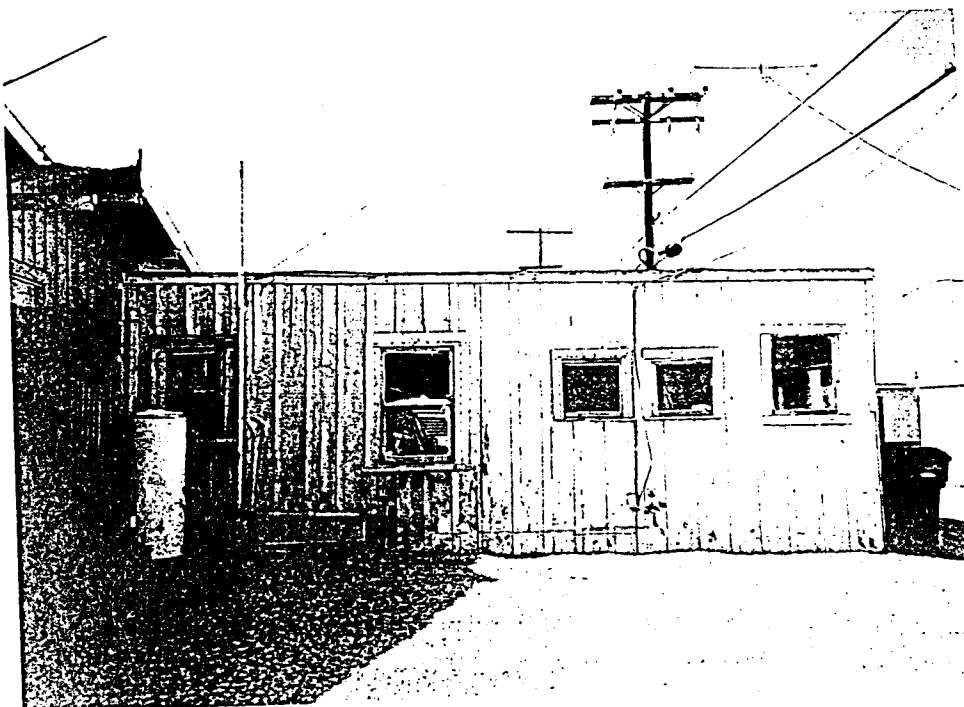
Photograph #8
 706 Manhattan Court
 "The Turquoise House"
 East Elevation



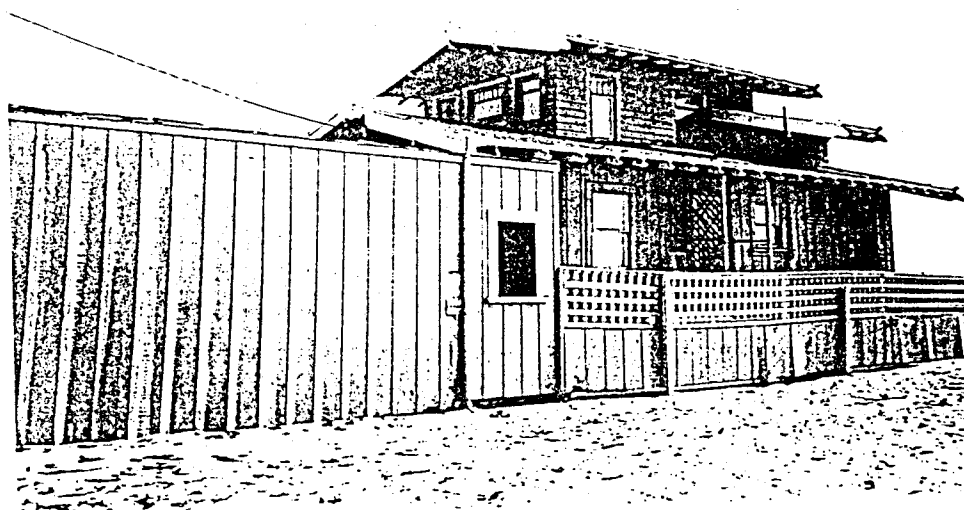
Photograph #9
 706 Manhattan Court
 "The Turquoise House"
 East Elevation
 View Facing West



Photograph #10
 706 Manhattan Court
 "The Turquoise House"
 Garage/Storage Structure



Photograph #11
 706 Manhattan Court
 "The Turquoise House"
 Garage/Storage Structure
 View Facing North



Photograph #12
 706 Manhattan Court
 "The Turquoise House"
 East & North Elevations
 View Facing Southwest

APPENDIX C
CHAIN OF TITLE
PREPARED BY CHAIN TECH, INC.

MARIE BURKE LIA
(619) 235-9766
ARANSON

706 MANHATTAN CT.

BECKY KIELY
CHAIN TECH INC.
(619) 449-2683
CTI2375

DOC. TYPE	GRANTOR	GRANTEE	DATE OF RECORD	BOOK	PAGE	DOC. NO.
DEED	PACIFIC BEACH CO.	FIRST NATIONAL BANK OF S.D.	4/7/99	277	72	
DEED	FIRST NATIONAL BANK OF S.D.	BELCHER; FRANK J.	5/1/00	324	116	
DEED	BELCHER; FRANK J.	GARRETTSON: D. F.	1/8/04	337	383	
DEED	SCRIPPS: F. T. SCRIPPS: EMMA	GARRETTSON: D. F.	5/10/07	410	420	
DEED	HORTON: A. E. HORTON: LYDIA M.	GARRETTSON: D. F.	7/1/14	651	354	
EED	GARRETTSON: D. F.	UNION TRUST CO OF S.D.	7/1/14	651	355	
TION	STOUGH: FLORENCE A	VS. UNION TRUST CO. OF S.D.	7/1/14	651	356	

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CTI2375

DOC. TYPE	GRANTOR	GRANTEE	DATE OF RECORD	BOOK	PAGE	DOC. NO.
DEED	UNION TRUST CO OF S.D.	MISSION BEACH CO.	7/6/23	941	394	
DEED	MISSION BEACH CO.	BECKER: MAGGIE I.	2/19/24	986	403	
DEED	BECKER: MAGGIE I.	CLASPILL: IRVIN J.	12/31/31	66	396	
DEED	CLASPILL: IRVIN J., ET AL	JOCSY: J. EARL ET AL	5/5/42			25382
DEED	JOCSY: J. EARL ET AL	READY: JOHN T. JR., ET AL	3/14/46			27274
DEED	READY: JOHN T. JR., ET AL	HAYS: HARRY G., ET AL	3/27/47			33153
DEED	HAYS: HARRY G., ET AL	HAYS: HAZEL ALICE	9/20/55	5799	531	

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CTI2375

DOC. TYPE	GRANTOR	GRANTEE	DATE OF RECORD	BOOK	PAGE	DOC. NO.
DEED	HAYS: HAZEL ALICE	HAYS: HAZEL ALICE, (TR)	10/7/88			512647
DEED	HAYS: HAZEL ALICE, (TR)	HAYS: HAZEL ALICE (TR)	7/9/99			478494
DEED	MARTIN: ELSIE	REFF: MITCHELL E.	4/11/02			303693
	(ALICE HAYS 1999 REVOC. TRUST)	REFF: MIYO ELLEN, ET AL				

APPENDIX D
CITY OF SAN DIEGO
WATER & SEWER RECORDS

OPERATING DEPARTMENT CITY OF SAN DIEGO

APPLICATION AND ORDER FOR WATER SERVICE

Location 706 Mainland St. Between Coronado St.
and Shirley St. Lot 7, Blk 141, M B Add.

The undersigned hereby applies to the City of San Diego, for water service and meter at the above location. And in consideration of the installation of such service and meter, agrees to pay all charges incurred upon such location for such water service and to abide by all rules, regulations and provisions prescribed by said city, by ordinance or otherwise, relating to water service, regulation or rates.

Date 9/27/24 1924 Owner Maggie J. Taylor By [Signature]

GENERAL FOREMAN: Please install 1/2" service and meter at above location

REMARKS:

Location 44 Ft. N of [Signature] Line of Mainland St.

on Seaside Way St. West

Meter size and make 3/4" [Signature]

No. of meter 250505 Reading 0

REMARKS:

CHECKED BY	STATIS-TICIAN	INVESTI-GATOR	COST CLERK	METER CLERK
	✓	✓		

1010
910

Receipt No. 14779

Amt. paid 30.00

Date 9/27/24

Completed [Signature]

Cost 20.42

Order No.

FOREMAN [Signature] Chg. W. O.

Service Taps Main 371 ft. 5 from 1/2" line of [Signature] St.
Service Enters Property 81 ft. 5 from 1/2" line of [Signature] St.
MEASURE WEBBCKWARDS

PERMIT CLERK [Signature]

Remarks: 9/25/25

sewer connection at above location--Page

SEWER INSPECTOR. You will make [Signature]

Owner [Signature]

Addition [Signature]

Lot 141 Block 141 Amt. Pd. 1.50

Between [Signature]

Location 706 Mainland No. 22053

OPERATING DEPT. SEWER CONNECTION ORDER

APPENDIX E

CALIFORNIA DEPARTMENT OF TRANSPORTATION
ARCHITECTURAL INVENTORY/EVALUATION FORM

MISSION BEACH BOARDWALK EXPANSION
Historic Property Survey Report (pp.210-211)
1997

CALIFORNIA DEPARTMENT OF TRANSPORTATION
ARCHITECTURAL INVENTORY/EVALUATION FORM

MAP REFERENCE NO. 85

County - Route - Postmile:

☐ LISTED
☐ APPEARS ELIGIBLE

☐ DETERMINED ELIGIBLE
☒ APPEARS INELIGIBLE

IDENTIFICATION

1. Common Name:

2. Historic Name:

3. Street or rural address: 706 Manhanntan Court

City: San Diego

Zip Code: 92109

County: San Diego

4. Parcel Number: 423-618-04

Present Owner: Hazel Hays

Address:

City:

Zip Code:

5. Ownership is:

☐ Public

☐ Private

6. Present Use: Residence, Duplex

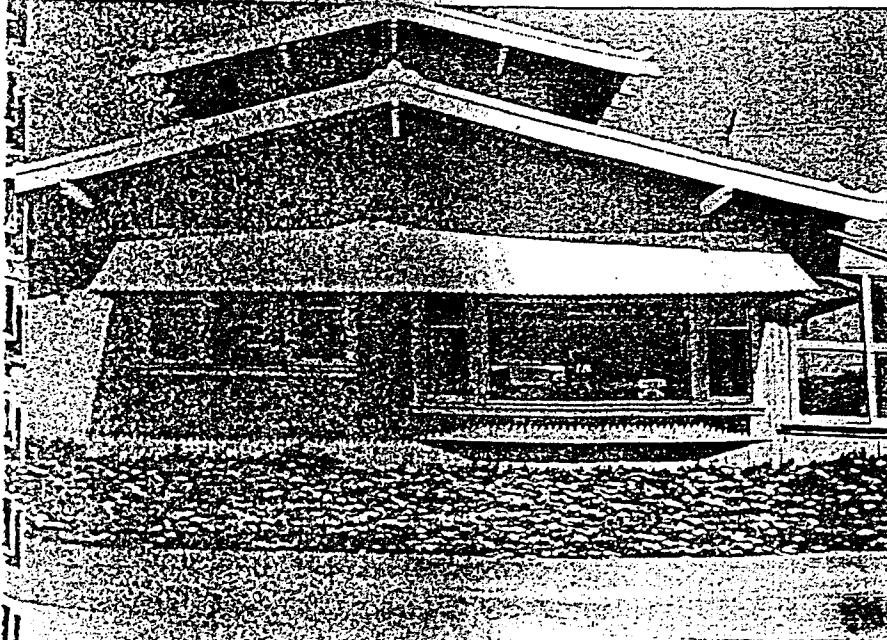
Original Use:

DESCRIPTION

7a. Architectural Style: Craftsman

7b. Briefly describe the present PHYSICAL CONDITION of the site or structure and describe any major alterations from its original condition:

Fair condition. In fact except for enclsed porch to south and Ocean Front Walk overhang.



8. Construction date 1927
Estimated: ☐ Factual: ☒

9. Architect:

10. Builder:

11. Approx. property size (in feet)
Frontage: Depth:

12. Date(s) of enclosed photograph(s):
21 April 1997

13. Condition: Excellent () Good () Fair (X) Deteriorated ()

14. Alterations:

15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up ()

Residential () Industrial () Commercial () Other:

16. Threats to site: None known () Private Development () Zoning () Vandalism () Public Works Project () Other:

17. Is the structure: On its original site? () Moved? () Unknown? ()

18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

Historical

20. Main theme of historic resource: (If more than one is checked, number in order of importance.)

Architecture () Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education ()

21. Sources (List books, documents, surveys, personal interviews and their dates.)

22. Date form prepared: 15 May 1997

By: Wayne Donaldson, FAIA; Eileen Magno; Vonn Marie May

Organization: Architect Milford Wayne Donaldson, FAIA, Inc.

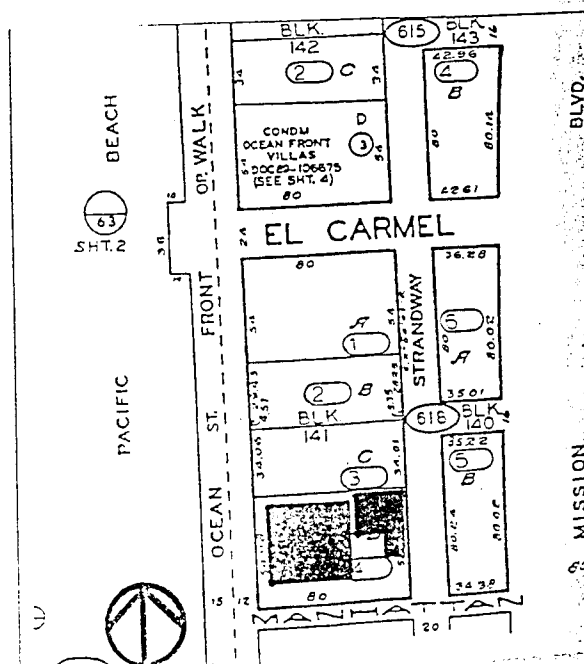
Address: 530 Sixth Avenue

City: San Diego

Zip Code: 92101

Phone: (619) 239-7288

Location Sketch map (draw & label site and surrounding streets, roads, and prominent landmark)



APPENDIX F

"Unique homes in Mission Beach: the turquoise house"

By Amy Lehmann

Beach & Bay Press Article

January 31, 2002 (p.9)

Neighbors

Unique homes in Mission Beach: the turquoise house

By AMY LEHMANN
Beach & Bay Press

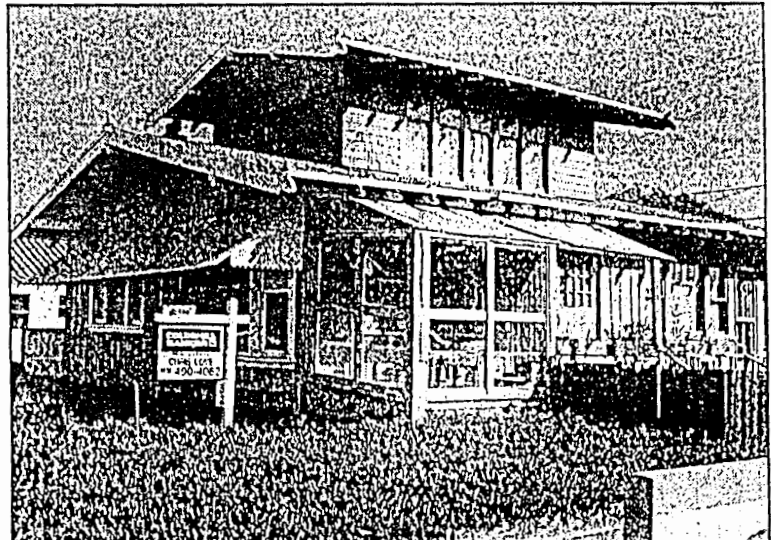
Her name was Hazel Hays, but people on the boardwalk knew the lady in the turquoise house waved to everyone who passed. She lived in the house on Manhattan Court and Ocean Front since the 1940s and added to its uniqueness for more than 60 years.

Hays passed away Jan. 11, just 10 days after her 102nd birthday. Friends of Hays say she had a colorful life, a lady who was "one of a kind." Hays would sit for hours by her window overlooking the ocean, praying for swimmers' safety, watching the surfers who tread out too far or people who looked troubled as they sat alone on the beach.

'It's the only really interesting piece of architecture left on the boardwalk in Pacific Beach.'

— Wayne Harmon

She became somewhat of a personality in her turquoise house, and special lady had her own favorite personalities. The beach's end skater, "The Flash," was the pride of her eye. Hays could hardly wait for him to come by and throw hugs and kisses from the boardwalk, much to her delight. Hays certainly was no shrinking violet, although purple was her favorite color.



The "turquoise house" in Mission Beach has long been a landmark in the beach community. The house was recently listed for sale after the death of its long-time owner Hazel Hays.

BBP photo/Amy Lehmann

bedroom, where all the furniture was purple. The house, however, has been turquoise for many years. ("Thankfully, not purple," some have said with a smile.) Built in 1923, the turquoise house is single-walled and made of redwood.

As much as Hays loved her home, she cherished going out on the weekends. She was a regular around Kelly's restaurant in Mission Valley, where the three biggest nights for the restaurant are New Year's Eve, St. Patrick's Day and Hays's birthday.

"She had quite a following," said Schultze, Kelly's long-time bartender. "She always had her special seat at the piano bar."

Ted Samouris, general manager at Albie's Beef Inn in Mission Valley, fondly remembered Hays and her place at Albie's piano bar.

Samouris said. "Hazel was not one to stay home on a Friday night, even at (age) 102."

Many friends and acquaintances at Tom Ham's Lighthouse on Harbor Island Drive will also miss Hays. She came to the Lighthouse once a week, especially to hear her favorite performer, Donna Cote, sing and play the piano.

With Hays passing comes other changes that will touch people who knew and loved her. The property on Manhattan Court recently has been sold, and plans for the future of the house are to be determined.

Wayne Harmon, a Pacific Beach resident since 1966 and former Grossmont College professor, has admired the turquoise house for many years and hopes the structure remains intact.

piece of architecture left on the boardwalk in Pacific Beach," Harmon said. "I'd hate to see it just torn down, since I think it's an example of a California airplane bungalow, in the style of the Greene brothers of Pasadena. Architecturally, it's much more interesting than the Red Roost or the Red

Rest (Cottages) of La Jolla."

The future of the house will certainly be a new adventure — just as Hays lived adventurously in her own life. She traveled often and to exotic places in Japan, Africa and Alaska, but her favorite place was San Diego, close to her home on Manhattan Place.

Now "Dozen" This Look Good!

PACIFIC BEACH - 273-3836
Corner of Garnet & Lamont

BRUEGGER'S BAGELS
BAKED FRESH

FREE BAGELS!
6 Free Bagels
When You Buy 6

Must be of equal or lesser value, one per person please, not valid w/ other offers

Lunch Specials
Served Daily
\$6.65

- 1) Chicken fried Steak
- 2) Liver and Onions
- 3) Hamburger Steak
- 4) Chicken Breast
- 5) Ham Steak
- 6) Pork Chops
- 7) Calamari Steak
- 8) Fish & Chips

Includes choice of soup or salad, vegetable, mashed potatoes or french fries, biscuit and fruit

Champagne.....1.55 Glass
.....4.95 Bottle

Mimosa.....2.95 Glass

Beer Domestic.....2.75
Imported.....3.25

Wine - Ernest & Julio Gallo
Cabernet Sauvignon...3.25
Chardonnay.....3.25
White Zinfandel.....3.25

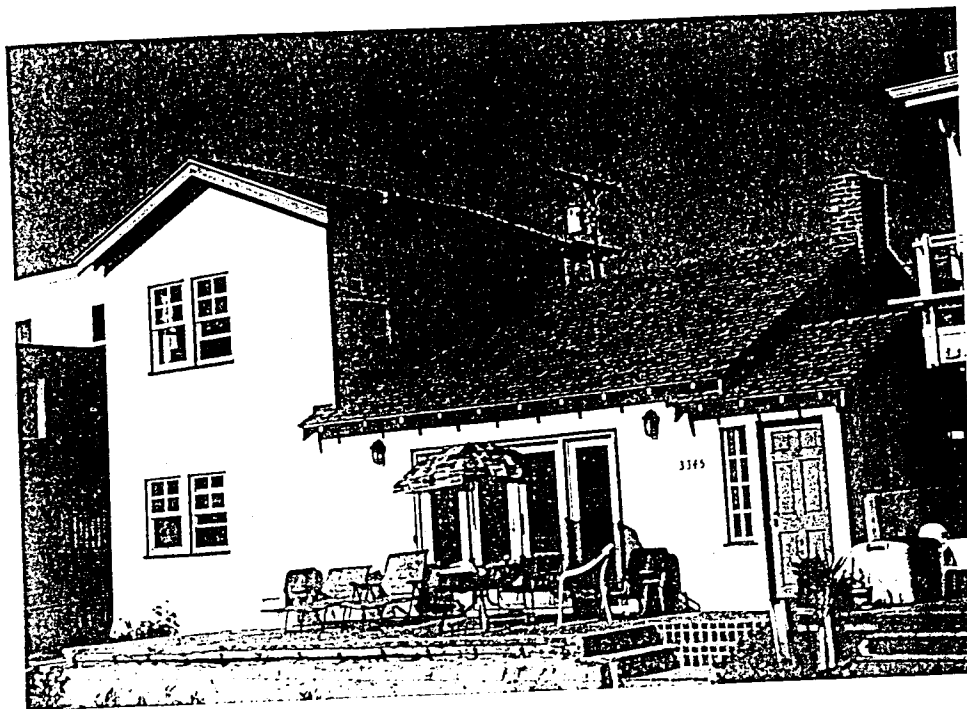
Valentines Day
Complimentary Glass of Champagne
Chocolate Dipped Strawberry and a Rose for the lady

The Original
Broken Yolk Cafe

Open 6am-3pm DAILY!

270-YOLK

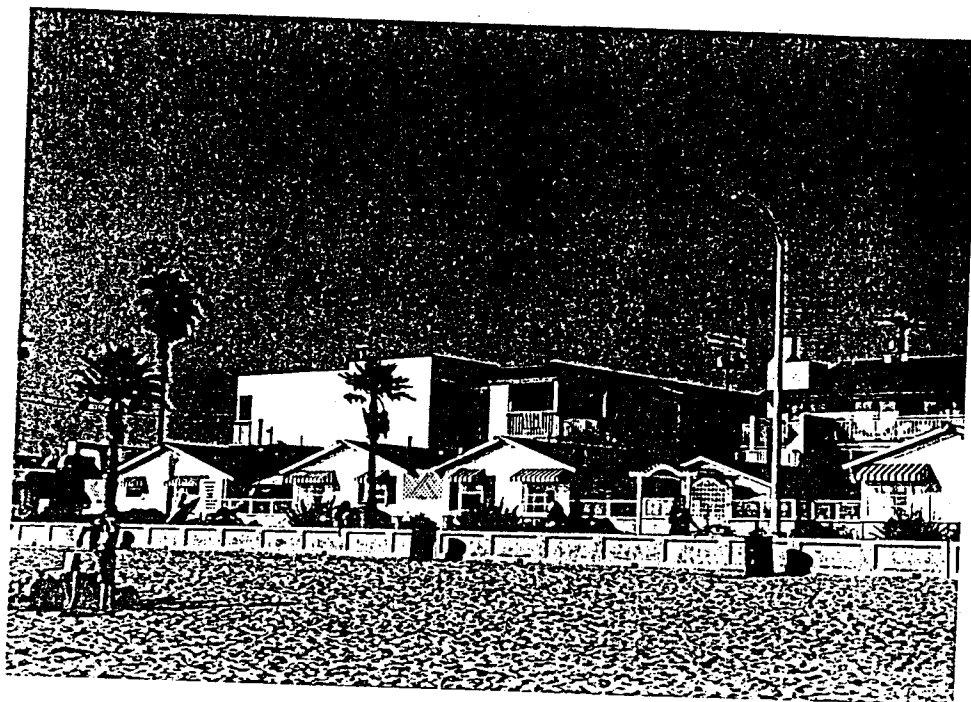
APPENDIX G
MISSION BEACH BOARDWALK SURVEY
OF EXISTING
CRAFTSMAN/BUNGALOW STRUCTURES



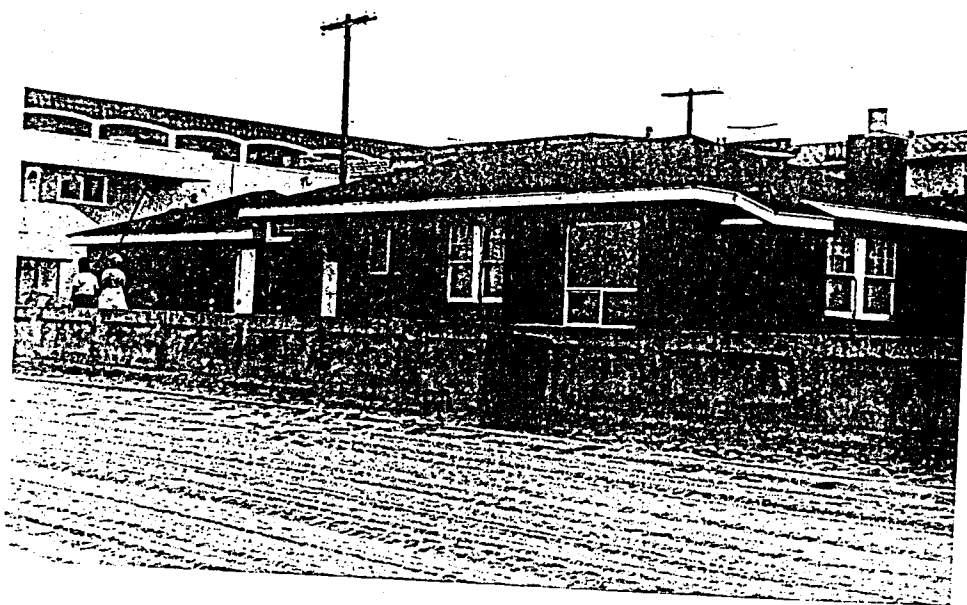
Building #1
 3345 Ocean Front Walk
 "Bungalow"
 Identified In Mission Beach Survey (1997)



Building #2
 701 Thomas Avenue
 "Cottage Bungalow"
 Identified In Mission Beach Survey (1997)



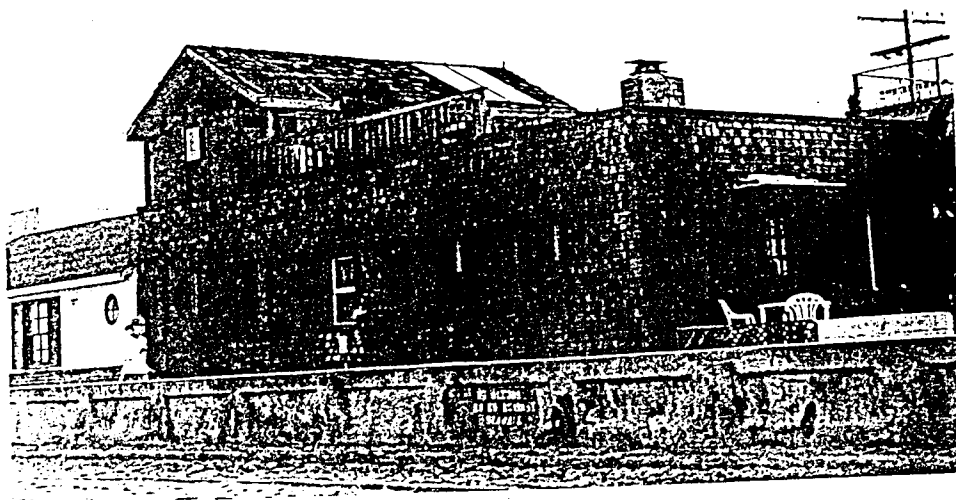
Building(s) #3
 4251-4255 Ocean Front Walk
 "Cottage Bungalows"
 Identified In Mission Beach Survey (1997)



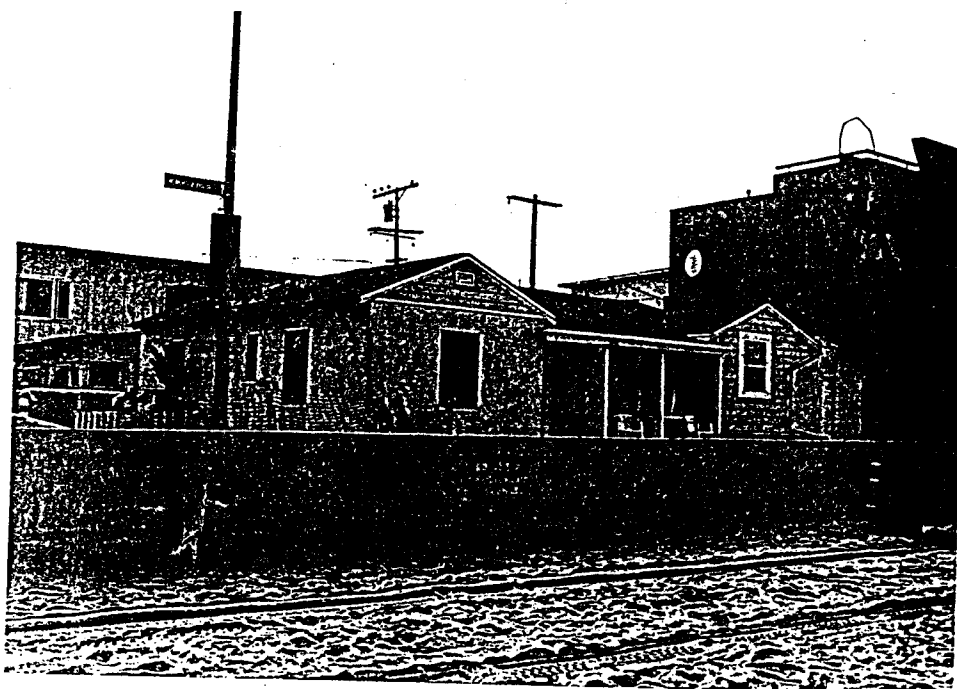
Building #4
 3989 Ocean Front Walk
 "California Bungalow"
 Identified In Mission Beach Survey (1997)



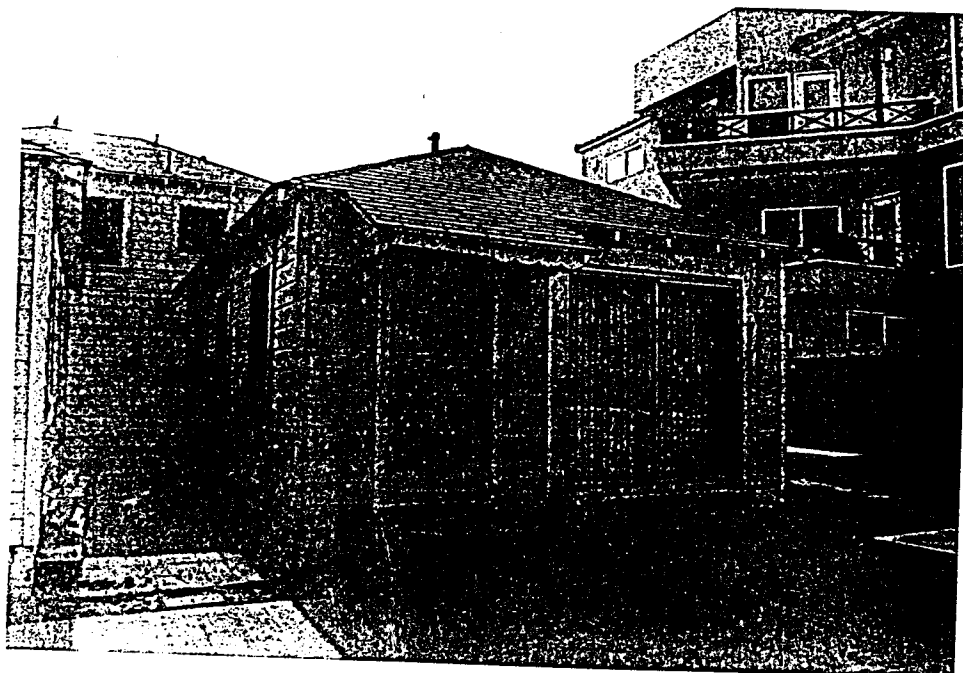
Building #5
3949-3953 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)



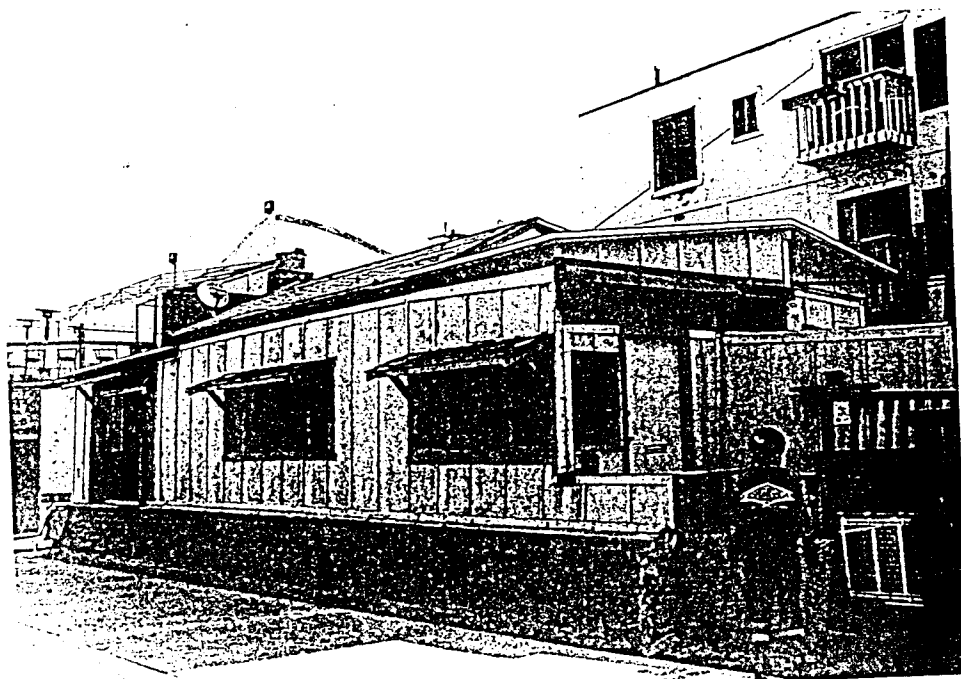
Building #6
702 Whiting Court
"Bungalow"
Identified In Mission Beach Survey (1997)



Building #7
3921 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)



Building #8
3825 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)



Building #9
3735 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)

GARY D. ARONSON

3465 Ocean Front Walk
San Diego CA 92109
Tel: (619) 488-1288
Fax: (619) 488-6288

774 Mays Blvd.-10-PMB 128
Incline Village NV 89451
Tel: (775) 831-2136
Fax: (775) 833-2779

E-mail: Garonson@aol.com

FAX

RECEIVED

MAY 10 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

From: Gary D. Aronson

To: Lee McEachern, California Coastal Commission fax 619-767-2384

Date: Tuesday, May 10, 2005

Pages (Including this fax sheet): 4

Dear Lee:

Please find attached a letter from the San Diego Save Our Heritage Organization (SOHO) which they have asked me to distribute to the Commission in opposition to proposed Permit Number 6-05-024, which is being requested to permit the destruction of the house at 706 Manhattan Court.

As I mentioned to you, I believe that part of the reason that the Historical Resources Board of the City of San Diego did not vote, several years ago, to designate this as an Historical Resource, was the testimony by one of the owners, Mitchell E. Reff, that he and his wife had no intention of developing condominiums at the site and that they planned to live in it for the remainder of their lives. Please find attached a written copy of his remarks (emphasis added by my underlining) from the HRB hearing.

I would like to resubmit this matter to the San Diego Housing Resources Board and I believe that there is significant new information that was not previously considered that would permit this:

First, it's impending destruction, which had previously been disclaimed by its owners, is now relevant.

Second, it was previously argued that the property was badly dilapidated and a color (turquoise) that was not consistent with its historical architectural significance. However, since that time, the property has been extensively rehabilitated and repaired and has been painted white, which is consistent historically and architecturally.

Third, a new, large, wraparound deck has been added, which is also architecturally consistent and supportive of Airplane Bungalow architecture.

Fourth, the significance of a houses designed and built as an Airplane Bungalow, an important subset

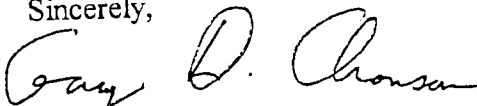
of the Craftsman Architectural Style, was not known nor debated before the Historical Resources Board.

Fifth, until my recent investigations, it was neither known nor documented that five of the seven homes within the two block area, essentially centered on the home at 706 Manhattan Court are also older and may be historic, as well, potentially making this home the centerpiece of a proposed Mission Beach Historic District. The the importance of this historic home in this historic setting may be of particular relevance to the Coastal Commission.

Thank you very much for your interest. If you are able, please distribute this information to the Coastal Commission. Please let me know at your earliest convenience if the Commission's timing for consideration of this matter is changed.

Thank you very much for your interest.

Sincerely,



Gary D. Aronson

August 22, 2002
4166 Combe Way
San Diego, CA 92122-2511

Good afternoon members of the Historical Resources Board and staff. My name is Mitchell Reff. My wife, Miyo and I are not developers and have no intention of developing condominiums at our new home at 706 Manhattan Court. Miyo and I have been married for twenty five years and have lived in University City since 1990. Our eldest son, Jeremy, graduated from La Jolla High School in 2000, and our younger son, Brian, will be a junior at University City High School this coming September. I have worked for IDEC Pharmaceuticals, a San Diego biotechnology company for the past twelve years. Miyo is a homemaker and has been active in the public schools, including most recently PTA President of the University City High School.

Miyo and I love San Diego and have decided to spend the remainder of our lives here. Miyo and I also love the beach. It has been our habit over the past five years to walk the entire boardwalk, from its origin in Pacific Beach to the breakwater at the tip of Mission Beach, and back, a distance of over six miles.

Miyo and I decided several years ago we would like to live in a home on the boardwalk. We would like a home where we could be comfortable in retirement. A home where our elderly parents could come to live with us if necessary. My parents, who live in New York, come stay with us for several months each winter. My mother, Miriam, is physically handicapped and requires a wheelchair. In addition, we would like a home where our children would come and visit, along with our hoped for eventual grandchildren.

When we decided to look for a home along the boardwalk, we narrowed our search to south of the amusement park in Mission Beach, and a residential stretch of Mission Beach beginning at Santa Clara and going south to Santa Barbara. We were very happy in April of 2002 when we were able to acquire a home at 706 Manhattan Court. Of course, because the existing home was an older home, we did our diligence, including ascertaining that the City of San Diego had stated during the Boardwalk Expansion Survey in 1997 that our home was not suitable to be declared an historic site.

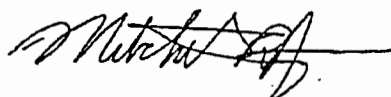
We were truly flabbergasted when in July of this year, a third party named Gary Aronson, who maintains an address of record in Nevada, asked that our home be declared an historic site. Gary owns an ocean front condo (big gray box building) two houses south of our home at 706 Manhattan Court. Other individuals in our Mission Beach neighborhood have informed us that Gary has previously told them he was going to live at the property that we purchased in April. We have also been told that all of the other bidders on our property were developers who wanted to build three or four luxury condominiums on the site, rather than the single family home that has always been our desire.

Miyo will describe to you all of the reasons we feel it is inappropriate from an historic point of view to declare our home an historic site.

I am here to tell you that Miyo and I plan to live in our single family home at 706 Manhattan Court for the remainder of our lives.

I would be delighted to answer any questions, or to proceed to Miyo's presentation.

Sincerely,



Mitchell E. Reff, Ph.D.

GARY D. ARONSON

3465 Ocean Front Walk
San Diego CA 92109
Tel: (858) 488-1288
Fax: (858) 488-6288

774 Mays Blvd.-10-PMB 128
Incline Village NV 89451
Tel: (775) 831-2136

E-mail: Garonson@aol.com

FAX

From: Gary D. Aronson

To: **Lee McEachern**

PLEASE ALSO COPY TO:

Laurinda Owens

California Coastal Commission

Tel: (619)767-2370
Fax: (619)767-2384

RE: Coastal Commission Permit #6-05-024, 706 Manhattan Court, Mission Beach, San Diego

Date: Tuesday, May 17, 2005

Pages (Including this fax sheet): 17

Dear Lee and Laurinda:

Please find attached several items related to this permit application:

1. A letter from Ron May, Principal Investigator for Legacy 106, an architectural historian firm indicating that
 - a. this property is an historic Craftsman Airplane Bungalow,
 - b. should qualify for historic landmark status and should not be demolished, and
 - c. that there exists substantial "significant new information" that would warrant reconsideration of its status by the City of San Diego Historical Resources Board;
2. Supporting evidence for the letter;
3. A detailed résumé of Mr. May documenting his experience and expertise in this field.

This letter adds to the weight of evidence and testimony arguing against the issuance of this permit and against the demolition of this historic structure. I have previously sent you other evidence including the Staff Recommendation of the City of San Diego Historical Resources Board and the

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MAY 18 2005

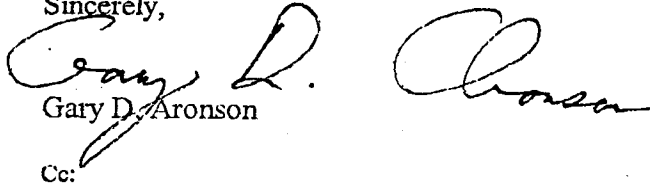
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

San Diego State Our Heritage Organization (SOHO), that have also argued for the preservation of this structure.

Please distribute this additional information to the Coastal Commission.

Thank you very much for your interest and help.

Sincerely,


Gary D. Aronson

Cc:

Office of Michael Zucchet, Deputy Mayor
Drew Ector 619 236-7057
dector@sandiego.gov

Myra Herrmann
Deputy Director, Development Services
City of San Diego
Tel.: (619)446-5372
mherrmann@sandiego.gov

Mike Tudury
City of San Diego Historical Resources Board
Tel.: 619-533-6227
mtudury@sandiego.gov

Bruce Coons, President
SOHO- Save Our Heritage Organization
www.sohosandiego.org
BDCoons@aol.com

Ron May, Chief Investigator
Legacy 106, Inc.
PO Box 503394, San Diego, CA 92150
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MAY 18 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 14, 2005

Mr. Gary D. Aronson
3465 Ocean Front Walk
San Diego, CA 92109

Subject: Coastal Commission Permit #6-05-024, 706 Manhattan Court
Mission Beach, San Diego, California

Dear Mr. Aronson:

I have reviewed the information and photographs provided in your email of May 12, 2005 concerning Coastal Commission Permit #6-05-024 for 706 Manhattan Court. You requested my opinion as to whether or not the building on the property and in the photographs is a "Craftsman Airplane Bungalow" house. You also asked me to look over your attached material to see if there is new information not previously considered by the City of San Diego during their evaluation of 706 Manhattan Court for historic landmark status. My responses are as follows:

1. **Craftsman Airplane Bungalow.** Photographs 6, 7, 8, 9, and 12 of "Historical Assessment of the Maggie Becker/Hazel Alice Hays 'Turquoise House' 706 Manhattan Court, San Diego, California 92109" clearly depict a Craftsman Airplane Bungalow. I have reviewed the evidence submitted to the Historic Resources Board and there is no mention of this variant of Craftsman architecture. Moreover, there is nothing in the staff report to indicate they identified the house as an airplane variant. It is my opinion that this constitutes significant new information that was not considered by the City of San Diego.
2. **California Environmental Quality Act.** The issue before the City of San Diego, Historic Resources Board on July 11, 2002 did not involve a discretionary action subject to the California Environmental Quality Act. Coastal Commission Permit #6-05-024 proposes demolition of the Craftsman Airplane Bungalow at 706 Manhattan Court and construction of a condominium complex. This is a discretionary action that is subject to the California Environmental Quality Act and is significant new information that was not considered by the City of San Diego.
3. **California Environmental Quality Act Threshold for Historic Significance.** The recent Monterey County Jail Appellate Court Decision directs Lead Agencies to use a lower threshold than listing on a local, state, or national register to determine significance for California Environmental Quality Act impact evaluations. Thus, the Craftsman Airplane Bungalow at 706 Manhattan Court need not be listed by the City of San Diego Historic Resources Board to be considered significant. The fact that Teri Delcamp, Senior Planner, City of San Diego recommended designation under Criterion A (Community Development) and C (Architecture) qualifies it as significant for evaluation of the demolition proposal under the California

ACRA A MEMBER OF ACRA
AMERICAN CULTURAL RESOURCES ASSOCIATION

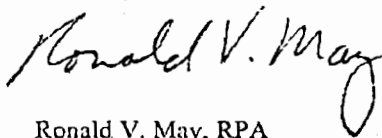
Environmental Quality Act. It is my professional opinion that the Craftsman Airplane Bungalow at 706 Manhattan Court meets the California Environmental Quality Act Threshold for significance and that demolition would constitute a significant adverse effect. The City of San Diego should direct preparation of an Environmental Impact Report on the proposed demolition. This is significant new information that was not considered by the City of San Diego.

4. Maggie I. Becker and the Craftsman Airplane Bungalow. The July 11, 2002 letter report by Teri Delcamp, Senior Planner, Historic Resources Board, and the June 2002 "Historical Assessment of the Maggie Becker/Hazel Alice Hays 'Turquoise House' 706 Manhattan Court, San Diego, California 92109" incorrectly identified Maggie Becker, first owner, as "an employee at the Silver Gate Sanitarium." That Margaret Becker lived at 3020 Works Avenue. Our brief research of the City Directories revealed another Margaret I. Becker in the 1924 San Diego City Directory, (aka Maggie Stella Irwin Becker), who lived at 2434 A street and was the widow of G. H. Becker. In 1923, she was listed with George H. Becker, who was the owner of a department store identified in the 1924 Directory as "G.H. Becker Company; the popular price place" at 845 Fifth Avenue. A perhaps even more important point is the fact that from 1920 through 1924, when she commissioned the construction of the beach house, Margaret I. Becker lived at 2434 "A" Street, which is next door to the home of Charles Kelly, Lavinia Irwin Kelly, Genevieve Kelly, and Grace P. Irwin who resided at 2448 "A" Street. I believe Margaret Stella Irwin Becker was a relative of the Kelly family through Lavinia Irwin Kelly, who were important members of the Gunn, Squires, and Marston families and instrumental in developing Mission Hills and Agua Hedionda in the City and County of San Diego. More research would be needed to determine how the association of these families might contribute to the historical significance of 706 Manhattan Court. Based on this incorrect information, Senior Planner Delcamp was incorrectly led to concur with the historical report provided by the applicant's consultant that no one of historical significance owned or lived in the house. This is significant new information that was not known at the time or considered by the City of San Diego.

Based on the four points raised in this letter, I recommend the California Coastal Commission and City of San Diego consider the Craftsman Airplane Bungalow at 706 Manhattan Court to be significant under the California Environmental Quality Act for California Coastal Commission Permit #6-05-024, 706 Manhattan Court.

If I can answer any further questions, please feel free to call me at (619) 269-3924.

Sincerely,



Ronald V. May, RPA
President and Principal Investigator

1924 Directory

ELLIOTT & HORNE CO.

Street Improvement Bonds

525 UNION BUILDING PHONE 613-78

PULLMAN Cafeteria

Now at 1240 FIFTH ST.

Bigger and Better But No Change In Prices

230 1924 - SAN DIEGO CITY DIRECTORY - 1924

Beck Jns L (Coach) auto mech R D
 Chumby Garage h 1623 University at
 Beck Jan M (Emma J) h 3656 Thomas
 ex E N H

Beck John G (Laura D) sec-treas In-
 gersoll Candy Co h 3564 1st
 Beck Jns (Louise) carp h 3736 Itay
 Beck Kate r 3744 Granada av
 Beck Louise E wid Aug h 411 21st
 Beck Margt wid J F h 3744 Granada
 Beck Marjorie with Marston Co r
 Chula Vista

Beck M Alice r 4451 Campus av
 Beck Ralph E (Ash) fur rms 1433 4th
 Beck Rabi H (Amy) car Standard Oil
 Co r 3714 4th

Beck Rush A (Aranda) h 727 Ft
 Stockton dr

Beck Violet M tele r 411 21st
 Beck Washington H mech h 3714 4th
 Beck & Central 1A J Beck J G (Conte)
 barbers 823 4th

Beckman (Grady) (Eleanor) USN r 137
 25th

Becker Adolph (Myrtle M) pers Beck-
 er Bros Inc h 1037 4th

Becker Anna E wid J F h 3035 G
 Becker A (Chony) (Margie) painter
 Campbell Machine Co h 3020 Lauro
 Becker Bros Inc Adolph Becker pers
 prop Waldorf Hotel and Cafe 1037
 4th

Becker Chas (Arden) brick h h 2146
 Webster av

Becker Conrad W plumber P A Hou-
 bron r 3025 G

Becker Frank (Emma C) chiro 965
 7th h 4844 Long Branch at Ocean
 Beach

Becker Frank H (Dorothy) pantryman
 Golden Lion Tavern h 416 11th

Becker Frank J (William M) meat Wal-
 dorf Hotel & Cafe r 1037 4th

Becker Geo self r 735 2d

BICKERMAN H H 470, Fred H Kemp Mgr.
 Department Store, 445 7th, Tel Main
 4470 (See page 42)

Becker John (Margaret) meat Ameri-
 can Auto Co h 565 B 1st Natl City

Becker John C h 3025 G

Becker John P (Rose T) exp messer
 h 3776 Tejon

Becker John G (Lambert) lab Chas R
 McChernick 1br Co h 2135 Franklin

Becker Jns (Christina) barber h 2202
 30th

Becker Lillian Mrs h 1027 25th

Becker Louis W (Mary) baker G W
 Crainer h 2025 I

Becker Margt Mrs (Silver Gate Sani-
 tarium) h 3020 Works av

Becker Margt I wid G H h 2434 A

Becker Minnie M slawm Boston Store
 r 2035 G

Becker Otto r 1027 25th

Becker Peter A (Hosa D) plumber P
 A Hallbrook h 218 Green Linda at

Becker Peter J (Betty) h 1756 Essex
 Becker Peter J (Abbie E) caterer
 Golden Lion Tavern h 4160 Mo-
 chanic

Becker Peter J Jr (Mabel) with Mar-
 ston Co h 129 Robinson av

Becker Richd P auto mech r 3776
 Tejon

Becker Vera R driver Star & Crescent
 Oil Co r 221 S Pardee

Becker Walter (Mabel) gro 2202 Mar-
 ket h 2404 G

Becker Wm h 3561 Cottagewood

Becker Wm farmer h 3910 Monroe av

BICKERMAN WM B (Rachel M), Treas
 Sunset Engineering Co h 4205 Illinois

Becker Wm H (Sadler) aviation mech
 Rockwell Air Int Depot r 2021 5th

Beckett Allen M sec H H Peterson r
 1747 5th

Beckett Archie H steam Uranawig Iron
 Co r 1636 9th

Beckett Edith M typist FIRST NA-
 TIONAL BANK r 2230 Albatross

Beckett Eugene C Mrs h 1914 Evans

Beckett Jan W (M Helen) (Star) Lunch
 Room h 3002 Denver E H D

Beckett John H (Fannie E) clk Bruns-
 wig Bros Co h 1036 9th

Beckett Lloyd S (John M) (Star
 Lunch Room) r 3003 Denver E H D

Beckett Robt H (Carrie A) acct and
 American Natl Ins Co h 242 Ind-
 ana

Beckley Edna actress Liberty Theatre

Beckham Marie r 3648 Boundary St

Beckley Geo W (Aenor K) h 3048 G

Beckley Harry G clk Standard Oil Co
 r 1456 Bway

Beckley Homer H (Mabel) former
 Foreman & Clark h 1456 Bway

Beckley Wayne C (Wayne) telep opr
 P T & T Co h 59 Palomar dr

Beckman Archie (Nellie) wrapr S D
 Cons G & Co h 951 19th

Beckman Karla r 1415 26th

Beckman Mary J slawm Jesse Geor-
 ge r 3715 Fern

Beckman Oliver J (Ann) fur rms 1046
 B

Beckman P clk O S Hardy r 1744 1st

Beckman Richd H (Irene) USN r 931
 17th

Beckner Adeline r 1245 I

Beckner Jennie kpts 1245 I

Beckner Jennie H wid Harry r 518
 Sampson

Beckstrom Andw (Hannah) lumber
 h 927 Glendale av

Beckstrom Louisa Lehr Brooklyn Sch
 r 927 Glendale av

Beckus Bert (Nabel) consort clk h
 2442 Mission av E H D

Beckwith Arthur gard h 3166 Nelson
 av E H D

Beckwith Harsh E wid W W h 836
 Prospect La Jolla

NELL A CORE RESTATEMENT

SUBDIVISIONS, BUSINESS PROPER and HOMES

331 ASH ST. ET TEL MAIN 342

JOHNSON'S BOILER SHOP

REINHOLD JOHNSON, Prop.

Boiler Repairing of All Kinds Promptly Estimated To

125 E MARKET FLUE WELDING A SPECIALTY SAN DIEGO

Shows both margt. Beckers

1924 San Diego City Directory showing both Margaret Beckers, revealing the confusion which led to the misidentification of the correct first owner of the house. This directory shows that in 1924 Margaret I. Becker was the widow of G. H. Becker, and she resided at 2434 A Street.

MILTON P. SESSIONS Landscape Gardener--Nurseryman
GROWER AND IMPORTER
GROUNDS DESIGNED, PLANTED AND REMODELED

Office and Nursery--San Diego Ave., Cor. Mass St., Old Town Tel. Hillcrest 936-J

1923--SAN DIEGO CITY DIRECTORY--1923

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Beck Hottel J Janitor Alford Stahel & Sons r 1100 Imperial av
 Beck Rush A (Amanda H) h 727 Yl Stockton dr
 Beck Ruth I bkpr W E Tel Co r 4451 Campus av
 Beck S H r 1228 8th
 Beck Washington R (Helle H) mach h 2714 4th
 Beck Wm D spl rep Lincoln Natl Life Ins Co r 432 E cor 202
 Beck & Cotral (A J Beck J C Cotral) barbers 823 4th
 Beckcom Henry H (Eleanor) H S N h 137 25th
 Beckol Raymond S (Laura) H S N h 1325 W Arbor dr
 Becker Adolph (Myrtle M) pres Becker Bros Inc r 1027 4th
 Becker Anna K wid J P h 2035 G
 Becker Anthony (Margt) painter h 3020 Works av
 Becker Bros Inc Adolph Becker pres Waldorf Hotel 1027 1045 4th
 Becker Carl A (Agnes M) bkpr h 3146 Webster av
 Becker Conrad W plumber Fred A Holthron r 3025 G
 Becker Dorothy B Mrs clk J C Sachs r 1843 Columbia
 Becker Fay Mrs mgr Kelly Appts r 1611 5th
 Becker Frank H (Horothy) cook h 1443 Columbia
 Becker Geo H (Margt) h 2434 A
 Becker Gertrude r 3020 Works av
 BECKER H G H CO, Fred H Kemp Mgr, Department Store, 845 5th, Tel
 Main 4470 (See page 25)
 Becker Harry L (Fay) slsmn Greene & Fleming h 1611 5th
 Becker John mgr American Agar Co r National 1715
 Becker John F (Rose T) messgr Am Ry Exp h 1654 State
 Becker John G (A Louise) lab h 2135 Franklin av
 Becker Jos (Christina) barber 2202 30th h salar
 Becker Kurt A checker P M Dalry Cu
 Becker Mabel Mrs clk Spreckels Savings Thr Co r 1756 1/2 Kearsy pl
 Becker Margt Mrs (Silver Gale Southerland) h 3020 Works av
 Becker Marguerite R bkpr B D Window Shade Co r 1800 3d
 Becker Minnie clk Wm T Taylor r 2025 G
 Becker Peter A (Rosa H) plumber Fred A Holthron h 722 Cerro Gorda av
 Becker Peter J (Betty) h 1752 Kearsy
 Becker Peter J (Abbie) steward Golden Lion Tavern h 4400 Mechanic
 Becker Peter J Jr (Mabel F) with Marston Co h 130 Robinson av
 Becker Richd P onto mech r 1554 State
 Becker Theo (Mary) lab W G Hannella h 7000 Fay av La Jolla
 Becker Verne R r 321 S Pardec
 Becker Walter (Ethel) gro 2100 Market h 2410 E
 Becker Wm h 3453 Coltonwood
 Becker Wm gard h 3910 Meade av
 BECKER Wm H (Rachel M) Treas Sunset Engraving Co, h 4205 Illinois
 Becker Wm H aviation mech Rockwell Air Int Depot r 3821 5th
 Beckett Alice M sec H H Peterson r 1745 5th
 Beckett Andw W r 792 1st
 Beckett Eugenia C Mrs h 1914 B Evans
 Beckett Geo A (Carrie) barber C F Sanders h 1216 11th
 Beckett H Archie slsmn Brunswick Drug Co r 1036 9th
 Beckett Jas W (M Helen) (Star Lunch Room) h 3003 Denver
 Beckett John H (Fannie E) clk Brunswick Drug Co h 1036 9th
 Beckett Lloyd S (Helen M) (Star Lunch Room) h 3003 Denver
 Beckett Robt R (Carrie A) agt American Natl Ins Co h 212 Hudson
 Beckett Thelma V clk B H Kress & Co r 1315 11th
 Beckford EMO pkr Bishop & Co r Ecanto
 Beckley Geo W (Agnes K) h 3048 C
 Beckley Harry C clk S O Co r 741 20th
 Beckley Homer R (Mabel) tailor Foreman & Clark h 741 20th
 Beckman Archie (Nellie) pipe wrapper S D Cons G & R Co h 2028 Bway
 Beckman Karin r 1415 28th

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 Electric
 Signs

PHONE
 641-79

402 E Street

DON M. STEWART
INSURANCE--BONDS--REAL ESTATE
950 Seventh Street Phone, Main 1515

1923 San Diego City Directory showing both Margaret Becker and her husband George residing at 2434 A Street, and also as owners of the G. H. Becker Company. Misidentified Margaret Becker is shown in blue.

Legacy
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1924 Directory

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DAIRY PRODUCTS

Telephone Main 761

QUALITEE

FRESH MILK
"BONITA" Guaranteed
GRADE "A" Pasteurized
GRADE "A" Raw

DAIRY PRODUCTS COMPANY

Wholesale and Retail
11th and "J" Sts.

CREAM COTTAGE CHEESE
"PRO-LAC"
THE HEALTH DRINK

Office 1 South Hensley
Main 1656

Milk Depot—1966 Logan Ave.

WILLIAMS DAIRY

THE "BES" MILK IN TOWN
The Natural Milk Delivered Daily, Ice Cold

CLEAN RICH MILK WITH ITS TRUE FLAVOR
From Tested Cows and Bottled in a New Sanitary Plant
IS A TREAT ENJOYED BY THE ENTIRE FAMILY

A. E. WILLIAMS, Manager and Owner

DEPARTMENT STORES

G. H. Becker Co.

THE POPULAR PRICE STORE
845 FIFTH STREET
SAN DIEGO, CAL.

A store designed to fill the needs of economical shoppers. A store ready at all times to back its goods with the guarantee of "Satisfaction or your money back". There is more for your dollar at Becker's in Drygoods, Notions and Ready-to-Wear.

CHRISTENSEN'S

DEPARTMENT STORE

PHONE HILLCREST 2494

4147 University Av., cor Pauly Av.

East San Diego, Cal.

(1924) SAN DIEGO DIRECTORY CO.

1924 San Diego City Directory showing G. H. Becker Company classified advertisement under "Department Stores."

Page 1 of 1

Arcestry.com - Print Image

1930 Census

San Antonio, Texas
San Antonio, Texas
San Antonio, Texas


U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
POPULATION SCHEDULE

San Antonio, Texas
San Antonio, Texas
San Antonio, Texas

NAME	AGE	SEX	RACE	RELATION	DATE OF BIRTH	PLACE OF BIRTH	EDUCATION	INDUSTRY	VALUE	PROPERTY	VEHICLE	REMARKS
John Smith	45	M	W	Head	1885	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	42	F	W	Wife	1888	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	18	M	W	Son	1912	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	15	F	W	Daughter	1915	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	12	M	W	Son	1918	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Anna Smith	10	F	W	Daughter	1920	San Antonio, Texas	8	Farmer	\$10,000	1	1	
James Smith	8	M	W	Son	1922	San Antonio, Texas	8	Farmer	\$10,000	1	1	
John Smith	6	M	W	Son	1924	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	4	F	W	Daughter	1926	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	2	M	W	Son	1928	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	1	F	W	Daughter	1929	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Anna Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
James Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
John Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Anna Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
James Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
John Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Anna Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
James Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
John Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Anna Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
James Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
John Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Mary Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Robert Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
Elizabeth Smith	1	F	W	Daughter	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	
William Smith	1	M	W	Son	1930	San Antonio, Texas	8	Farmer	\$10,000	1	1	

1930 U.S. Census showing Maggie Becker, a widow, living at 2434 A Street. Next door are Charles and Lavinia Kelly and his sister-in-law P. Grace Irwin. Lavinia's maiden name was also Irwin. Maggie I. Becker was Maggie Stella Irwin Becker. Charles and Lavinia Kelly were prominent in San Diego's history, and were related to George and Anna Marston's extended family.

Genealogical documentation demonstrating Maggie Stella Irwin Becker and her marriage to George H. Becker.



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Irwin Family of Gladys Lucille Irwin O'Brien

Entries: 11906 Updated: 2005-05-10 02:41:05 UTC (Tue)

Contact: Gladys Clark [\[mailto:gladysclark@comcast.net\]](#)


"All research is a work in progress and facts shown to best of my ability."

[Index](#) | [Pedigree](#) | [Ahnentafel](#) | [Add Post-um](#)

- ID: 100404
- Name: Maggie Stella IRWIN¹ *Becker*
- Sex: F
- Birth: 25 SEP 1861 in Sangamon Co., Illinois¹
- Death: 1931 in San Diego, California¹

Father: Alexander Blackstone IRWIN b: 5 FEB 1814 in Cabarrus County, NC
Mother: Jane Seamon BROADWELL b: 19 DEC 1817 in Clermont Co., OH

Suggested Next Step:
Search OneWorldTree for:
Irwin, Maggie Stella

Search 

Included with this search:

- View multiple generations
- Change tree views to get the look you want
- View supporting source, i.e., census images
- View alternate information
- Anonymous contact submitters of tree data

Marriage 1 George H. BECKER b: UNKNOWN *Husband*

- Married: 5 SEP 1899 in Sangamon County, ILL.^{2 1}

Genealogical documentation demonstrating Lavinia Kelly was originally Lavinia Irwin.

Ancestry.com - California Death Index, 1940-1997 Page 1 of 2

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You are here: Search > Birth, Marriage & Death Records > California Death Index, 1940-1997 > Results

California Death Index, 1940-1997 has 2 matches for:
Lavinia Kelly with San Diego

About this database
☐ Death index for the state of California for the years 1940 through 1997. More information below

Next Match >

< List of Matches

Personal Information

Name:	KELLY, LAVINIA IRWIN
Serial Number:	G
Sex:	FEMALE
Birth Date:	5 Feb 1864
Birthplace:	ILLINOIS
Death Date:	14 Jun 1954
Death Place:	SAN DIEGO
Mother's Maiden Name:	SICOT
Father's Surname:	IRWIN

Next Match >

What to do next?

- ☐ Save Person to My Ancestry
- ☐ Comments and Corrections
- ☐ View printer-friendly
- ☐ Order original record


Refine your search of the California Death Index, 1940-1997

Best Matches (Ranked) ☒ Exact Matches Only ☐ Search Tips

Your search will only show records that match all of these fields:

Lavinia	Kelly	Exact
First Name	Last Name	Spelling

Birth Date (between 1940 and 1997) Birth Place (state, territory, etc.)

☐ Show Advanced Search Options 

How Can I Best Utilize the California Death Index, 1940-1997?
Use the information from this database to record details about your ancestor. In addition, information in this database may provide enough details for you to obtain a death certificate, which can provide additional information, like the full name of the parents, and the name of the informant who noted the death (who may be a relative). Ancestry.com's

Charles Kelly's wife



RONALD V. MAY, RPA
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FIELDS OF INTEREST

- Architectural History
- City of San Diego Social History
- 18th Century Spanish California History
- 19th Century Maritime History
- 19th and Early 20th Century Military and Community History
- 19th and 20th Century Land Use Development
- Prehistoric and Historic Archaeology
- Historic Preservation

PROFESSIONAL REGISTRATION

Registered Professional Archaeologist (RPA) (since 1977)

EDUCATION

- Certificate in Secretary of the Interior's Standards for the Treatment of Historic Properties, National Preservation Institute, 1999
- Certificate in Section 106, National Historic Preservation Act, National Preservation Institute, 1998
- Graduate Certificate in Public History, San Diego State University, 1988
- Graduate course work in Anthropology, San Diego State University, 1972-1975
- Bachelor of Arts in Anthropology, San Diego State College, 1970
- Associate of Arts in Social Science, San Diego Mesa College, 1968

WORK EXPERIENCE

- Legacy 106, Inc., President and Owner, 2000 to present
- Pacific West Archaeology, Inc., Archaeology Project Manager, 2000
- United States Navy, Staff Historian, Environmental Protection Specialist, 1998 to 2000
- County of San Diego, Staff Archaeologist and Historian, Environmental Management Specialist, 1974 to 1998; County Historic Site Board staff, 1986-1990
- San Diego Mesa College, Anthropology Instructor, 1976
- California Department of Parks and Recreation, Consulting Archaeologist, 1976
- David D. Smith & Associates, Senior Archaeologist, 1972 to 1974
- San Diego State University Foundation, Supervisory Archaeologist, 1971 to 1973
- California Division of Highways, District Liaison Archaeologist, 1970 to 1973
- Teaching Assistant, San Diego State College, 1969

RECENT PROJECTS

Archaeological and/or Historical Studies for Permit Review Processes

- Historical Survey Report, Analysis of the William E. and Nina Leona Allen Gird Ranch Barn at Via Monscrate and Highway 76, Fallbrook Community. Pending City Review, 2005
- Historical Resources Evaluation of the Frank and Emma Connors House, Old Town, San Diego. Pending City Review, 2005
- Historic Resources Evaluation of the Mission Hills Shopping Center Block 54 for Mission Hills Heritage, 2004
- Archaeological Report, Historic Trash Deposits from the Alicante Project at 5th and Redwood Streets, Northern Downtown San Diego Community. 2004
- Historical Evaluation of the Coronado Railroad, for Save Our Heritage Organisation, Designated Historical Landmark No. 640 December 2003. Overturned by San Diego City Council, September 2004
- Historic Evaluation of the Balboa Park Golf Club House, The City of San Diego Parks and Recreation Department, 2003
- Historic American Building Survey (HABS) Report for Hansen Coastal Development Permit, 2415 San Elijo Avenue, Cardiff-by-the-Sea, City of Encinitas, 2002
- Historic Assessment Report on the 1915 Miles House, Extended Initial Study for Hansen Coastal Development Permit, 2415 San Elijo Avenue, Cardiff-by-the-Sea, City of Encinitas, 2002
- Archaeological Report, The Linda Vista Homesteaders on Miramar Mesa: A Test for Local Patterns of Globalization in a Rural California Agricultural Community, Legacy 106, Inc. submitted to Pacific West Archaeology, Inc. for Anteon Corporation and United States Marine Corps, Miramar Air Station, 2001
- Archaeological Report, The Roeslein Homestead on the San Dieguito River: A Test at CA-SDI-316 for Local Patterns of Globalization in a Rural California Agricultural Community, Legacy 106, Inc. submitted to Brian F. Mooney & Associates for Starwood for United States Army Corps of Engineers, 2001
- Historic Report, "Outline of Point Loma Architectural History, Baseline Data for Revision of the Fort Rosecrans Historic District and Other Districts" for Natural Cultural, Navy Region Southwest and copy on file with Fort Guijarros Museum Foundation, Building 127, Naval Base Point Loma, 1999

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Historical District Assessments

- Historical Survey of 44 houses in the Mission Hills as part of the Mission Hills Sunset Boulevard / St. James / Lyndon / Sheridan / Traditional Historical District Application, Submitted by Residents to City of San Diego Historical Resources Board, Planning Department, 2004, pending review.
- Historical Nomination of the South Park Transit Historic District, four buildings dating from 1912 to 1920, City of San Diego, Historic Landmark District, 2002. Study submitted to the City of San Diego, pending review.

Historical Landmarks – Completed Nominations

- Designated Historical Landmark No. 697, November 2004. Historical Nomination of the Edwin and Rose Emerson / Hurlburt and Tifal House, Morley Field, Balboa Park vicinity, San Diego, CA, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 690, October 2004. Historical Nomination of the Henry and Bethel Hoffman House, Talmadge Park Community, San Diego, CA, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 674, July 2004. Historical Nomination of the Beatty House, a 1926 Tudor, English Cottage, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 668 June 2004. Historical Nomination of the Walter M. and Loretta B. Casey House, 4830 Hart Drive, San Diego, CA, Talmadge Park Community, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 664, May 2004. Historical Nomination of the A.L. and Cleveland Dennstedt House, Kensington Community, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 627, October 2003. Historical Nomination of the Antoine and Jeanne Frey / Rear Admiral Francis Benson House, a 1930 Spanish Eclectic, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 614, September 2003. Historical Nomination of the Mary J. Hill House, 4171 Ingalls Street, San Diego, CA, Mission Hills, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 610, September 2003. Historical Nomination of the Elmo G. and Angeline Crabtree Spec House #1, 4210 Norfolk Terrace, San Diego, CA Kensington Point, City of San Diego Historical Resource Board

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- Designated Historical Landmark No. 623, September 2003. Historical Nomination of the Louise Severin Spec House, 4185 Rochester Road, San Diego, CA, Kensington Community, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 597, June 2003. Historic Nomination of the Charles "Dick" Bowman House, 5309 Marlborough Drive, Kensington, a 1929 Spanish Eclectic, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 588, May 2003. Historical Nomination of the Cosgrove House, 5310 Canterbury Drive, Kensington, a 1949 Mid Century Modern-Ranch Transition, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 583, April 2003. Historic Nomination of the New-Brown House, 4195 Palmetto Way, Mission Hills, a 1922 Eyebrow Bungalow, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 581, March 2003. Historical Nomination of the Edwina Bellinger / David O. Dryden House, 2203 Cliff Street, University Heights, a 1913 Craftsman house with Swiss influence, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 569, January 2003. Historic Nomination of the Forbes Requa Model House, 5318 Canterbury Drive, a 1930 Spanish Eclectic, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 551, October 2002. Historical Nomination of the Cortis and Elizabeth Hamilton/Richard S. Requa House, a 1941 Ranch Transition, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 541, September 2002. Historical Nomination of the Irvine and Flora Schulman House, 4352 Trias Street, Mission Hills, a 1931 Spanish Eclectic, City of San Diego Historical Resource Board
- Designated Historical Landmark No. 525, 2002. DeWitt C. Mitchell Memorial American Legion Post 201, 4061 Fairmount Avenue, 1930, City of San Diego Historical Resource Board

Completed Historical Nominations Currently Pending City of San Diego Review

- Historical Nomination of the Fred W. and Eva M. Sills House, Kensington Community, San Diego CA, City of San Diego Historical Resource Board, 2005
- Historical Nomination of the Louis R. and Muriel Dilley / Monroe E. and Olga J. Wallace House, Mission Hills Fort Stockton Trolley Corridor Community, San Diego CA, City of San Diego Historical Resource Board, 2005

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- Historical Nomination of the Jack G. and Eugenia Robb / Americo Pete and Stephna Rotta House, Kensington Community, San Diego CA, City of San Diego Historical Resource Board, 2005
- Historical Nomination of the Maynard and Bessie Heatherly House, North Park, San Diego, CA, City of San Diego Historical Resource Board, 2005
- Historical Nomination of the Joseph E. and Esten Shreve House, Sunset Cliffs / Point Loma Community, San Diego, CA, City of San Diego Historical Resource Board, 2004
- Historical Nomination of the Commander Wilbur V. and Martha E. Shown / and Louise Severin House, San Diego, CA, Talmadge Park Community, City of San Diego Historical Resource Board, 2004
- Historical Nomination of the Strawn House, Point Loma Community, San Diego, CA, City of San Diego Historical Resource Board, 2004
- Historical Nomination of the Stockwell House, Mission Hills Fort Stockton Trolley Corridor Community, San Diego, CA, City of San Diego Historical Resource Board, 2004
- 1996 "Nomination of Fort Guijarros, CA-SDI-12000, to the National Register of Historic Places and Preliminary Determination of the Site Boundaries" Report submitted to Architect Milford Wayne Donaldson, FAIA, Inc. for the United States Navy

SAMPLE PUBLICATIONS

The following is a sample from more than fifty publications:

- Book, *Shadows of the Past at Cabrillo National Monument*, Roger E. Kelly and Ronald V. May, RPA, National Park Service, Cabrillo National Monument, San Diego, California, Pacific Great Basin Support Office, Oakland, California, 2001
- 2001 "A Dead Whale or a Stove Boat: The History and Archaeology of the Ballast Point Whaling Station," *Mains'l Haul: A Journal of Pacific Maritime History*, 37 (winter 2001) 1: 4-12
- 2001 "Ceramic Rims From The Rim of Lake Le Conte," Ronald V. May, RPA, "The Lake Le Conte Survey, Archaeological Survey Association of Southern California, *San Bernardino County Museum Association Quarterly*. 48 (2001) 3:45-72
- 1995, San Felipe Indian Village: An Archaeological Perspective. *Gold Dust Trails to San Diego and Los Angeles in 1849*, pp. 175-183. San Diego Corral of Westerners, Book 9.

Legacy
106.

- 1988 "The Maritime Tradition of Shore Whaling: Research Implications From Ballast Point in San Diego Bay," *Fort Guijarros Quarterly* 3 (1988) 1:9-10
- 1986 "Dog-holes, Bomb-lances, and Devil-fish: Boom Times for the San Diego Whaling Industry," First Prize, Cabrillo Award San Diego Historical Society 1985 Institute of History *Journal of San Diego History* 32 (spring 1986) 2
- 1985 "The Guns of Point Loma: America's First Sea Coast Artillery Defense in San Diego" *Cabrillo Historical Seminar: The Military on Point Loma* pp. 26-36.
- 1985 "The Fort That Never Was on Ballast Point" *Journal of San Diego History* 31(spring 1985): 121-136
- 1984 "Schooners, Sloops, and Ancient Mariners: Research Implications of Shore Whaling in San Diego," *Pacific Coast Archaeological Society Quarterly* 21(1984) 4
- 1978 "A Southern California Indigenous Ceramic Typology: A Contribution to Malcolm J. Rogers' Research" *Journal of the Archaeological Survey Association of Southern California* 2(2)
- 1976 "An Early Ceramic Date Threshold in Southern California" *The Masterkey* 50(3): 103-107
- 1975 "A Brief Survey of Kumeyaay Ethnography: Correlations Between Environmental Land Use Patterns, Material Culture, and Social Organization" *Pacific Coast Archaeological Society Quarterly* 11(4): 1-25

SAMPLE PROFESSIONAL / COMMUNITY PRESENTATIONS

- Panel Presentation, Session D "Historic Districts: What are they and how do I get one?" in "Some Like It Preserved," Eighth Annual SOHO (Save Our Heritage Organisation) Craftsman & Spanish Revival Weekend March 11 - 13, 2005. With Janet O'Dea, Allen Hazard, Scott Sandel, David Marshal, and Bruce Coons.
- Workshop Presentation, "The Zany Postwar Modernism of California" in "Postwar Contributions to San Diego's Recreational and Resort Architecture," SOHO (Save Our Heritage Organisation) San Diego Modernism Weekend, October 22 - 24, 2004.
- "Conversion of the US Army Fort Rosecrans Morgue to a US Navy Collections Management," Opportunities for Federally Associated Collections, June 5 - 7, 1996 Berkeley, CA, Ronald V. May, Director of Archeology, Fort Guijarros Museum Foundation

OTHER REPRESENTATIVE PROJECTS:

- Fort Roscrans National Historic District Restoration Monitoring, 1998 to 2000
- U.S. Army Battery Wilkeson-Calef Structural Assessment, 1998 to 2000
- Jacumba Valley Ranch Specific Plan EIR, CEQA Project Manager, 1996 to 1998
- The Pointe Specific Plan, CEQA Project Manager, 1992-1995
- Tecate Water District Major Use Permit, Project Manager, 1991-1993
- Roque De La Fuente's Otay Raceway EIR, CEQA Project Manager, 1990
- Ocotillo Wells ORV Park Archaeology Survey, Anza Borrego Desert State Park, 1976
- McCain Valley Archaeology Survey and Phase I Testing, Senior Archaeologist, 1973
- Kitchen Creek Archaeology Salvage, Interstate 8, 1973
- Highway Archaeology Surveys, Interstate 8, 15, SR 805, SR 86, 1970 to 1973

PROFESSIONAL ORGANIZATIONS MEMBERSHIP

- Society for American Archaeology (since 1968)
- Society for Historical Archaeology (since 1982)
- Society for California Archaeology (since 1969)
- American Cultural Resource Association (since 1998)
- Save Our Heritage Organisation (since 1990)
- San Diego Historical Society (since 1982)
- San Diego County Archaeological Society (since 1974; life member)
- Pacific Coast Archaeological Society (since 1969)
- Fort Guajarro Museum Foundation (since 1982; life member)
- Maritime Museum of San Diego (since 1988)

AWARDS

- Special Recognition Award, San Diego County Archaeological Society, 1998
- Knight's Officer, Orden del Merito Civil, Spain, 1989
- Mark Raymond Harrington Award for Conservation Archaeology, Society for California Archaeology, 1987
- Meritorious Program Award, Honorable Mention, County of San Diego, Archaeological/Historical Report Procedures, American Planning Association, 1984

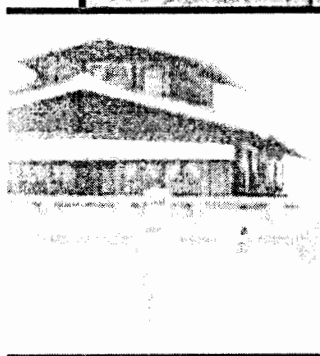
REFERENCES

Available upon request

Legacy
106

Documentation Opposing Application # 6-05-024
to Destroy Historical Maggie Irwin Becker Home

HISTORICAL NOMINATION
OF THE
Maggie Irwin Becker Beach Cottage
706 MANHATTAN COURT - MISSION BEACH



Among the new homes just built
are those of Mrs. George H. Becker,
Dr. F. A. Lush, J. C. Hendry.





Maggie Irwin Becker (Mrs. George H. Becker)

1924

Historical Person

Philanthropist

- Important Role as a Director of New Helping Hand Children's Home
- Donated 5 Acres for New Home on 35th & Logan
- Donated \$5000.00 to campaign to build new building on that land
- Did this in the same period she built her Mission Beach Cottage

Because of her involvement and support for the development of the Helping Hand Home, Maggie Irwin Becker was a civic leader of great importance. (The Helping Hand Home was an early predecessor to the San Diego Children's Hospital.) Maggie and her husband, George, had seats on the Governing Board and donated 5 acres for the construction of the new home in 1924. After George

died (and Maggie bought the Mission Beach land and built her house in 1924), she expanded her role on the Governing Board and donated \$5,000 for construction of the new facility. She was one of the largest donors, if not the largest, and contributed 10% of the cash required for the new home plus the land. This new facility was to be named The Children's Convalescent Hospital. They hired Master Architect Richard Requa of Requa & Mead to design the new building (the Spanish style one in your photos). She remained active on the board until her death in 1932. In 1954, the Children's Convalescent Home moved to a new location in Kearny Mesa, and was renamed the San Diego Children's Hospital.

Children's Hospital Predecessor (I)

Children's roots may be traced back more than 100 years. In 1884, Mrs. Nannie Dodson opened her private home in the Golden Hills area of San Diego (not far from the restored Villa Montezuma) to adults and children seeking shelter after the collapse of the 1880 land boom. After two relocations, her facility split into the Dodson Home for the Aged and **The Helping Hand Home for Children**. A new building for the latter was constructed at 850 South 36th Street and, in 1932, became known as Children's Convalescent Home (later Hospital), a predecessor of today's Children's Hospital and Health Center.



Helping Hand Home for Children

Children's Hospital's original outpatient clinic and therapeutic pool were dedicated on September 22, 1934. Run by the San Diego Society for Crippled Children, the facility was at 851 South 35th Street, adjacent to Children's Convalescent Hospital. It was sold to Neighborhood House, a recreation center for senior citizens, in 1956. Prior to the move to the "new" hospital in Kearny Mesa, Children's Convalescent Hospital patients had to be brought down the hill for treatment.

Official website of Children's Hospital of San Diego

<http://www.chsd.org/body.cfm?id=2020&action=detail&ref=60>

THE SAN DIEGO UNION:

SATURDAY MORNING, FEBRUARY 9, 1924

CHILDREN'S HOME CAMPAIGN NEARS FINANCIAL GOAL

The campaign for the Children's Home, which has been going on for several months, is nearing its financial goal.

The campaign has been very successful, and the children's home is now within reach of its financial goal.

The campaign has been very successful, and the children's home is now within reach of its financial goal.

The campaign has been very successful, and the children's home is now within reach of its financial goal.

The campaign has been very successful, and the children's home is now within reach of its financial goal.

The campaign has been very successful, and the children's home is now within reach of its financial goal.

Carl H. Heifron, campaign chairman, provided Honor guests were Mrs. George Kesten and Mrs. George H. Becker.

Philanthropist

Helping Hand
Children's Home

1924

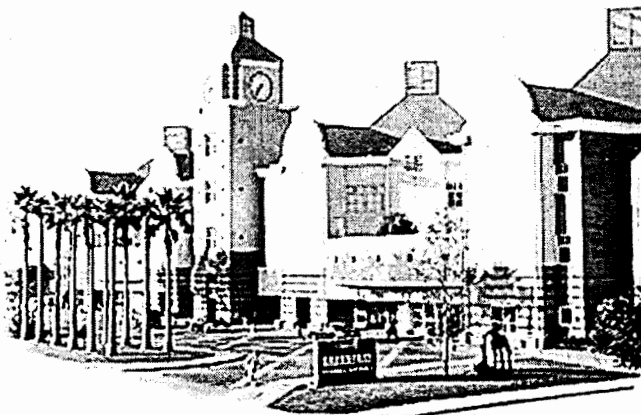
Guest of Honor

Today:

Children's Hospital and Health Center, San Diego is:

San Diego region's only designated pediatric trauma center.

The only area hospital dedicated solely to pediatric care.



<http://www.chsd.org/blank.cfm?id=1706>

- * Children's provides care to more than 90,000 sick or injured kids every year. Children's patients range widely in age as well as geographic origin, ethnicity and socio-economic backgrounds.**
- * Last year, Children's served 13,000 inpatients and had 283,000 outpatient and specialty-clinic visits. The outpatient department has more than 35 pediatric sub-specialties. Outpatient visits have more than doubled in the last six years.**
- * Children's has more than 900 physicians and 800 nurses on staff, nearly 3,000 employees, 450 active volunteers, and more than 1,400 Auxiliary members.**
- * Since 1954, Children's Hospital and Health Center has evolved from a 59-bed hospital treating children affected by polio into a comprehensive and integrated pediatric healthcare system with 248 beds.**

* Children's is the region's designated Pediatric Trauma Center, treating an average of 115 trauma cases each month. The most common causes of trauma are motor vehicle accidents and falls. Air transport is used in about 14 percent of all trauma cases. The helipad is located at the top of the hospital building.

* Each day, Children's medical team performs an average of 50 surgeries and more than one heart surgery on kids from infancy through adolescence.

* Through Children's network of caring, kids can receive specialized clinical and primary care services at 15 neighborhood locations throughout the county. They offer a broad range of services, from speech, physical and occupational therapies to child guidance and child protective services.

* Children's Healthcare Referral Service serves as a community information resource center for families, physicians and agencies. The toll-free number is (800) 788-9029.

* Children's 59-bed Convalescent Hospital is the only pediatric skilled nursing facility in California. In a home-like environment, medically fragile and developmentally disabled kids receive round-the-clock care.

<http://www.chsd.org/1975>

Neighborhood Services

Children's Hospital and Health Center operates neighborhood centers throughout the region that offer various services, including developmental services, physical therapy, occupational therapy, speech therapy, audiology, behavioral science, child abuse prevention, urgent care, and treatment in several pediatric subspecialties.

Satellite Clinic Locations

--•-- Chula Vista	
--•-- Oceanside	
--•-- El Centro	--•-- Rancho Bernardo
--•-- Encinitas	--•-- San Diego
--•-- Escondido	--•-- San Marcos
--•-- La Jolla	--•-- San Ysidro
--•-- La Mesa	--•-- Solana Beach
--•-- Murrieta	--•-- Vista
--•-- National City	-

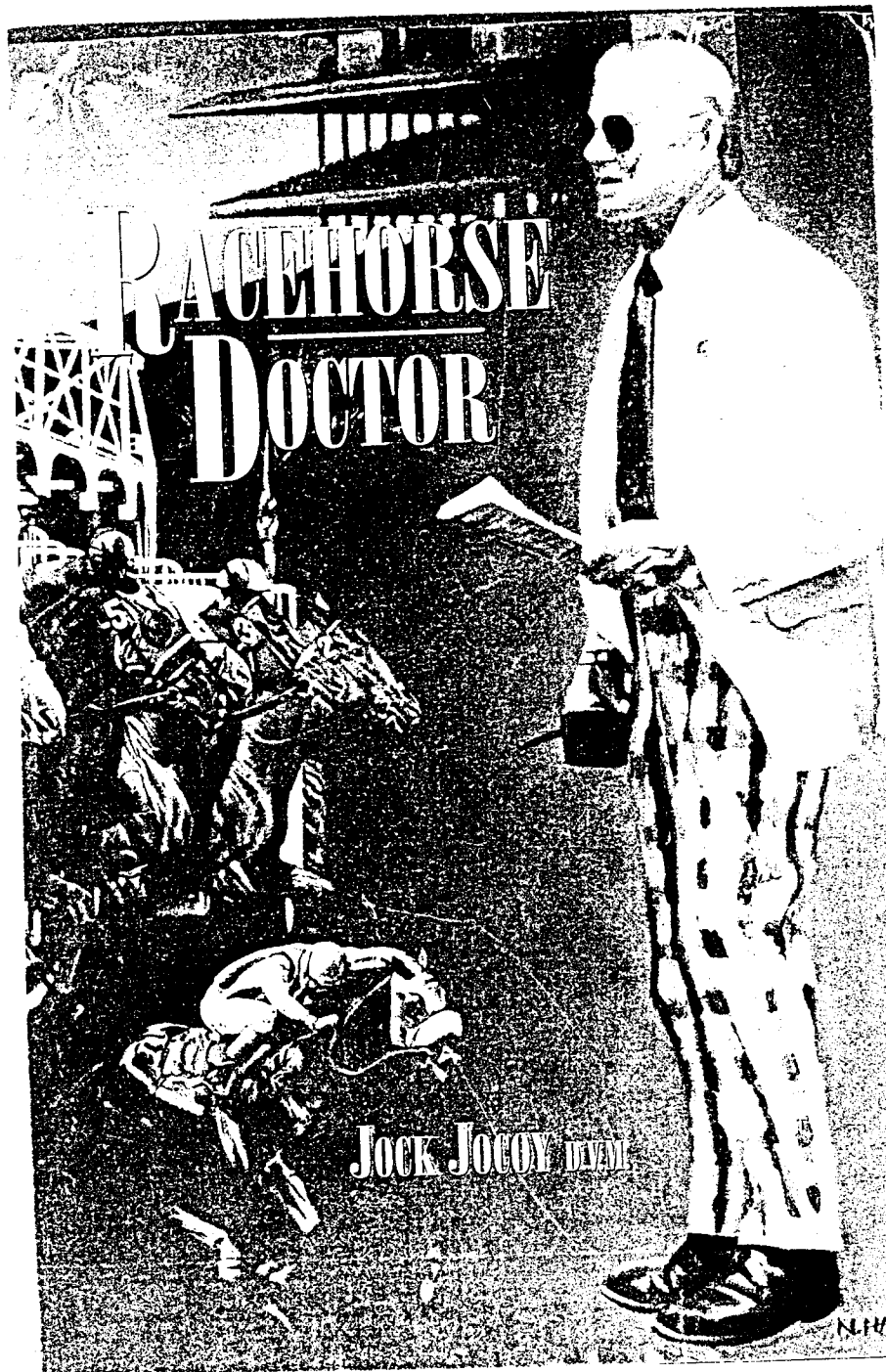
Children's hospital provides comprehensive medical services for children:

- * Abdominal Transplant Program
- * Anderson Center for Dental Care
- * Asthma & Allergy Clinic
- * Attention Deficit Hyperactivity Disorder
- * Audiology/Hearing
- * Autism Intervention Center
- * Bone Marrow and Blood Cell Transplantation
- * Behavioral Health
- * Brachial Plexus Clinic
- * Cardiac Catheterization
- * Cardiology
- * Cardiovascular Surgery
- * Center for Child Health Outcomes
- * Center for Healthier Communities for Children
- * Cerebral Palsy Center
- * Chadwick Center for Children and Families
- * Chemical Dependency
- * Chemotherapy
- * Child Abuse
- * Child and Adolescent Services Research Center (CASRC)
- * Child Care Center
- * Child Life Services
- * Children's Hospital Emergency Transport (CHET)
- * Children's 10Mobile
- * Children's Toddler School
- * Chronic Pain Clinic
- * City Heights Wellness Center
- * Cleft Palate Clinic
- * Congenital Heart Disease Clinic for Adults
- * Convalescent Hospital
- * Complementary and Alternative Medicine
- * Craniofacial Services
- * Critical Care Center (The Ernest Hahn Critical Care Unit)
- * CT Scan
- * Cystic Fibrosis Clinic
- * Day Surgery Center
- * Dental Care
- * Dermatology
- * Developmental Services
- * Developmental Evaluation Clinic
- * DNA Testing
- * Ear, Nose, Throat
- * Eating Disorder

- * ECMO
- * EEG/EMG
- * Electrophysiology
- * Emergency Care Center (The Sam & Rose Stein Emergency Care Center)
- * Endocrinology
- * Exercise Testing
- * Gait Studies
- * Gastroenterology
- * Genetic Services
- * Hand Clinic
- * Heart Institute
- * Hematology/Oncology
- * Hemangioma Treatment
- * HomeCare
- * Hospice
- * Imaging
- * Infectious Disease Services
- * Infectious Disease Research Center
- * Information Services
- * Inhaled Nitric Oxide Therapy
- * Injury Prevention
- * Institute of Behavioral Health
- * International Services [Patient inquiries]
- * Laboratory Services/Pathology
- * Learning Disabilities
- * Liver/Kidney Transplant Program
- * MRI
- * Mental Health
- * Motion Analysis Laboratory
- * Muscle Disease Clinic
- * Neighborhood Services
- * Neonatal Services
- * Nephrology
- * Neurology
- * Neurosurgery
- * Newborn Follow-Up Clinic
- * Nutrition Clinic (Clinical Nutrition Department)
- * Occupational Therapy
- * Ophthalmology
- * Oral Maxillofacial
- * Orthopedic Biomechanics Research Center
- * Orthopedic Services
- * Otolaryngology
- * Pacemaker Services
- * Pastoral Care
- * Pharmacy Services

- * Physical Therapy
- * Physician Referral
- * Plastic Surgery
- * Prescriptions
- * Psychiatry (Institute of Behavioral Health)
- * Pulmonary
- * Radiofrequency Ablation
- * Radiology
- * Reconstructive Surgery Services
- * Rehabilitation Medicine
- * Renal Clinic
- * Research
- * Respiratory Therapy
- * Rheumatology
- * Scoliosis Center
- * Sleep Studies Center
- * Smoke-Free Families
- * Speech and Language Services
- * Speech Therapy
- * Sports Medicine
- * Surgery Center (The Jean Hahn Surgical Pavilion)
- * 10Mobile
- * Terminally Ill Therapy
- * TLContact
- * Transplantation - Liver and Kidney
- * Transplantation - Bone Marrow and Blood Cell
- * Trauma Program
- * Urgent Care Centers
- * Urology
- * Vascular Malformations Center
- * Volunteer Services

<http://www.chsd.org/blank.cfm?id=1700>



Letter from Save Our Heritage Organization

May 10 05 09:49a

Gary D. Aronson

1-858-488-6288
619 297 9327

P.3
P.02

MAY-09-2005 03:40 PM SOHO



Save Our Heritage Organisation

2478 San Diego Avenue • San Diego CA 92110 • www.sohosandiego.org
619/297-9327 • 619/291-3578 fax

BOARD OF DIRECTORS

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Peter L.P. Janopaul, III
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David Swarens

Bruce Coons,
Executive Director

California Coastal Commission
San Diego Coast District
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

May 9, 2005

RE: 706 Manhattan Court GDH

Dear California Coastal Commission:

This Oriental influenced craftsman bungalow is the best craftsman house along the boardwalk in Mission Beach, California. It is a prominent landmark along this popular stretch of oceanfront and is visible from offshore. We believe that there is a fair argument that the building is significant and should be preserved as part of any new development. Despite assertions to the contrary, the building is in a good state of preservation and can be adaptively reused with a new frame inserted behind the single wall construction as has been done with many others of this type.

We request that the commission give this building special consideration as a historical resource and allow it to be preserved for future generations of beachgoers to enjoy.

Sincerely,

Bruce Coons
Executive Director

RECEIVED

MAY 10 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 4
APPLICATION NO.
6-05-100

Letters from
Applicant dated
6/14/05 & 7/28/05

Date: June 14, 2005

To: California Coastal Commission
Attention: Laurinda Owens
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RECEIVED

JUN 17 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

From: Mitchell and Miyo Ellen Reff, Applicants
4166 Combe Way
San Diego, CA 92122

Re: Application #6-05-024 (Reff)

Note: Please forward a copy to all Commissioners

After reviewing the May 2005 Th 9c Regular Calendar Staff Report and Preliminary Recommendation and the Th 9c Addendum dated May 6, 2005, my wife and I are in support of all the staff recommended conditions.

Our beach house at 706 Manhattan Court was purchased in April of 2002. After studying the house, we realized a 1200 square feet house would not serve the needs of a multi-generational family that includes my physically disabled mom. My wife and I are planning to build and live in our new family home at 706 Manhattan Court with an attached guest quarters. The home includes an internal elevator and a handicapped accessible bedroom and bathroom for our elderly parents. The guest quarters on the first floor are for our adult children, their significant others, and we hope in the future our grandchildren.

We are dismayed that a neighbor, Gary D. Aronson, continues his campaign to block us from building our new home by trying to have this dilapidated house designated historic. He was unsuccessful before the City of San Diego Historical Resources Board in 2002 and he was unsuccessful in attempting to file an appeal to the San Diego City Council. To our knowledge, Aronson did not take an interest in the historic value of 706 Manhattan Court until he learned we were interested in building a new home.

Our beach house has been evaluated extensively for historical value by:

- State of California Department of Transportation, Architectural Inventory/Evaluation prepared by Wayne Donaldson, FAIA, Eileen Magno and Van Marie May in the 1997 Mission Beach Boardwalk Expansion Historic Property Survey Report which was utilized for the Environmental Impact Report submitted for California Coastal Commission Development Permit #6-99-90 (Note that this Evaluation/Inventory concluded that the house was not eligible for designation on either the California or the National Register)
- Architect Mark D. Lyon and Associates A.I.A. Determination of Non-significance
- State of California Office of Historic Preservation, Cherilyn Widell, the State Historic Preservation Officer, Office of Historic Preservation in 1997 and
- City of San Diego Historical Resources Board in September of 2002.

All four (4) resources have concluded that the house was found to not meet the criteria for Historic Designation. In fact, neither the house nor any element of it has been designated as Historic.

The beach house at 706 Manhattan Court has been extensively remodeled through the years and had three front doors on its primary face when we purchased it. Since owning the house we have made minor changes using modern materials and designs to make the house at least habitable. The original red iron oxide paint of the house is now covered with white paint. Most of the original termite infested and wet rot wood frame windows were replaced with new vinyl windows. The original termite infested wooden doors have been replaced with more secure steel doors. The old leaky wood roof has been covered with composite shingles. In 2003 we removed the rotting and dangerous fascia and eaves, and recently, the roofline was altered to remove elements of the overhang that were termite infested and not structurally sound. Please see attached pictures of 706 Manhattan Court taken on June 12, 2005.

As we have made repairs to our house during the past three years, Gary Aronson has paid his experts to modify and alter their opinions and conclusions in their reports. In 2002 the house was classified as a "Craftsman" by Aronson's lawyer and Historian, Marie Burke Lia.

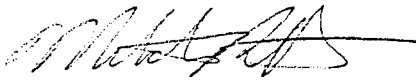
In 2005 Aronson's historian, Ronald May, now claims the house is an "Airplane Bungalow". In 2002 it was asserted by Aronson that the color turquoise was its historic color. We painted the house white and now in 2005 Ronald May claims white is the historic color.

California Coastal Commission
Attention: Laurinda Owens
San Diego Area
June 14, 2005
Page 4

We would like to have the California Coastal Commission consider our permit in a timely fashion. Our application was filed on March 16, 2005 and was supposed to be scheduled for the May 2005 meeting. No hearing took place against our wishes in May of 2005 and has not, as yet, been placed on a future agenda.

Thank you for all of your hard work protecting our coastline.

Sincerely,



Mitchell E. Reff

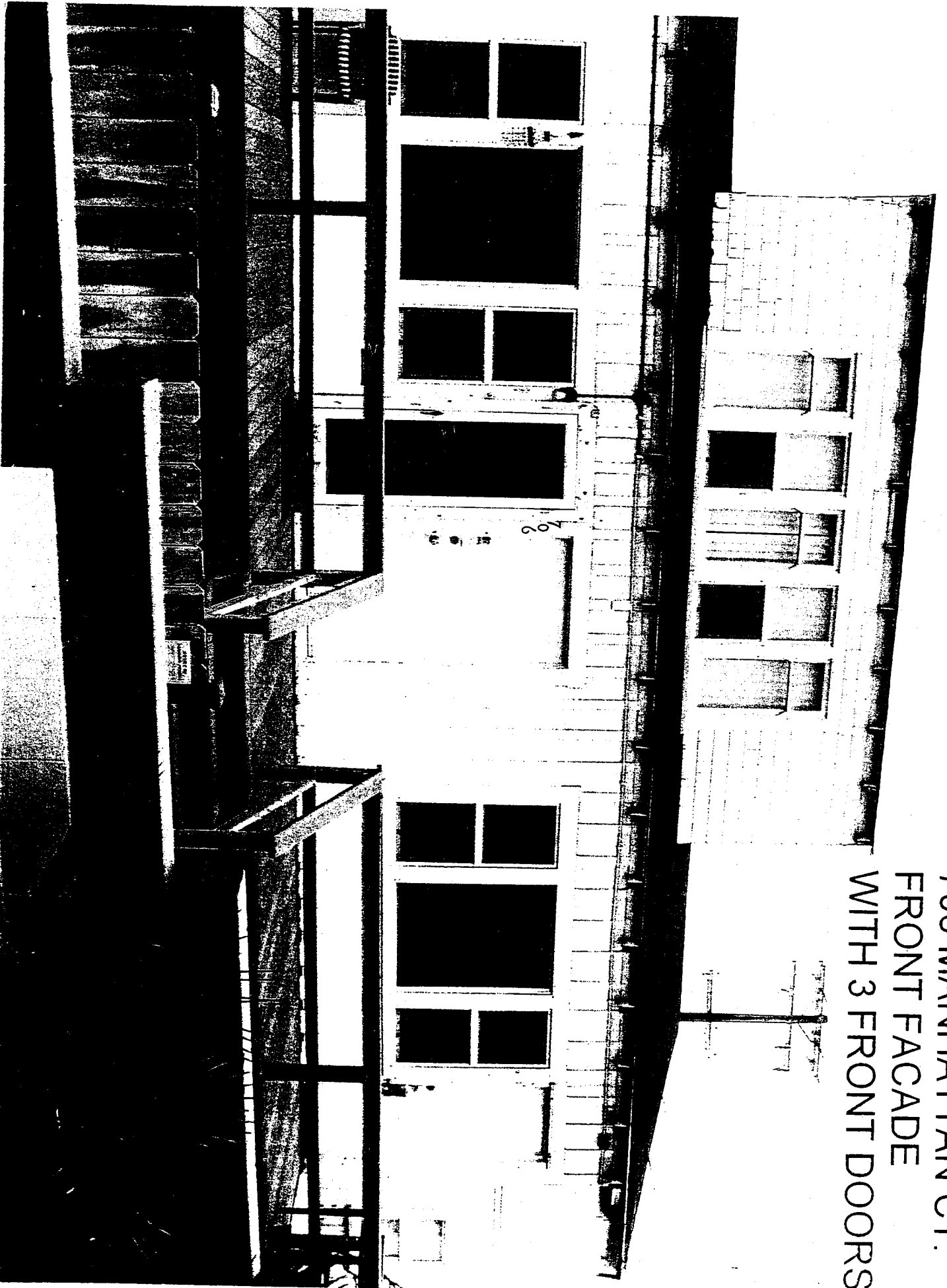


Miyo Ellen Reff

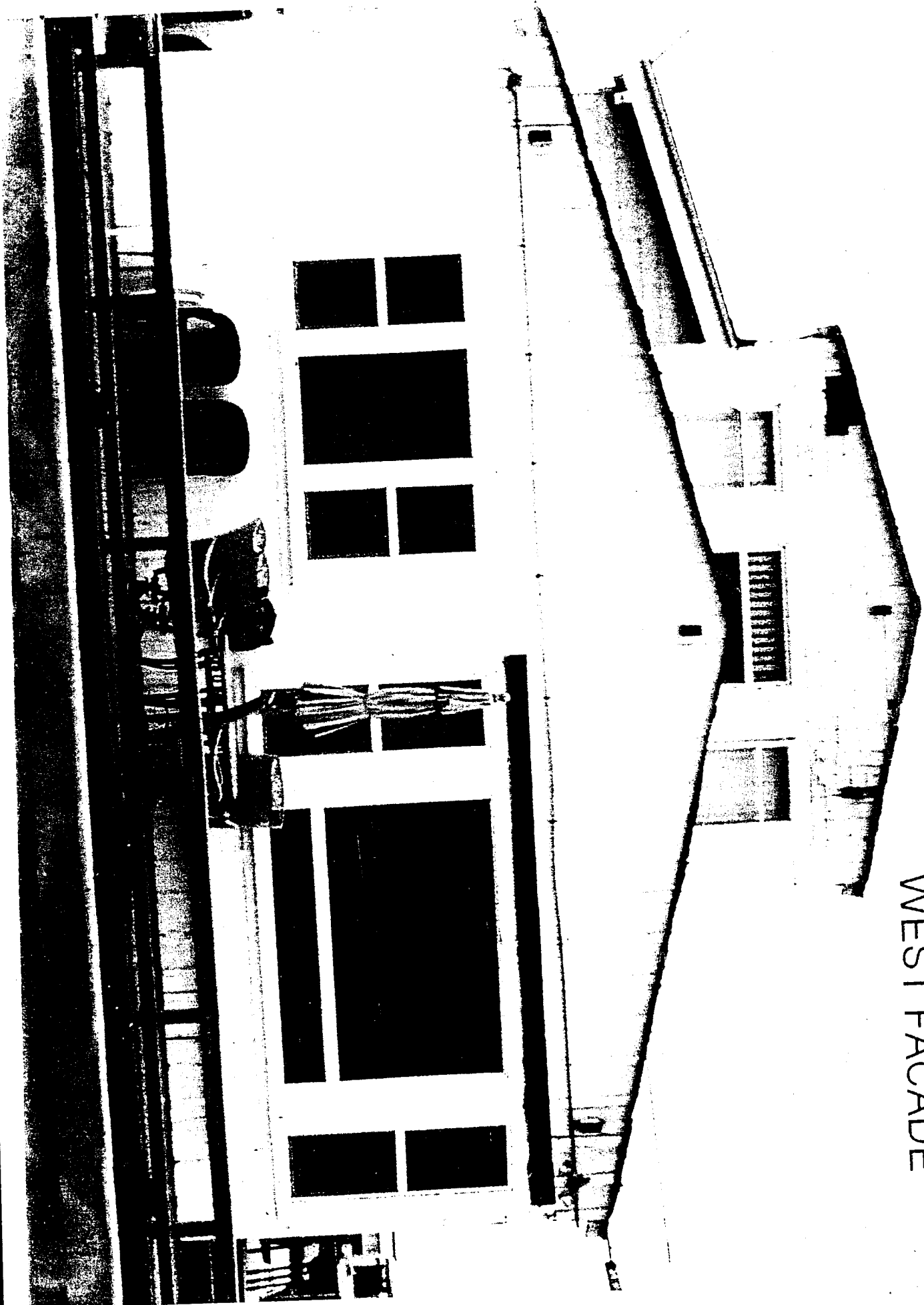
Enclosures: Two Pictures

Cc: Matthew A. Peterson

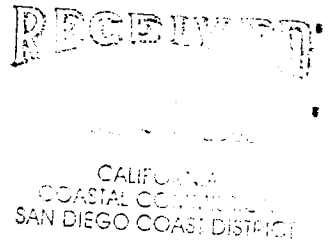
706 MANHATTAN CT.
FRONT FACADE
WITH 3 FRONT DOORS



JUNE 12, 2005
706 MANHATTAN CT.
WEST FACADE



Miyo Ellen Reff
4166 Combe Way
San Diego, CA 92122
July 28, 2005



Re: CDP #6-05-024 (Reff) on the August 9, 2005 Meeting

Item # 9.59

Chair Meg Caldwell and Commissioners
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive Ste 103
San Diego, CA 92108-4402

Dear Chair Caldwell and Commissioners,

Four generations of my family have farmed, worked, and played in California Coastal Communities. In the early 1900s my grandfather farmed potatoes in Carmel Valley for the Old Del Monte Lodge in Pebble Beach. My grandmother worked in the canneries on Cannery Row when the sardines were running. I was born in Carmel and grew up four blocks from the ocean in Pacific Grove. I studied Marine Biology at Hopkins Marine Station while an undergraduate at Stanford University. Our family greatly appreciates the commission's efforts to protect our coastline and the public's coastal access.

We purchased the beach house at 706 Manhattan Court in April of 2002.

The house is in very poor condition. We were besieged by drug dealers and the homeless breaking into the house and creating a reeking mess. We put an end to this vandalism by asking two large construction workers to live there rent free. We continue to let our tenants live there rent free because of the substandard living conditions. Insurance companies refuse to sell us a home owner's policy for the beach house because it fails to meet industry standards for a residence. The maintenance performed on the house has been for security reasons or to reduce our liability. For security reasons, we replaced rotting doors and windows. For liability reasons, we removed elements of the house that were deteriorating to the point of collapse as the awning, sun porch, and roof overhang.

We plan to make our Mission Beach house our home. My husband and I would like to replace the dilapidated beach house with a new home that will serve the needs of our multigenerational family. Our building plans include a handicap accessible bedroom, bathroom, and elevator for my physically disabled mother-in-law and for us to use when we reach our sunset years.

Sincerely,

Miyo Ellen Reff, Applicant

EXHIBIT NO. 5
APPLICATION NO.

6-05-24

Letters in Support of
Project

Charles A. Smith
720 Manhattan Court
Mission Beach

JUL 18 1966
San Diego, CA 92109
JULY 13, 2005
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST BLDG

California Coastal Commission
Attention: Laurinda Owens
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RE: Application # 6-05-024 (Ref)

Note: Please forward to
all commissioners

Dear Commissioners:

This letter is regarding
the application for a building
permit by Mitchell and Mayo
Ref to construct a new
home at 706 Manhattan Court,
San Diego, CA 92109.

Page 1 of 3

> CA Smith <

Any effort to implement an
historic designation regarding
this property will contradict
a previous "not-worthy-of
historic-designation" ruling
by the City of San Diego
Resources Board.

Many properties have
been developed recently
along Ocean Walk.
Involuntary historic
designations at this point
will be inconsistent with
previous rulings and
development practices.

Applications for any
designation of historic
value should be left
up to each individual

2 of 3

> C. A. Smith <

property owner and relate
only to their own property.

Thank you for consideration
of this letter,

Sincerely,

Charles R Smith

C. A. Smith, Trustee
Smith Family Trust
Owner of Properties

719, 720, 721, 722
Manhattan Court
Mission Beach, CA
San Diego, CA

92109

Page 3 of 3

CALIFORNIA COASTAL COMMISSION
ATTENTION: LAURINDA OWENS
7575 METROPOLITAN DR, SUITE 103

RECEIVED

AUG 03 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

DEAN OLIVER
715 LIVERPOOL CT
MISSION BEACH, CA
92109

APPLICATION #
6-05-024 (REFF

Tue 9.5a

I'm WRITING REGARDING THE "REFF HOUSE"
AT 706 MANHATTAN CT IN MISSION BEACH. My
family owns THE PROPERTY BETWEEN THE
REFFS AND MR. GARY ARONSON'S CONDO.
3465 OCEAN FRONT WALK. I'm WELL AWARE
OF THE PROBLEM HE CONTINUES TO BE
TO THE REFFS. WE THINK THE REFFS
HAVE DONE EVERYTHING THE CITY REQUIRES
TO BUILD THEIR HOME. MR ARONSON'S
LATEST ATTEMPT TO DECLARE LIVERPOOL
TO EL CARMEL AN HISTORIC DISTRICT
IS JUST ANOTHER ATTEMPT TO PRESERVE
HIS VIEW. I HOPE THE COASTAL COMMISSION
REJECTS THIS CLAIM. HOW MUCH VALUABLE
COMMISSION TIME CAN THIS ONE MAN
BE ALLOWED TO WASTE.

THANK YOU,
DEAN OLIVER

LETTER IN SUPPORT OF
APPLICANT

CATHERINE ANQUATI FAMILY TRUST
3467 OCEAN FRONT WALK

55

EXHIBIT NO. 6
APPLICATION NO.
6-05-24

Information re:
Historic American
Buildings Survey
(HABS) proposed by
applicant



HISTORIC AMERICAN BUILDINGS SURVEY

NATIONAL PARK SERVICE

Online Search of
The Collections

HABS
Guidelines

Download HABS
Title Blocks

Recent Projects

Contact HABS

Program History
and Mission

HABS Today

Documentation
Components

Standards and
Guidelines

Recording
Projects

Acquisitions

Mitigative
Documentation

Student
Competitions

Summer Jobs

The HABS
Collection

Sponsoring
HABS Projects

Documentation Components

Measured Drawings

Historical Reports

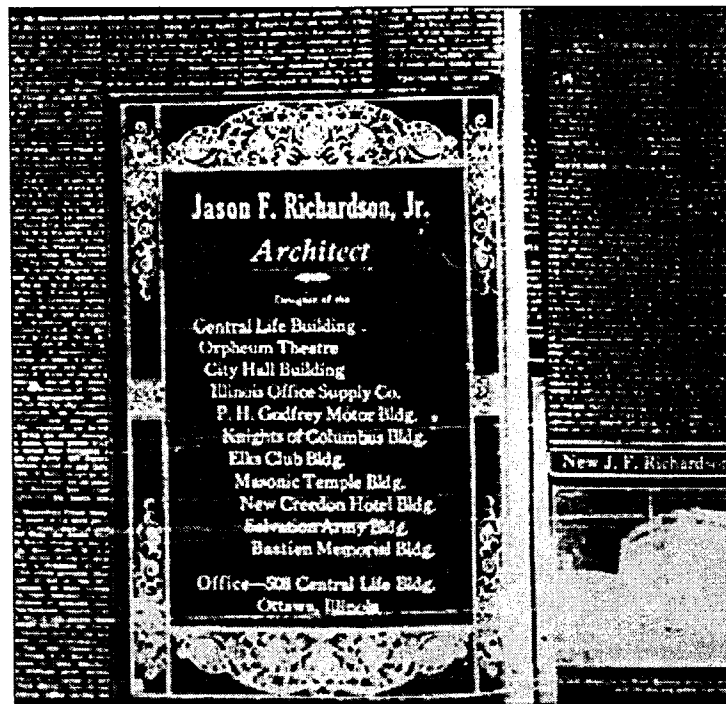
Large-Format Photography

Measured Drawings



The drawing process typically begins with measuring each building by hand to produce field notes. Supplemented by 35mm field photography, these notes are used to construct the preliminary pencilings and produce ink-on-mylar drawings. Each set of drawings generally includes elevations, plans, sections, details and a cover sheet with a site plan and written information. Although intensive hand-measuring and delineation is still the backbone of the drawings program, HABS employs Computer-Aided Drafting (CAD) to document such structures as the Lincoln Memorial and the Thomas Jefferson Memorial. Large buildings with complex repetitive details are ideally suited for this process. Recording tools also include photogrammetry, a means of extracting measurements from photographs. Elaborately detailed, irregularly shaped, or fragile structures such as the pre-Columbian Indian site, Hovenweep National Monument, Utah, are types of structures measured with photogrammetry.

Historical Reports



A written historical report usually accompanies each set of measured drawings. HABS historians place the structure within the appropriate context, addressing both the historical and architectural aspects of its significance. In discussing the origins and subsequent development of a structure, the historian also examines its relationship to regional and national trends, and considers associations with important persons or events. The history supplements the existing-condition drawings by documenting the changes and additions to the structure.

Large-format Photography



Photography plays a vital role in the documentation process. HABS

photographers use large-format cameras to produce archivally stable, perspective corrected, black-and-white photographs of overall views and details of important exterior and interior features of the structure. Color photography is used selectively for overall views and, where necessary, to properly convey the essence of the subject. The photographs record textures, details, and spacial relationships not easily conveyed by drawings or the written word.

[HABS/HAER
HOME](#)[HABS
PROGRAM](#)[HAER
PROGRAM](#)[COLLECTIONS
MANAGEMENT](#)[Search](#) | [Links to the Past](#) | [V.I.P. Links](#) | [Email](#)

Robert R. Arzola



EXHIBIT NO. 7
APPLICATION NO.
6-05-24

9/8/05 Historical
Resources Board
Staff Report and
Findings/Summary of
Decision



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 8, 2005 REPORT NO. HRB-05-044

ATTENTION: Historical Resources Board
Agenda of September 22, 2005

SUBJECT: **ITEM #5 – 706 Manhattan Court**

APPLICANT: Ron May, on behalf of Gary Aronson, an interested member of the public
(Involuntary designation request)

LOCATION: 706 Manhattan Court, Mission Beach Community, Council District 2

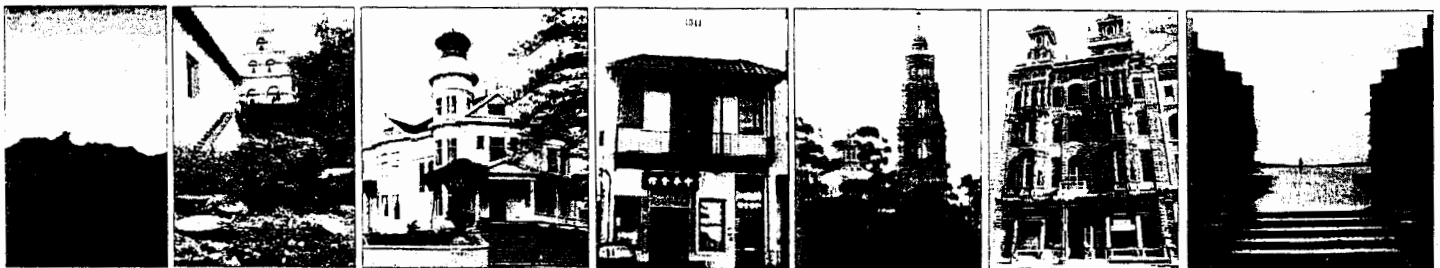
DESCRIPTION: Consider the designation of 706 Manhattan Court as a Historical Resource Site

STAFF RECOMMENDATION

Note and File.

BACKGROUND

The structure at 706 Manhattan Court was originally referred to in the September 26, 2002 staff report as the "Turquoise House," and is referred to in Mr. May's current report as the "Maggie Irwin Becker Beach Cottage." The structure at 706 Manhattan Court was originally considered for designation by the Historical Resources Board at their meeting on September 26, 2002, as an involuntary designation. The Board voted 1-8-1 on a motion to designate per the staff recommendation. Therefore, the property was not designated, which is an automatic "Note and File."



Planning Department

200 E Street, MC 1A • San Diego, CA 92101-3945

Per Land Development Code section 123.0202 entitled "Designation Process for Historical Resources," paragraph (g) states: "Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information." The property owner's representative, Matt Peterson, indicates that the owner does not consent to re-initiation of designation proceedings. Mr. May on behalf of Mr. Aronson (the nominee in 2002), has submitted information he believes to be significant new information. Because there is new information submitted addressing three of the Board's designation criteria, and because staff had recommended designation in 2002, staff believed this request should be scheduled at the Historical Resources Board for a formal determination. Staff's evaluation is limited to responses to the new information presented in the report by Mr. May.

For your reference, staff is providing as an attachment, all of the information that was originally submitted for the September 26, 2002, Board meeting, as well as a relevant excerpt of the Minutes of that September 26, 2002 meeting. Per normal procedure, also attached are the new historical report by Ron May (in support of designation), and a letter dated July 26, 2005, from attorney Matt Peterson, who is representing the owner, the Reff Family Trust (opposed to the designation).

This item is being brought before the Historical Resources Board during the consideration by the California Coastal Commission of a Coastal Development Permit to demolish the previously-cleared structure and build a new structure. When the issue of potential historicity was raised at the initial Coastal Commission hearing on this project, the Commission delayed consideration of the Coastal Development Permit until the City resolved the historical issue.

As the 706 Manhattan Court structure was not designated by the Historical Resources Board in 2002, there were a number of changes made to the house in 2002 that impacted the original fabric of the house that were legal to do without a building permit if they did not change the structure and footprint of the house. These changes were the replacement of the original wood windows and Craftsman-style doors with new vinyl windows and modern flush doors. In addition, in the spring of 2005, per the owner's representative, the eaves and exposed exterior rafters were removed due to dry rot and termite infestation. Please refer to owner Miyo Reff's letter, dated July 28, 2005, that is included as an attachment to this report for information regarding this work. This work also appears to be among those actions that do not require a building permit, but is subject to the Municipal Code that states that any substantive change to a structure 45 years of age or older is subject to review. No review occurred. It is appropriate to state that if the proposed changes had come before HRB staff prior to the work being done, that, based on the Board's action in 2002 regarding the structure, staff may have allowed them. These changes have substantially changed the original character of the house.

ANALYSIS

A historical report was prepared by Ron May of Legacy 106, Inc. Mr. May postulates that 706 Manhattan Court is a significant historical resource under HRB CRITERIA A, B and C. Staff does not concur with Mr. May's contention that the site is a significant historical resource under HRB CRITERIA A, B, or C and responds 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.*

Mr. May posits the following in his report (p. 19 through 23) with respect to Criteria A (Cultural Landscape/Community History):

- **That the current structure has sufficient integrity to convey the property's sense of time and place as Mission Beach existed between 1924 and 1945.** Staff disagrees with this point due to the changes to the structure stated above that occurred in 2002 and 2005.
- **That the structure served as a social center for the residents of Mission Beach.** Staff disagrees and believes that information presented indicates that the house was a gathering place for family, friends and immediate neighbors as many beach cottages were, not that the use of the house should be considered as a social center of the community.
- **That family members all gathered for social events and on at least one occasion to fill sandbags to protect it from flooding during a heavy storm.** The use of the house as a family gathering place does not fulfill the definition of Criterion A (above) and a similar statement could be made for many beach structures today. Also, the fight against the elements is a fact of life for all houses and structures in the community of Mission Beach, as well as parts of other beach communities in San Diego today.
- **That Navy life for teenagers in 1940s Mission Beach was frugal at best.** Agreed, but not relevant, since this occurred nationwide.
- **That the structure became a cultural center in Mission Beach during World War II for high school children, who called themselves beach rats.** Please see staff's response to the second bullet item above.
- **That war dominated all his beach rat friend's minds, so they enlisted the Monday following high school graduation.** Accepted, but not relevant as this occurred nationwide.
- **That Dr. Jocoy's interview explains how 63-year old architectural changes to integrate with the social fabric of Mission Beach.** Agreed, but not relevant relative to the definition of Criterion A.
- **That Dr. Jock Jocoy was a world famous race horse veterinarian in Del Mar and a published author and locally famous among the Old Mission Beach Athletic Club (OMBAC)... and that Lieutenant Jesse Earl Jocoy (served in WWII as a) Gunner's Mate 2nd Class and as a Merchant Marine sailor (after the war) and returned to Mission Beach as a war hero.** Dr. Jock Jocoy lived in the subject house for only 4 years of his illustrious 45-year career, which does not fulfill the requirements for Criterion B (Historical Person) for the subject house. Gunner's Mate Jocoy served his country well, as did many other men.
- **That Maggie I. Becker was wealthy and the cottage was a second retreat residence.** Mrs. Becker was wealthy and this was a second residence. If Maggie I. Becker rose to the level of a historic person, only her primary residence would fulfill the requirement for Criterion B (Historical Person).

For the above reasons, staff recommends that 706 Manhattan Court NOT be designated under HRB CRITERION A.

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

Ms. Maggie Becker may or may not be a historically significant person. In either case, 706 Manhattan Court was not her primary residence. If she was determined to be a historically significant person, her primary residence at 2434 A Street, which still exists, would appropriately be associated with her, not her second residence, the subject residence at 706 Manhattan Court.

Mr. May states in his report (p. 24 through 28) that **the Maggie Irwin Becker Beach Cottage is directly associated with persons significant in the San Diego dry goods merchandising industry.** While this is true, it does not raise Ms. Becker to the level of a historically significant person.

Mr. May states that **the Cottage is associated with Ms. Becker, who was a civic leader and philanthropist, and that her donations of time, personal resources, and philanthropy benefited the citizens of San Diego and California.** Ms. Becker was indeed generous and civic-minded, and a case could be made that she is a historically significant person due to her association with Helping Hands Home for Children, her participation on the Boards of the California Christian College and the Central Christian Church, as well as her endowment of a college fund that lasted until 1952. However, 706 Manhattan Court was not her primary residence and, as such, would not be the appropriate property to be identified with her.

Mr. May also states that **Ms. Becker was associated with other historical figures between 1924 and her death in 1931. Specifically, the report states that the Maggie Irwin Becker Cottage was associated with persons significant in the Mission Beach and Ocean Beach dry goods merchandising industry and with persons significant in San Diego and Mission Beach's role in World War II history.** Association with historical figures, unless in partnership with them in a historic endeavor, would not raise Ms. Becker to the level of a historically significant person.

Whether or not she might be determined to be a historically significant person, since the structure was not Ms. Maggie Irwin Becker's primary residence, staff does not recommend support of designation of 706 Manhattan Court 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.*

Maggie Becker retained a builder to construct the home in 1924. Although it is no longer the case, staff continues to believe that the features of this Craftsman home were exemplary before the 2002-2005 modifications, especially within the Mission Beach community. A historical study prepared by Milford Wayne Donaldson Architect on behalf of CALTRANS in 1997, the *Mission*

Beach Boardwalk Expansion, Historic Property Survey Report, catalogued the presence of 177 potentially historic structures in Mission Beach, only nine of which are Craftsman. The Survey inaccurately assessed the home's construction date as 1927, likely based on the fact that the home did not appear in the City Directories until that year. Another article on the Turquoise House by Amy Lehman indicated the construction date was 1923. The applicant's historical report provides copies of the City water and sewer records, which correctly indicate a 1924 construction date and, in 1925, connection with the sewer.

Mr. May correctly points out in his report (p. 28 through 34) that **the house is an Airplane Bungalow, a subtype of the Craftsman style of architecture.** Although this variant is not dominant, staff would not characterize it as "rare." For example, per Mr. May's report, three of the nine Craftsman style homes in Mission Beach are Airplane Bungalows. The Airplane Bungalow is characterized by a shallow-pitch gable roof at a glassed-in upper level that is set back from the main body of the first floor, where there is a larger but similar shallow-pitch gable roof. On each of the roofs, there are very large overhangs with exposed rafters. With its predominance of glass, the smaller second story element has been characterized as resembling a "cockpit" of an airplane.

The subject structure is two stories with a large gable roof at the lower level and a smaller gable roof at the upper level. Both are surfaced with tarpaper and gravel/rock. The roofs once had wide eave overhangs and decorative rafter tails but these no longer exist except on the east-facing elevation that faces Strandway alley. The rafter tails at the gable overhangs were carved in curvilinear forms that evoked an Eastern flair. Square, notched, wood braces supported the peak sections the gables. The roof modifications in 2005 eliminated the rafters, braces and broad overhangs, except on the east elevation that is partially shielded by the garage. Hence, an important character-giving element of the original structure has been lost at three of the four elevations.

The first floor's exterior walls are sheathed in painted board and batten and the second floor's walls in painted redwood shingles. The house rests on a wood foundation. The majority of the original wood framed windows, both double hung with fixed pane windows and multi-paned transoms above, as well as some wood casements, were replaced by vinyl framed windows in 2002. The second floor of the south elevation featured unusually divided window sections that were unique compared to the rest of the home's windows. These too were replaced with vinyl frame windows in 2002. Again, the only facade that has all of its original windows intact is the east elevation facing the alley. A shallow focal bay with new vinyl framed windows is located on the ground floor level of the primary ocean-facing west elevation.

The main entrance occurs on the south elevation. The original craftsman-style main wood doors with 12-lite window in the upper half were replaced with modern flush doors in 2002. A new imitation-wood deck to the south and west of the structure was recently added.

The original garage structure windows were wood framed double hung, and most have been replaced by vinyl framed windows. The façade of the garage structure facing the alley has been altered over the years and the structure no longer functions as a garage.

The home once exhibited exemplary Craftsman features including low-pitched gable roofs with wide eave overhangs; redwood shingle and board and batten siding; decorative exposed rafter tails; elaborately carved fascias along the faces of the gables; decorative notched beams at the gable peaks; and wood framed double hung windows and multi-pane transoms over fixed pane windows.

Unfortunately, many of the character-defining elements such as the roof overhang, the rafters, the windows and the doors are either changed or gone. For that reason, staff is not able to recommend designation of the home under HRB CRITERION C.

CONCLUSION

Based on the information submitted and staff's own field check, it is recommended that 706 Manhattan Court be Noted and Filed. 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.


Michael Tudury
Senior Planner/Architect

MT/bh

- Attachment(s):
1. Original Historical Staff Report and back-up material from the September 26, 2002 Historical Resources Board meeting.
 2. Original Historical Study provided by the Office of Marie Burke Lia for the September 26, 2002 Historical Resources Board meeting (under separate cover).
 3. Excerpt from Minutes of the HRB meeting September 26, 2002.
 4. Historical Study prepared by Ronald V. May, RPA, dated June 30, 2005. (under separate cover)
 5. Letter dated July 26, 2005, from owner's representative Matt Peterson of Peterson & Price. (under separate cover)
 6. Letter dated August 30, 2005, from owner's representative Matt Peterson of Peterson and Price. (under separate cover)



THE CITY OF SAN DIEGO

Historical Resources Board

September 27, 2005

RECEIVED

SEP 29 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Gary D. Aronson
774 Mays Blvd. – 10 – PMB - 128
Incline Village NV 89451

Dear Mr. Aronson:

Subject: Historical Resources Board Hearing of September 22, 2005

The City of San Diego Historical Resources Board held a noticed public hearing on September 22, 2005, to consider the historical site designation for the following property:

**706 MANHATTAN COURT
706 MANHATTAN COURT
SAN DIEGO, CA 92109
ASSESSOR PARCEL NUMBER: 423-618-04**

At the hearing the Board voted **9-3-1** to **NOTE AND FILE** your application to designate the property belonging to Mitchell and Miyo Reff, owners as a historical site. The majority vote was to **NOT** designate this house as a City of San Diego Historic Landmark.

In arriving at their decision, the Board considered the information submitted including the historical report prepared by the applicant, the staff report and recommendation, and all other materials submitted prior to and at the public hearing, including public testimony. Additionally, the members of the Board voting on the designation personally inspected the property prior to the hearing.



Planning Department

202 C Street, MS 4A • San Diego, CA 92101-3865

Tel (619) 235-5200 Fax (619) 533-5951




Page 2
Mr. Aronson
September 27, 2005

The action of the Board is final and is not subject to appeal.

If you have any questions, please feel free to call me at 619-533-6307, FAX 619-533-5951 or Email to bhubbard@san-diego.gov .

Most Sincerely,



Barbara J. Hubbard
Board Secretary

cc: ✓ Mitchell & Miyo Reff, owners
Matthew A. Peterson, Peterson & Price, Attorney
Ronald V. May, Legacy 106, Inc., Consultant
Mission Beach Community Planning Group
San Diego Historical Society
Council District #2 Office, MS 10A
FILE

EXHIBIT NO. 8

APPLICATION NO.

6-05-24

Information from
Applicant's
Representative with
Attachments



California Coastal Commission

PETERSON & PRICE

A PROFESSIONAL CORPORATION

EDWARD F. WHITTIER
MARSHAL A. SCARR
MATTHEW A. PETERSON
LARRY N. MURNANE
CHRISTOPHER J. CONNOLLY
VICTORIA E. ADAMS
ERIC J. PROSSER
ELOISE H. FEINSTEIN

LAWYERS

655 West Broadway, Suite 1600
San Diego, CA 92101-3301
Telephone (619) 234-0361
Fax (619) 234-4786

OF COUNSEL
PAUL A. PETERSON

www.petersonprice.com

RECEIVED

SEP 29 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

File No.

6311.002

Via Overnight Courier

September 29, 2005

THIS WRITTEN MATERIAL IS SUBMITTED TO THE CALIFORNIA COASTAL COMMISSION IN ACCORDANCE WITH THE EX PARTE COMMUNICATION REQUIREMENTS OF PUBLIC RESOURCES CODE SECTIONS 30319-30324. THIS MATERIAL IS A MATTER OF PUBLIC RECORD AND HAS BEEN SUBMITTED TO ALL COASTAL COMMISSIONERS, THEIR ALTERNATES, AND THE COASTAL COMMISSION STAFF.

Chairperson Meg Caldwell and Members
of the California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Wednesday, October 12th, 2005 Agenda Item #8A
706 Manhattan Court – CDP ##6-05-24

Dear Chairperson Caldwell and Members of the California Coastal Commission:

We represent Mitch and Miyo Reff ("our clients") with regard to the
above referenced matter.

Our clients' project involves first, the removal of a dilapidated structure
(referred to as "The Pig on the Beach" by a former City of San Diego Historical
Resources Board ("HRB") Member) and second, the construction of a new
home with a second handicapped accessible unit for a disabled mother in law
(see Tab 1 - Artist Rendering).

As you can see, the design is sensitive to the beachfront location. The home is set back away from both the Boardwalk and Manhattan Court thereby significantly opening up new public views toward the ocean down Manhattan Court. The pedestrian friendly design also steps the upper levels and incorporates balconies and offsetting planes.

As you may recall, on August 9, 2005, you granted a continuance to our clients so that the Historical Resources Board ("HRB") for the City of San Diego ("City") could once again review Mr. Gary Aronson's second attempt at an involuntary historic designation of our clients' property. We are pleased to inform you that once again, on Thursday, September 22, 2005, the HRB, by a vote of 9-3, supported the City Staff recommendation of denial and made a determination that the existing structure was not historic, was not architecturally significant, and was not associated with any person of historic significance (see Tab 2). This is the second time that the HRB spent a tremendous amount of resources analyzing Mr. Aronson's non-voluntary historic designation request. The HRB concluded that Mr. Aronson's request again had no merit. As you may recall from our last letter to you, the HRB had already determined that the structure was not historic or significant at an HRB hearing three years ago on September 26, 2002.

While Mr. Aronson (and his new replacement historic consultants) identify some rather colorful individuals, including Mrs. Maggie Irwin Becker (wife of a Dry Goods Dealer in Downtown San Diego) and Dr. Jock Jocoy (who was a lifeguard and later became a racehorse veterinarian), neither of these individuals rose to a level of significance that the HRB deemed sufficient. Both the City Staff as well as the HRB Members made it clear that none of the individuals which Mr. Aronson now attempts to "make famous" were historically significant. Even if Mrs. Becker were found to be significant, it would be her primary residence (a designated historic structure within the Sherman Heights Historic District) that would be most appropriately associated with her accomplishments (see Tab 5).

We recognize that the Coastal Act does not have a lot of "teeth" when it comes to historic preservation and more appropriately focuses on public access, sensitive coastal resources, and views to and along the coast. However, we know that Mr. Aronson will try to convince you that this dilapidated structure should, for some reason, be preserved. Therefore, some discussion to refute many of his false assertions is warranted. As such, we apologize in advance as we recognize that the historic discussion may be way more information that you ever needed (or wanted) concerning historic resource review and analysis at the local City of San Diego level.

What Motivates Mr. Aronson?

Before getting into that discussion, we wanted to state briefly why we think Mr. Aronson has devoted so much effort in delaying our clients' project and attempting to get our clients' dilapidated structure designated historic. As you may or may not know, Mr. Aronson is not a resident of the City of San Diego. His primary home is in Incline Village, Nevada. He visits San Diego a couple of times a year and stays in his tall bulky Third Story Condominium which is located beachfront directly on the Boardwalk two properties to the south of our clients' property (see attached Tab 3 – Photograph of Mr. Aronson's Third Story Condominium).

To the best of our knowledge, Mr. Aronson: 1) has never expressed any interest in historic preservation in San Diego (except for our clients' structure), 2) is not a member of Save Our Heritage Organisation ("SOHO"), 3) does not live in a historic home, and 4) only visits San Diego occasionally. What would motivate him for the last three years to attempt to have our clients' site designated as historic? We have determined that his sole and only motivation in pursuing the designation was to delay our clients with the hope that ultimately our clients' proposed home would not be approved. He has done this to retain his private views (to the extreme north across our clients' roof line) from his rear (above the alley) windows of his Third Story Condominium.

In our opinion, Mr. Aronson has abused the historic preservation process and has purposefully delayed our clients' home at the Coastal Commission level. It is clear to us that his sole and only motivation is to protect his private views across our clients' property.

706 Manhattan Court is not Historic or Historically Significant

We have consulted with Historian Eileen Magno of Heritage Architecture & Planning (Heritage) to provide research and analysis regarding Mr. Aronson's latest attempt to have the above referenced property designated historic.

In 1997, Ms. Magno along with Milford Wayne Donaldson, FAIA, and Vonn Marie May prepared the "Mission Beach Boardwalk Widening and Expansion Historic Property Survey Report." During her site analysis and evaluation of various properties within the Area of Potential Effect (APE), 706 Manhattan Court was determined not to be eligible for listing on the National Register of Historic Places due to its lack of integrity and its lack of association with any historically significant person. As a result of that investigation which resulted in a Final Certified EIR (City of San Diego LDR No. 96-0721 State Clearing House No. 97-011080), only the existing Boardwalk and seawall retained sufficient integrity to be found eligible for inclusion in the National

Register. 706 Manhattan Court was specifically evaluated and was determined not to be eligible for inclusion in the NRHP.

Attached as Tab 4 is a copy of Ms. Magno's Historical Merit Assessment dated September 29, 2005. Her letter refutes many of the inaccuracies and erroneous conclusions contained within the Historical Nominations Report prepared by Ronald V. May, RPA of Legacy 106 for Mr. Aronson.

Safety, Repair and Maintenance Work

Mr. Aronson has also alleged that recent safety, repair and maintenance work on the non-historically designated structure violated the City Regulations and violated the Coastal Act. This conclusion is not correct. We are not aware of any provision of the Coastal Act, or any of the City's Code(s) that would indicate that such safety, repair and maintenance activity would require a Coastal (or for that matter, even a Ministerial) Permit. Since the site was: 1) not designated as historic, and 2) not under consideration for designation during the time that the safety repairs occurred, our clients had not only the legal right, but perhaps the obligation, to address the safety related issues brought to their attention by the current tenants (see Tab 6 – letter to the HRB dated August 29, 2005 from our clients and the attached photographs which were presented to the HRB back on August 21, 2002).

The City has stated that based upon the non-designated status of the structure, that if asked, the City would have probably allowed the safety, repair and remediation work. During the 4th of July 2004 weekend people climbed onto the roof to "party." Most of the eaves were so rotted that the eaves/rafters would have collapsed if someone sat on, or stood on them to "surf" to show off to the crowd on the Boardwalk (see Tab 6 – existing site photographs). The safety measures that were performed (removal of dangerous eaves and rafters) did not require any approval due to the fact that 706 Manhattan Court was already determined not to be historically significant first in 1997 then again in September 2002. The HRB has now again affirmed that determination three years later at its September 22, 2005 hearing (see Tab 2). The work did not involve structural, engineering, mechanical, electrical, or plumbing permits. No building permit and no demolition permit was required to do the safety repairs.

Conclusion

Our clients' proposed home complies with all of the provisions of the Certified LCP and the Chapter 3 Policies of the Coastal Act. No variances or deviations have been requested. Your Staff concludes that, as designed, public views to and along the coast will be preserved. The design is sensitive to, and

respects the beachfront location. Our clients' home was designed with much greater setbacks than are required of the Certified LCP.

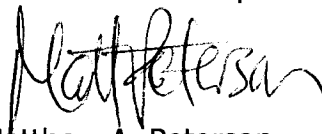
Many surrounding property owners and residents are appalled at Mr. Aronson's opposition and strongly support our clients' proposed home (see Tab 7 – letter of support from all neighbors, except Mr. Aronson).

We would respectfully request that you adopt your Staff recommendation and approve the home as submitted.

Thank you for your consideration of this request.

Sincerely,

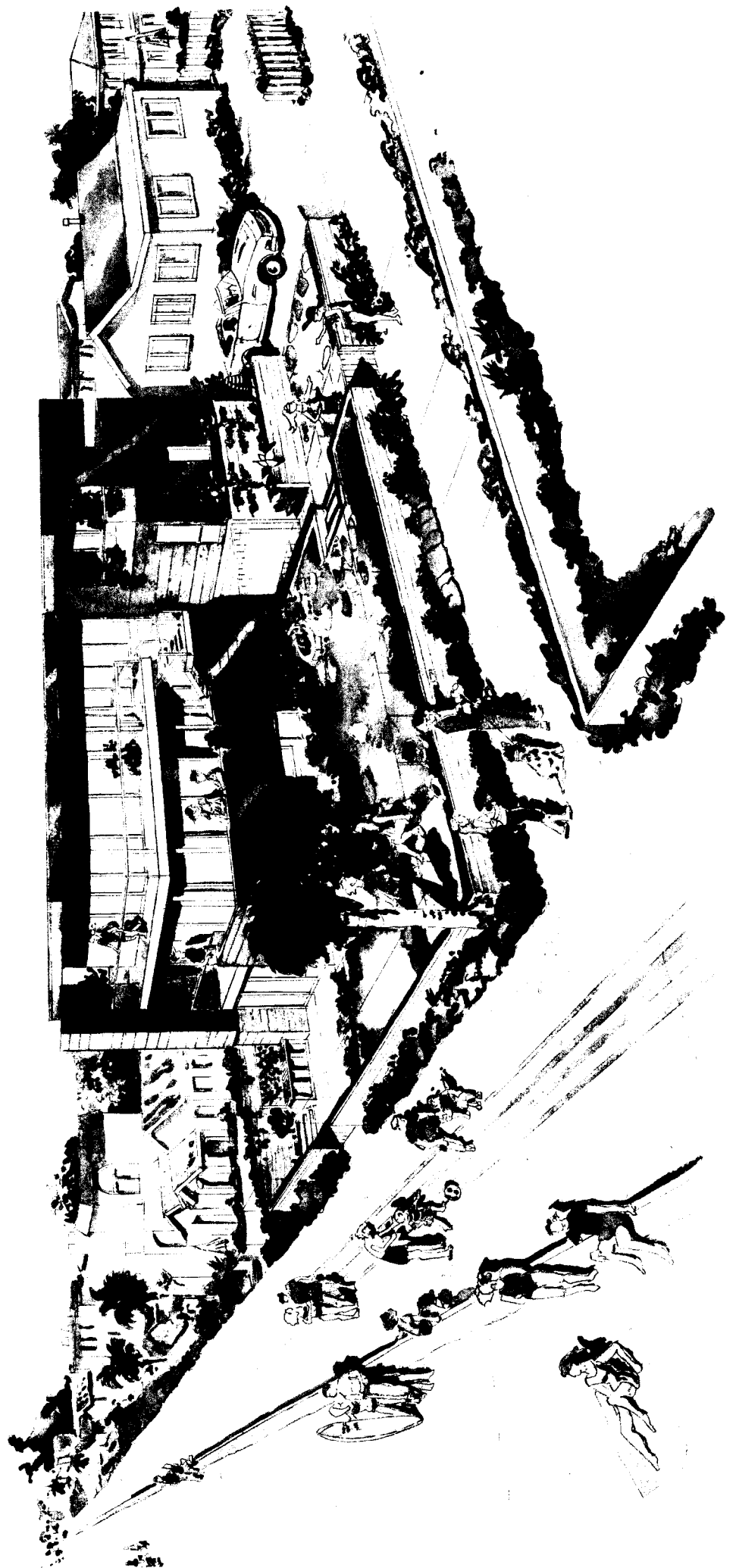
PETERSON & PRICE
A Professional Corporation

A handwritten signature in black ink, appearing to read "Matthew Peterson", written over the printed name.

Matthew A. Peterson

Enclosures

cc: Peter M. Douglas, Executive Director
Ralph Faust, Chief Legal Counsel
Sherilyn Sarb, District Manager
Lee McEachern, District Regulatory Supervisor
Laurinda Owens, Coastal Planner
Mitch and Miyo Reff





THE CITY OF SAN DIEGO

Historical Resources Board

September 27, 2005

Gary D. Aronson
774 Mays Blvd. - 10 - PMB - 128
Incline Village NV 89451

Dear Mr. Aronson:

Subject: Historical Resources Board Hearing of September 22, 2005

The City of San Diego Historical Resources Board held a noticed public hearing on September 22, 2005, to consider the historical site designation for the following property:

**706 MANHATTAN COURT
706 MANHATTAN COURT
SAN DIEGO, CA 92109
ASSESSOR PARCEL NUMBER: 423-618-04**

At the hearing the Board voted **9-3-1** to **NOTE AND FILE** your application to designate the property belonging to Mitchell and Miyo Reff, owners as a historical site. The majority vote was to **NOT** designate this house as a City of San Diego Historic Landmark.

In arriving at their decision, the Board considered the information submitted including the historical report prepared by the applicant, the staff report and recommendation, and all other materials submitted prior to and at the public hearing, including public testimony. Additionally, the members of the Board voting on the designation personally inspected the property prior to the hearing.



Planning Department

202 C Street, MS 4A • San Diego, CA 92101-3865

Tel (619) 235-5200 Fax (619) 533-5001

Page 2
Mr. Aronson
September 27, 2005

The action of the Board is final and is not subject to appeal.

If you have any questions, please feel free to call me at 619-533-6307, FAX 619-533-5951 or Email to bhubbard@sanidiego.gov.

Most Sincerely,



Barbara J. Hubbard
Board Secretary

cc: ✓ Mitchell & Miyo Reff, owners
Matthew A. Peterson, Peterson & Price, Attorney
Ronald V. May, Legacy 106, Inc., Consultant
Mission Beach Community Planning Group
San Diego Historical Society
Council District #2 Office, MS 10A
FILE



**Incline Villiage Nevada Resident-
Gary Aronson's 3rd story Summer
vacation Condo. He wants to protect
his private views to the extreem north
across the roof of the Reff's existing
dilapidated structure!**



HERITAGE
ARCHITECTURE & PLANNING



September 29, 2005

4166 Combre Way
San Diego, CA 92122

Attention: Mr. and Mrs. Mitchell and Miyo Ellen Reff

Subject: 706 Manhattan Court ("Turquoise House")
Historical Merit Assessment

HAP#05042

Dear Mr. and Mrs. Reff:

Heritage Architecture & Planning (Heritage) has been hired to provide an unbiased, expert opinion regarding the historical merit of their property located at 706 Manhattan Court in Mission Beach. Heritage has been a leader in preservation architecture for over twenty-seven years. The firm has completed over 800 historical nominations, environmental reports, site analysis, historic surveys, master plans, preservation plans, restoration, rehabilitation, adaptive reuse, and preservation related projects. The majority of these projects were buildings or sites on the National Register of Historic Places or local registers where *The Secretary of the Interior's Standards for the Treatment of Historic Properties* were closely adhered to throughout the project. Staff members are qualified under *The Secretary of the Interior's Qualifications Standards*.

In 1997, Heritage authored the "Mission Beach Boardwalk Expansion Historic Property Survey Report." During our site analysis and evaluation of properties within the Area of Potential Effect (APE), the 706 Manhattan Court property was not considered eligible for listing on the National Register of Historic Places due to its lack of integrity. As a result of the investigation, only the existing boardwalk and seawall retained sufficient integrity to be found eligible for inclusion in the National Register.

I have reviewed the report as prepared by Ronald V. May, RPA of Legacy 106 and have the following comments regarding its significance for local designation:

1. Applicable Criteria: Mr. May notes that the house should be designated under City of San Diego Criterion B and C in the DPR 523b form, but in his report, he indicates Criterion A, B, and C for the building.

The City of San Diego has adopted its own local register criteria. When evaluated within its historical context, a property must be shown to be significant for one or more of the six Criteria for Evaluation—A, B, C, D, E, or F. The Criteria describe how properties are significant for their association with important community development, Criterion A; persons or events, Criterion B; for their importance in design or construction, Criterion C; representative of a notable work of a master

HERITAGE
ARCHITECTURE & PLANNING



Mr. and Mrs. Reff
706 MANHATTAN COURT
HISTORICAL MERIT ASSESSMENT
September 29, 2005
Page 2

builder, Criterion D; is listed or has been determined eligible for listing on the National Register, Criterion E; or is a finite group of resources related to one another, Criterion F. For the sake of this assessment, Criteria A, B, and C will be addressed.

Criterion A: Community Development

To be considered for listing under Criterion A, a property must exemplify or reflect special elements of the City's community or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

John D. Spreckels' 1914 Mission Beach Subdivision Plan was a progressive land design for its time and addressed permanent residences as well as concessions, a civic center, school, businesses, and recreation facilities. However, despite the promotions and the attractiveness of the site, this first wave of the subdivision sold only moderately because of lack of access to the area. It was not until the completion of the electric railway bridge in 1922 which allowed for a more efficient connection from Ocean Beach to Mission Beach, as well as Spreckels' proposal for a seaside amusement center, that a second wave of residential construction began.

The 706 Manhattan Court residence is considered part of the second wave of residential development in Mission Beach. The "pioneer," or first wave of residential buildings, are those properties constructed as a result of the original subdivision plan. There is no indication that 706 Manhattan Court was the first residence built during the second wave of residential buildings constructed during the 1920s. According to Legacy 106's DPR form, the property is one of three of its style, but does not indicate if it is the only surviving building of its era. Legacy 106's report indicates that the property is one of the first twenty homes built during its time.

In Legacy 106's report, Mr. May indicated that the property "served as a social center for residents of Mission Beach" or a "cultural center in Mission Beach during World War II for high school children, who called themselves the beach rats." The residence does not qualify as a public social or cultural center, but rather a gathering place for family and friends. In fact, most public gatherings took place on the beach or at the nearby Amusement Center.

Criterion B: Significant Persons or Events

Criterion B is identified with persons or events significant in local, state, or national history.

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in

HERITAGE
ARCHITECTURE & PLANNING



September 29, 2005

4166 Combre Way
San Diego, CA 92122

Attention: Mr. and Mrs. Mitchell and Miyo Ellen Reff

Subject: 706 Manhattan Court ("Turquoise House")
Historical Merit Assessment

HAP#05042

Dear Mr. and Mrs. Reff:

Heritage Architecture & Planning (Heritage) has been hired to provide an unbiased, expert opinion regarding the historical merit of their property located at 706 Manhattan Court in Mission Beach. Heritage has been a leader in preservation architecture for over twenty-seven years. The firm has completed over 800 historical nominations, environmental reports, site analysis, historic surveys, master plans, preservation plans, restoration, rehabilitation, adaptive reuse, and preservation related projects. The majority of these projects were buildings or sites on the National Register of Historic Places or local registers where *The Secretary of the Interior's Standards for the Treatment of Historic Properties* were closely adhered to throughout the project. Staff members are qualified under *The Secretary of the Interior's Qualifications Standards*.

In 1997, Heritage authored the "Mission Beach Boardwalk Expansion Historic Property Survey Report." During our site analysis and evaluation of properties within the Area of Potential Effect (APE), the 706 Manhattan Court property was not considered eligible for listing on the National Register of Historic Places due to its lack of integrity. As a result of the investigation, only the existing boardwalk and seawall retained sufficient integrity to be found eligible for inclusion in the National Register.

I have reviewed the report as prepared by Ronald V. May, RPA of Legacy 106 and have the following comments regarding its significance for local designation:

1. Applicable Criteria: Mr. May notes that the house should be designated under City of San Diego Criterion B and C in the DPR 523b form, but in his report, he indicates Criterion A, B, and C for the building.

The City of San Diego has adopted its own local register criteria. When evaluated within its historical context, a property must be shown to be significant for one or more of the six Criteria for Evaluation—A, B, C, D, E, or F. The Criteria describe how properties are significant for their association with important community development, Criterion A; persons or events, Criterion B; for their importance in design or construction, Criterion C; representative of a notable work of a master

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Mr. and Mrs. Reff
706 MANHATTAN COURT
HISTORICAL MERIT ASSESSMENT
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builder, Criterion D; is listed or has been determined eligible for listing on the National Register, Criterion E; or is a finite group of resources related to one another, Criterion F. For the sake of this assessment, Criteria A, B, and C will be addressed.

Criterion A: Community Development

To be considered for listing under Criterion A, a property must exemplify or reflect special elements of the City's community or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

John D. Spreckels' 1914 Mission Beach Subdivision Plan was a progressive land design for its time and addressed permanent residences as well as concessions, a civic center, school, businesses, and recreation facilities. However, despite the promotions and the attractiveness of the site, this first wave of the subdivision sold only moderately because of lack of access to the area. It was not until the completion of the electric railway bridge in 1922 which allowed for a more efficient connection from Ocean Beach to Mission Beach, as well as Spreckels' proposal for a seaside amusement center, that a second wave of residential construction began.

The 706 Manhattan Court residence is considered part of the second wave of residential development in Mission Beach. The "pioneer," or first wave of residential buildings, are those properties constructed as a result of the original subdivision plan. There is no indication that 706 Manhattan Court was the first residence built during the second wave of residential buildings constructed during the 1920s. According to Legacy 106's DPR form, the property is one of three of its style, but does not indicate if it is the only surviving building of its era. Legacy 106's report indicates that the property is one of the first twenty homes built during its time.

In Legacy 106's report, Mr. May indicated that the property "served as a social center for residents of Mission Beach" or a "cultural center in Mission Beach during World War II for high school children, who called themselves the beach rats." The residence does not qualify as a public social or cultural center, but rather a gathering place for family and friends. In fact, most public gatherings took place on the beach or at the nearby Amusement Center.

Criterion B: Significant Persons or Events

Criterion B is identified with persons or events significant in local, state, or national history.

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in

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our past" refers to individuals whose activities are demonstrably important within their local historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Properties eligible under Criterion B are usually associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. In addition, property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion B. The property's specific association must be considered important as well.

The Maggie Irwin Becker Beach Cottage property at 706 Manhattan Court does not meet the requirements for an association with significant persons. The original owners, although they may have had some success and influence in the community, did not rise to a level of significance during their occupancy of the building. In addition, the residence was not the main Becker family residence, but was rather a vacation home. Their main residence, if occupied during the time when the Becker's were most influential, would be the more relevant property to designate for Criterion B. Mrs. Becker was a philanthropist for a religious institution, but did not directly influence or shape the history of the community at large.

Any historic association with Dr. Jock Jocoy was not during his residence at property, so his time as a racehorse veterinarian in Del Mar and published author are irrelevant to the property. Therefore, Criterion B cannot be applied to Dr. Jock Jocoy.

Criterion C: Design/Construction

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.

Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

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The architectural styles common to the area during the 1920s consisted of cottage variations of the California bungalow: single story, wood framed and wood-sided houses with a porch. Other styles demonstrated revivals ranging from Spanish to Tudor. The argument is not about the style of the architecture, classified as an Airplane Bungalow by Legacy 106, but the state of the building's integrity that affects the building's significance under this criterion.

In addition, in 2002, when the property first came before the Historical Resources Board (HRB), the Board members all visited the property and viewed it firsthand. Prior to recent (completely legal) alterations, there was a strong consensus that the building lacked integrity. With the integrity of the house even more degraded since that time, there is no reason for the HRB to change their view regarding Criterion C.

2. Integrity:

In addition to determining the significance of a property under the local register, a property must also possess integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location – Location is the place where the historic property was constructed or the place where the historic event occurred.

The 706 Manhattan Court property was constructed in 1924 and has remained in the same location throughout its existence. It retains its location integrity.

Design – Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The overall form, plan, space, structure, and style of the 706 Manhattan Court property has changed over time including the replacement of windows, front main entry, doors, wood deck, and the removal of the damaged exposed rafters and eaves. In addition, other changes have occurred since the 1940s that have significantly altered the appearance of the building such as the three entry doors in order to accommodate multi-tenant use. The building does not retain its design integrity.

Setting – Setting is the physical environment of a historic property.

The 706 Manhattan Court property has been sited on the same lot since its original construction in 1924. It also retains its relationship to the Pacific Ocean as a

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beachfront property. Inspection of the surrounding neighborhood today, however, indicates the absence of many of the original single-family beach residences around the Mission Beach Boardwalk. Overall, the building retains its setting for integrity purposes.

Materials – Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Many of the original character-defining materials have been removed, compromised, and replaced including original wood windows, front entry, doors, wood deck, and decorative eaves. Ron May's report indicates that the original house was a natural unpainted redwood. The house has been repainted multiple times over the years. The most recent has been from a turquoise/green to white. Therefore there is no integrity of the redwood stain in terms of color, texture, and appearance. The building does not meet its material integrity.

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

As with the materials discussion above, the workmanship that has gone into construction of the 706 Manhattan Court property has been lost. The building therefore does not meet its workmanship element for integrity purposes.

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The 706 Manhattan Court property, in its current condition, does not impart an aesthetic or historic sense of Craftsman-style architecture or its subtype, the Airplane Bungalow. As a result, the building does not retain its feeling element for integrity purposes.

Association – Association is the direct link between an important historic event or person and a historic property.

The 706 Manhattan Court property is not directly linked to an important historic event or person. The previous owners or occupants have not risen to a level of significance as noted previously. The property does not meet association integrity.

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3. Recent Maintenance Work:

Regarding Legacy 106's contention that recent maintenance work was in violation of either City of San Diego's HRB or Development Services Department (DSD) requirements is not correct. The alterations that were performed (window and door replacement and the removal of eaves and rafters) did not require historical approval due to the fact that the 706 Manhattan Court property was deemed to be not historic by an 8-1-1 vote by the HRB in September 2002. And since the work did not involve structural engineering or mechanical/electrical/plumbing engineering, there was no requirement for a building permit.

In conclusion, it is Heritage Architecture & Planning's expert opinion that the property at 706 Manhattan Court in the community of Mission Beach does not meet any criteria to be historically designated.

If you have any questions or require additional information, please contact me at 619.239.7888.

Sincerely,

Eileen Magno
Principal Historian

EM:egm

C:\Eileen's Files\MWD Projects\08042 706 Manhattan MBA hist merit assessmt ltr_CCC 929-05.doc

Reconnaissance Survey – Maggie Becker's Primary Residence

The residence, 2434 A Street, is located in the community of Golden Hill just east of Downtown San Diego. The residence was constructed in 1905 in a developing community that was considered the fashionable place to live.¹ Development at that time reflected a suburban community similar to that of the "streetcar suburbs" in the east.² The location of the Becker's primary residence is in close proximity to Mr. George H. Becker's dry goods store located at 845 Fifth Street in downtown and provided a convenient commute between home and business. The residence appears to be in good condition and also appears to retain most of its architectural integrity. The residence located at 2434 A Street is much more appropriately associated with the Becker family than their beach/vacation home at 706 Manhattan Court in Mission Beach.

The 2434 A Street residence is also located within the borders of the Greater Golden Hill Historic District (HRB #130). The Greater Golden Hill Historic District boundary includes Russ Boulevard on the north, Highway 94 on the south, 25th Street on the east, and 24th Street on the west. The residence is a contributor to the historic district and is registered as HRB #130-003.³

Attached are current photographs of the Becker's primary residence located at 2434 A Street as well as excerpts from Legacy 106, Inc. Report noting the City directory and

¹ City of San Diego. "Golden Hill Community Plan." Revised 1990. "Development began in the 1870s when Golden Hill was on the outskirts of San Diego's urban area. Residents were attracted to the large lots and the gorgeous views of San Diego Bay. Victorian, Colonial Revival, Craftsman and Farm House bungalows and townhouses sprouted in a cheerfully eclectic mix. The area survived boom and bust and became one of San Diego's most fashionable addresses."

² A streetcar suburb is a community whose growth was mostly shaped by the coming of the electric streetcar or tram. Streetcar suburbs were, in many ways, the forerunner of today's suburbs. Sited from http://en.wikipedia.org/wiki/Streetcar_suburb.

³ City of San Diego Historic Resources Board. Golden Hill Historic District List.

advertisements for the Becker's business which was located in close proximity to the Becker's primary residence.

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706 MANHATTAN COURT
("TURQUOISE HOUSE")

Becker Family Primary Residence
2434 A Street

EXHIBIT

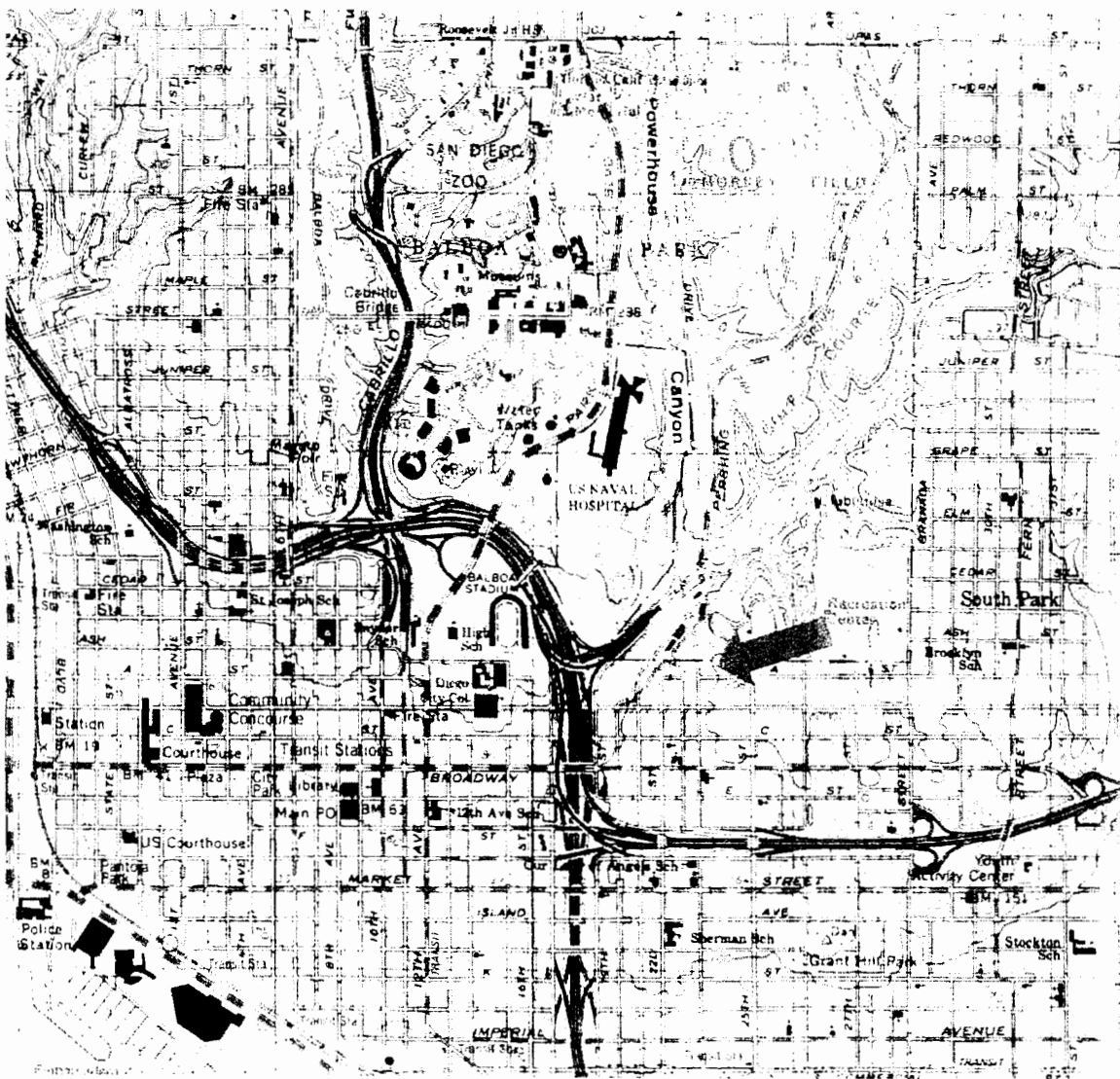


Figure 1: Location map. USGS Point Loma Quadrangle map, 1996.

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706 Manhattan Court ("Turquoise House")
Becker Family Primary Residence
2434 A Street
Exhibit
Page 2



Figure 2: 2434 A Street property looking north.

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706 Manhattan Court ("Turquoise House")
Becker Family Primary Residence
2434 A Street
Exhibit
Page 3



Figure 3: 2434 A Street property looking northeast.

HERITAGE

ARCHITECTURE & PLANNING



706 Manhattan Court ("Turquoise House")
 Becker Family Primary Residence
 2434 A Street
 Exhibit
 Page 4

Becker Frank H (Dorothy) cook h 1843 Columbia
 Becker Geo H (Margt I) h 2434 A
 Becker Gertrude r 3020 Works av
 BECKER G H (N), Fred H Kemp Mgr, Department Store, 845 5th, Tel Main 4470 (See page 35)
 Becker Harry L (Fay) slsmn Groves & Fleming h 1611 5th
 Becker John mgr American Agar Co r National City
 Becker John F (Rose T) messgr Am Ity Exp h 1554 State
 Becker John G (A Louise) lab h 2135 Franklin av
 Becker Jos (Christina) barber 2202 30th h same
 Becker Kurt A checker P M Dairy Co
 Becker Mabel Mrs clk Sprockels Savage Tire Co r 1756 1/2 Essex
 Becker Margt Mrs (Silver Gate Sanitarium) h 3020 Works av
 Becker Marguerite E bkpr S D Window Shade Co r 1800 3d
 Becker Minnie clk Wm T Taylor r 3035 G

1923 San Diego Directory

NO MORE REAL ESTATE
NO BUSINESS PROPER and
LISTED TEL MAIN

Becker Frank H (Dorothy) cook h 1843 Columbia
 Becker Geo H (Margt I) h 2434 A
 Becker Gertrude r 3020 Works av
 BECKER G H (N), Fred H Kemp Mgr, Department Store, 845 5th, Tel Main 4470 (See page 42)
 Becker John (Margaretha) mgr American Agar Co h 505 E 1st Natl City
 Becker John G h 3035 G
 Becker John F (Rose T) exp messgr h 3776 Texas
 Becker John G (Louise) lab Chas R McCormick Lbr Co h 2135 Franklin
 Becker Jos (Christina) barber h 2202 30th
 Becker Lillian Mrs h 1027 25th
 Becker Louis W (Mary) baker G W Cramer h 2025 I
 Becker Margt Mrs (Silver Gate Sanitarium) h 3020 Works av
 Becker Margt I wid G H h 2434 A
 Becker Minnie M slawmn Boston Store r 3035 G
 Becker Otis r 1027 25th

1924 San Diego Directory
Note Maggie I. Becker is now a Widow.

Figure 4: City of San Diego directory images from Legacy 106, Inc., "Historical Nomination of the Maggie Irwin Becker Beach Cottage 706 Manhattan Court--Mission Beach", June 30, 2005, page 7.

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ARCHITECTURE & PLANNING



706 Manhattan Court ("Turquoise House")
 Becker Family Primary Residence
 2434 A Street
 Exhibit
 Page 5

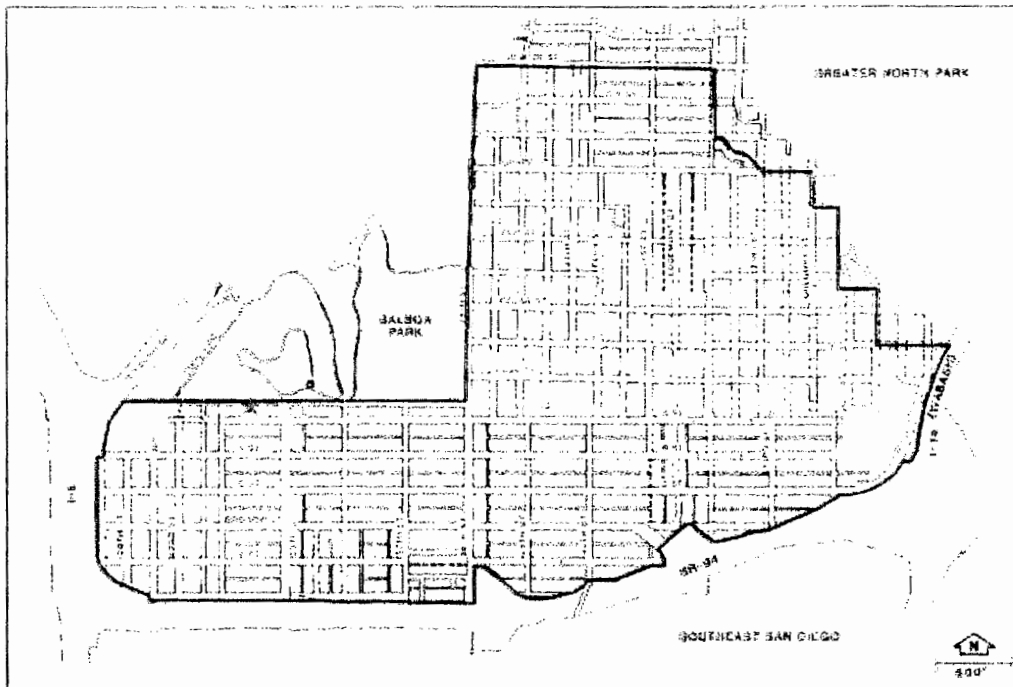
<p><i>Becker & Vogt</i> San Diego, Cal.</p>	<p>1899-1906 Dry goods & notions</p>
<p>DEPARTMENT STORES</p> <p><i>G.H. Becker Co.</i> THE POPULAR PRICE STORE 245 FIFTH STREET SAN DIEGO, CAL.</p> <p>A store designed to fill the needs of economical shoppers. A store ready at all times to back its goods with the guarantee of "Satisfaction or your money back". There is more for your dollar at Becker's in Drygoods, Notions and Ready to Wear.</p>	<p>1907-1921 Dry goods & ladies furnishings</p>
<p>BOARDWAY Bros. Successors to BECKER'S 215 Fifth Street, between E and F Sts. Ladies' Wear Ladies' Hand Bags Neckties, etc. Purse \$1.50 to</p>	<p>1918-1921 for a short period had company, but Becker got it back in 1922 and renamed it back to G.H. Becker Co.</p>

Figure 5: Advertisements noting the Becker's business and its location. From Legacy 106, Inc.'s "Historical Nomination of the Maggie Irwin Becker Beach Cottage 706 Manhattan Court--Mission Beach", June 30, 2005, page 8.

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706 Manhattan Court ("Turquoise House")
Becker Family Primary Residence
2434 A Street
Exhibit
Page 6



GOLDEN HILL COMMUNITY PLANNING AREA

Golden Hill Community Plan
City of San Diego Planning Department

FIGURE 1

Figure 6: Golden Hill Community Planning Area. The location of the 2435 A Street property is indicated on the map. From City of San Diego, "Golden Hill Community Plan."

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706 Manhattan Court ("Turquoise House")
 Becker Family Primary Residence
 2434 A Street
 Exhibit
 Page 7

HRB #	Name of Historic Site or Structure	APN	Street #	Street Name	City	Zip Code	Community Plan Area	Neighborhood	Date Designated	Mills Act Recorded
130-001		534-141-01	2400	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	12/15/1984	
130-002	M.E. Meyers House	534-141-04	2430	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	12/15/1984	12/12/2000
130-003		534-141-05	2434	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	12/15/1984	11/17/2004
130-004	Charles Kelly House	534-141-06	2448	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	10/6/1978	
130-005		534-141-07	2450-52	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	10/6/1978	
	William Hugh Strong House									
130-006		534-141-08	2460	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	10/6/1978	12/10/2002
	Fehlman Morgan House									
130-007		534-141-09	2470	A Street	San Diego	92102	Greater Golden Hill	Golden Hill	10/6/1978	12/13/2002

Figure 7: Portion of the City of San Diego HRB Greater Golden Hill Historic District List noting the 2434 A Street property as a contributing resource.

Miyo Ellen Reff
4166 Combe Way
San Diego, CA 92122
August 29th 2005

Re: Historical Resources Board Meeting
706 Manhattan Court

Chairperson Lloyd Schwartz and Members
of the Historical Resources Board
City of San Diego
202 "C" Street, MS 4A
San Diego, CA 92101

Dear Chairperson Schwartz and Members,

We purchased the beach house at 706 Manhattan Court in April of 2002. The house is in very poor condition. We were besieged by drug dealers and the homeless, and drunken beach partiers breaking into the house and creating a reeking mess. We put an end to this vandalism by asking two large construction workers to live in the house rent free. We continue to let our tenants live there rent free because of the substandard living conditions. Insurance companies refuse to sell us a home owner's policy for the beach house because it fails to meet industry standards for a residence. The maintenance performed on the house has been for security reasons and to reduce, as much as feasible, our liability. For security reasons, we replaced rotting doors and windows. For liability reasons, we have removed and/or replaced certain elements of the house that were deteriorating to the point of collapse such as the awning, sun porch, and roof overhangs.

The 4th of July holiday is basically a free for all in Mission Beach. As you can imagine the alcohol consumption is at its peak. Last year people climbed all over our roof to "party" and view fireworks from La Jolla, Mission Beach, Ocean Beach and Sea World. My Tenant informed me at the beginning of June 2005 that the roof eaves and rafters were actually shaking when he would walk on the trex deck that we installed. With a baby on the way, he was concerned that the rafters would fall off. Knowing that the roof overhang and edges were not secure (and would clearly not hold up if any weight was put on them) I decided for safety reasons to cut them back before the 4th of July partying.

We plan to sell our home in University City and move into a new home at 706 Manhattan Court. My husband and I would like to replace the dilapidated beach house with a new home that will serve the needs of our multigenerational family. Our building plans include a handicap accessible bedroom, bathroom, and elevator for my physically disabled mother-in-law and for us to use when we reach our sunset years.

Sincerely,

Miyo Ellen Reff

Photo Page 6
706 Manhattan Court

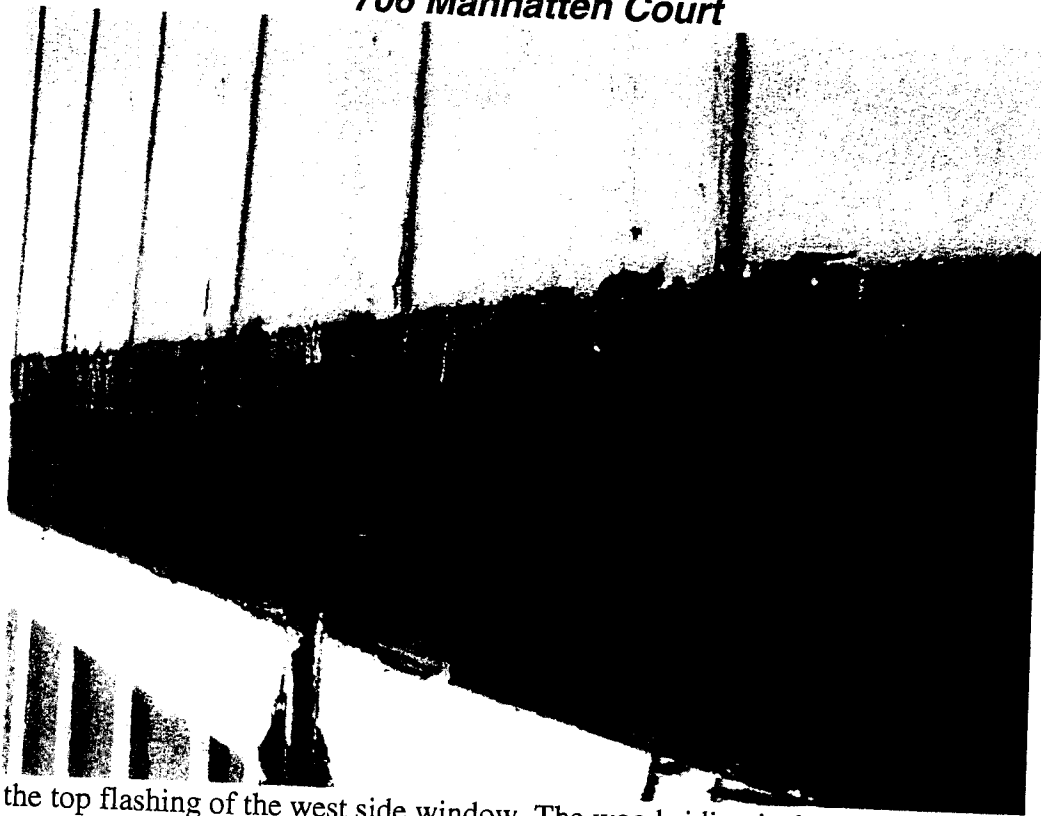


View of severe decay and poor support to the roof pop-out area of the main building.



Front view of the significant decay in the roof framing.

Photo Page 8
706 Manhattan Court



View of the top flashing of the west side window. The wood siding is decayed and the flashing is deteriorated.



View of deteriorated eaves on the main house.



August 16, 2006

Dear Matt,

Attached are copies of letters of support from our neighbors at the beach.

1. Charles A. Smith, Trustee of the Smith Family Trust
720 Manhattan Court
San Diego, CA 92109

Mr. Smith owns the blue building and the yellow building at 719, 720, 721, and 722 Manhattan Court that are between the Strandway Alley and Mission Blvd. He is the neighbor across the alley who is directly behind us.

2. Dean Oliver of the Catherine Anawati Family Trust
716 Liverpool Court
San Diego, CA 92109

Dean's family owns the building directly to south at 3467 and 3469 Ocean Front Walk, and also the building at 716 Liverpool Court.

3. Betty Jo Strong
3457 Ocean Front Walk
San Diego, CA 92109

Betty Jo owns the building at 3455 and 3457 Ocean Front Walk, that is directly to the south of Mr. Gary Aronson.

4. Daniel Pick
3449 Ocean Front Walk #203
San Diego, CA 92109

Daniel Pick is a managing partner of the Pick Family Partnership. The family owns all 6 units at 3449 Ocean Front Walk.

Verbal statement of support from:

Mildred (Millie) Candelore
3493 Ocean Front Walk
San Diego, CA 92109

Millie owns property to the north of our property.

Summation: Neighbors to the North, East, and South of our project support the development and do not support the formation of a historic district.

716 Liverpool Court
719, 720, 721 and 722 Manhattan Court
3449, 3455, 3457, 3467, 3469, and 3493 Ocean Front Walk

Mijo

Charles A. Smith
720 Manhattan Court
Mission Beach JUL 18 1996
San Diego, CA 92109 CALIFORNIA
July 13, 2005 COASTAL COMMISSION
SAN DIEGO COASTAL

California Coastal Commission
Attention: Laurinda Owens
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RE: Application # 6-05-024 (Ref)

Note: Please forward to
all commissioners

Dear Commissioners:

This letter is regarding
the application for a building
permit by Mitchell and Miyo
Ref to construct a new
home at 706 Manhattan Court,
San Diego, CA 92109.

Page 1 of 3

> CA Smith <

Any effort to implement an
historic designation regarding
this property will contradict
a previous "not-worthy-of
historic-designation" ruling
by the City of San Diego
Resources Board.

Many properties have
been developed recently
along Ocean Walk.

Involuntary historic
designations at this point
will be inconsistent with
previous rulings and
development practices

Applications for any
designation of historic
value should be left
up to each individual

2 of 3

> C. A. Smith <

property owner and relate
only to their own property.

Thank you for consideration
of this letter,

Sincerely,

Charles A. Smith

C. A. Smith, Trustee
Smith Family Trust
Owner of Properties

719, 720, 721, 722
Manhattan Court
Mission Beach
San Diego, CA
92109
Page 3 of 3

CALIFORNIA COASTAL COMMISSION
ATTENTION: LAURINDA OWENS
7575 METROPOLITAN DR, SUITE 103

RECEIVED

AUG 03 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

DEAN OLIVER
715 LIVERPOOL CT
MISSION BEACH, CA
92109

APPLICATION #
6-05-024(REF)

Tue 9.5a

I'm writing REGARDING THE "REFF HOUSE"
AT 706 MANHATTAN CT IN MISSION BEACH. My
family owns THE PROPERTY BETWEEN THE
REFFS AND MR. GARY ARONSON'S CONDO.
3465 OCEAN FRONT WALK. I'm WELL AWARE
OF THE PROBLEM HE CONTINUES TO BE
TO THE REFFS. WE THINK THE REFFS
HAVE DONE EVERYTHING THE CITY REQUIRES
TO BUILD THEIR HOME. MR ARONSON'S
LATEST ATTEMPT TO DECLARE LIVERPOOL CT
TO EL CARMEL AN HISTORIC DISTRICT
IS JUST ANOTHER ATTEMPT TO PRESERVE
HIS VIEW. I HOPE THE COASTAL COMMISSION
REJECTS THIS CLAIM. HOW MUCH VALUABLE
COMMISSION TIME CAN THIS ONE MAN
BE ALLOWED TO WASTE.

THANK YOU,
DEAN OLIVER

LETTER IN SUPPORT OF
APPLICANT

CATHERINE ANOWATI FAMILY TRUST
3467 OCEAN FRONT WALK

55

RE: #06-05-024

NOTES: DISASS. FORWARDED TO ALL COMMISSIONERS

BETTY JO STRONG
3457 OCEAN FRONT WALK
SAN DIEGO, CA 92109

858-488-6718

120

3457 Ocean Front Walk
San Diego Ca 92109.
July 11, 2005

California Coastal Commission
4515 Metropolitan Drive #101

San Diego Ca 92108-4402

Attn: Laurinda Owens

Re: Application #6-05-024 (Ref)

I am just three doors south of the Ref's who
plan to build a new home at 706 Manhattan Ct,
and I support their plans to raze the old beach
house - that is an eyesore and falling down and
to build their new home in which to live.

I am so against any attempt to declare this
area a historic site. The buildings in this
area are not historic, have been remodeled
over the years, and of no historic interest.

I have owned and lived in my home for 63 years.

Respectfully,
Betty Jo Strong

RECEIVED

JUL 12 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

PICK FAMILY PARTNERSHIP

RECEIVED

JUL 13 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

July 11, 2005

RECEIVED

JUL 13 2005

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Re: Application #6-05-024 (Reff)

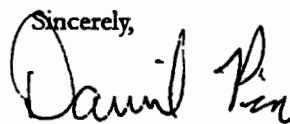
To the Commissioners:

We are the owners of six condominiums located at 3449 Ocean Front Walk, at the corner of Liverpool Court, in Mission Beach. It has come to our attention that Dr. Mitchell and Miyo Reff have purchased the existing home at 706 Manhattan Court, and have applied to the Commission to demolish the existing structure and build a new home on their property.

We support the Reffs' plans unequivocally. The home has no historic value, since it has been remodeled many times. The San Diego Historical Resources Board confirmed this opinion in September of 2002. The existing home has not been well maintained, and in fact has deteriorated quite badly.

In addition, we are opposed to declaring the ocean front blocks between El Carmel Place and Liverpool Court historic, since none of these properties have any historic value to the City of San Diego. We feel that new owners in the area should be encouraged to develop these properties to improve the public's enjoyment of Ocean Front Walk, as Ocean Pacific did with the Surf Rider project between Liverpool and Lido Court, and as the Reffs are proposing to do at Manhattan Court.

We think the Reffs' new building will improve the appearance of the property to all passers by along Ocean Front Walk, and hence will improve the public's enjoyment of the coast.

Sincerely,


Daniel Pick
Managing Partner
Pick Family Partnership

Cc: Dr. & Mrs. Mitchell and Miyo Reff