

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

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RECORD PACKET COPY



Tue 9.5a

Filed: 3/16/05
 49th Day: 5/4/05
 180th day: 9/12/05
 Staff: LRO-SD
 Staff Report: 7/28/05
 Hearing Date: 8/9-12/05

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-05-24

Applicant: Miyo & Mitchell Reff

Agent: Architects Hanna/Gabriel/Wells

Description: Demolition of an existing one-story, 1,395 sq.ft. residential structure and a detached one-story, 480 sq.ft. outbuilding/garage and construction of two new three-story residential units resulting in a total of 4,822 sq.ft., parking for four cars, walls, fences, paving and landscaping on a 4,322 sq.ft. oceanfront site.

Lot Area	4,322 sq. ft.
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:

Summary of Staff's Preliminary Recommendation:

Staff is recommending that the Commission deny the proposed demolition as it will result in potential impacts to historical resources, inconsistent with Chapter 3 policies of the Coastal Act as well as the City of San Diego certified LCP.

Since the applicant is proposing to demolish a structure that is scheduled to be reviewed by the City of San Diego's Historical Resources Board on 8/25/05 for potential designation as an historical structure, its removal could result in adverse impacts to a community resource and its removal could seriously diminish the community character of this nearshore area. In addition, its removal and any potential replacement structure could adversely affect public views to and from adjacent public rights-of-way,

surrounding recreational areas and along the beach. Elimination of the scale and character of this structure and what it represents to the community could also affect the scenic qualities and historical attributes of this nearshore area, resulting in adverse impacts on visual resources inconsistent with Coastal Act. Therefore, staff recommends that the development application be denied.

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

Project History:

The subject permit application was received in the Commission office on 3/16/05 and the application was scheduled for the May 2005 Commission meeting. Subsequently, on 5/9/05, a member of the public submitted to the Commission office written opposition to the proposed development along with a substantial amount of written documentation stating that the structure proposed for demolition was an historical structure even though the San Diego Historical Resources Board (HRB) had voted to not designate it as such in 2003. Due to the new information submitted, the project was postponed by Commission staff to allow staff sufficient time to review the issues pertaining to historical structures.

However, when subsequently presented with new information submitted by the project opponents, the HRB decided to re-hear the issue of historical significance. The proposed project is currently scheduled to be reviewed by the HRB on August 25, 2005. However, under the Permit Streamlining Act, the 180th day from submittal of this completed application for a coastal development permit would not allow the Commission to delay action on this project beyond its August hearing. Commission staff subsequently requested the applicant's representative to submit 90-day extension of time which would have extended the deadline for Commission action an additional 90 days (to December 11, 2005) with the intent of scheduling the project for review at the October Commission meeting due to local interest in the project. However, the representative refused to grant a 90-day extension as requested by staff. Therefore, due to Permit Streamlining Act requirements, the Commission must act on this application at its August meeting.

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.

I. PRELIMINARY STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-05-24 for the development proposed by the applicant.*

STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY THE PERMIT:

The Commission hereby denies a coastal development permit for the proposed development on the ground that the development will not conform to the policies of Chapter 3 of the Coastal Act. Approval of the permit would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the development on the environment.

II. Findings for Denial.

The Commission finds and declares as follows:

1. Project Description/Permit History. The project involves the demolition of an existing residential structure and a detached outbuilding/garage totaling 1,875 sq.ft. and construction of a new, two-story, 4,822 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 residential structure will contain three levels as follows: first floor (1,135 sq.ft.), second floor (1,227 sq.ft.) and third floor (1,227 sq.ft.) for a total of 3,861 sq.ft. Also proposed is an attached two-car garage and covered parking for two tandem spaces. The first level will contain a three-bedroom apartment with kitchen. The second level will contain living area, kitchen and bedroom 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. Therefore, Chapter 3 of the Coastal Act is the standard of review, with the City's LCP used as guidance.

2. Historical Resources. Project opponents assert that the existing residence to be demolished is historically significant and, as such, should not be permitted to be demolished.

In addition, 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.

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. A Historical Report was prepared by Scott Moomjian and Kathleen Crawford and it was concluded in that report that the site be designated under Historical Resource Board Criteria A (Community Development) and C (Architecture) as follows:

Under Criterion A (Community Development) – 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.

Under 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.

According to the historical report, a historical study was prepared by Milford Wayne Donaldson on behalf of Caltrans in 1997, the Mission Beach Boardwalk Expansion Historic Property Survey Report, which catalogued the presence of 177 potentially historic structures in Mission Beach. Only nine were of the Craftsman style. Of those nine, the subject home better exemplified Craftsman architecture during the 1920's. It is further stated that:

The home exhibits exemplary Craftsman features including low-pitched gable roofs with wide eave overhangs; redwood shingle and board and batten siding; decorate exposed rafter tails; elaborately carved fascias along the faces of the gables; decorate

notched beams at the gable peaks; and wood framed double hung windows and multi-pane transoms over fixed pane windows.

The existing structure proposed for demolition was reviewed by the City of San Diego Historical Resources Board for historical designation in July of 2003 (ref. Exhibit No. 3). However, upon initial 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 has requested the City of San Diego conduct a "Reinitiation of Designation Proceedings" for the structure at the subject site. The basis for this request is 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 has decided to grant the project opponent reconsideration of the designation of historical status of the subject structure. The hearing is tentatively scheduled for August 25, 2005.

3. Visual Quality/Community Character. Section 30251 of the Coastal Act 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.

In addition, the certified Mission Beach Precise Plan and Local Coastal Program Addendum states as one its goals:

- To identify and preserve those features that are conducive to the attractiveness of Mission Beach. (p. 112)

In addition, another plan goal addressing lot consolidations it is stated,

- This proposal is consistent with the precise plan's intent to preserve and improve the physical appearance and character of the Mission Beach community. (p. 15)

The proposed demolition of a potentially historic residential structure will have an adverse impact on the visual quality and community character of the neighborhood and the Mission Beach community. Maintaining the community character (including retention of historic structures) along the beachfront serves to enhance the public's enjoyment and use of the area. The purpose of the City's Historical Resources Regulations is to protect, preserve, and, where damaged, restore the historical resources of San Diego which include historical buildings. These regulations are intended to assure

that development occurs in a manner that protects the overall quality of historical resources in an effort to maintain community character.

Because the structure is located in an area that is visually prominent from a major recreational and public access area (i.e., the Mission Beach boardwalk, the public beach), its removal and any potential replacement structure could adversely affect public views to and from adjacent public rights-of-way surrounding recreational areas and along the beach. Elimination of the scale and character of this structure and what it represents to the community will affect the scenic qualities and historical attributes of this nearshore area. In addition, inasmuch as this structure may be historically significant, it potentially represents a community resource, and its removal could seriously diminish the community character of this area.

The policies of the Coastal Act and certified LCP cited above are intended to preserve the community character of the area which 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.

In addition, the Commission finds that there are feasible alternatives to the proposed project which would eliminate its inconsistency with the Coastal Act policies. Specifically, the residential structure could be preserved in its present location. Alternatively, it could be relocated to a different location for preservation or the architecturally significant components of the historic structure could be incorporated into new development on the site. It is expected that such alternatives will be addressed by the City's Historical Resources Board when it reviews the project in late August.

Pursuant to Section 123.0202 of the LDC, as cited above, only the Historical Resource Board (HRB) can make a determination and designation of a historical structure. In this particular case, the final outcome of the reconsideration of the historical designation has not yet been made. These regulations also provide that while a pending Historical Resources Board hearing to consider designation of a historical resource is made known to the owner, that the owner shall not undertake any alteration, construction, demolition, relocation or removal of the property and that no permit for such work shall occur unless approved by the City Manager, subject to certain time specifications. In addition, the certified LCP (Section 143.0251) states that it is unlawful to substantially alter, demolish, destruct, remove, or relocate any designated historical resources or any historical building, historical structure, historical object or historical landscape located within a historical district except as provided in Section 143.0260 of the LDC. Given that the existing structure is potentially historic and/or architecturally significant to the Mission Beach community, the proposed demolition of the structure is potentially inconsistent with the policies of the certified LCP and the Chapter 3 policies of the Coastal Act addressing community character and preservation of coastal scenic areas and the Commission finds the permit application for demolition must be denied.

4. Public Access. 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.

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.

5. Unpermitted Development. Development has occurred on the subject site without the required coastal development permit, including, but not limited to, the removal of the roof overhang that was the primary historical element of the structure. The unpermitted development occurred after the coastal development permit application was submitted on 3/16/05. The removal of these elements of the structure are considered "development" as they constitute "demolition". Thus, in this case, the applicant commenced with the partial demolition of the existing structure when they had a pending coastal development permit application before the Coastal Commission for the demolition and removal of the

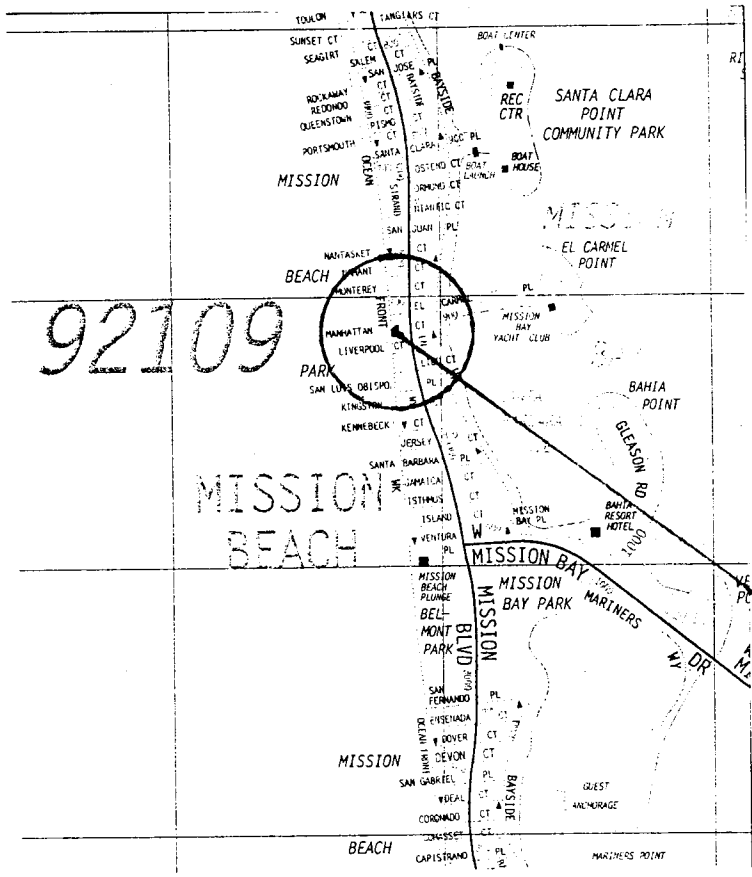
existing structure. As such, they commenced with development prior to receiving authorization to do so.

Although development occurred subsequently to the submission of this permit application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on this permit application does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal

6. Local Coastal Planning. In addition to non-compliance with Chapter 3 policies of the Coastal Act, the subject proposal also does not comply with the existing LCP provisions cited above pertaining to preservation and improvement of the physical appearance and character of the Mission Beach community. Specifically, the proposed project will result in the demolition of a potentially historic structure. Absent a final determination by the City of San Diego Historical Resource Board as to whether or not the structure is historically significant, the demolition of the structure at this time would prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach area of the City of San Diego.

7. 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.

It is recommended that the proposed project be denied as it is not consistent with the visual resource protection policies of the Coastal Act. As proposed, there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the project would have on the environment. Such measures include its relocation for preservation, or incorporation of the architecturally significant components of the historic structure could be incorporated into new development on the site. Therefore, the Commission finds that the proposed project is not the least environmentally-damaging feasible alternative and is not consistent with the requirements of the Coastal Act to conform to CEQA.



92109



SITE

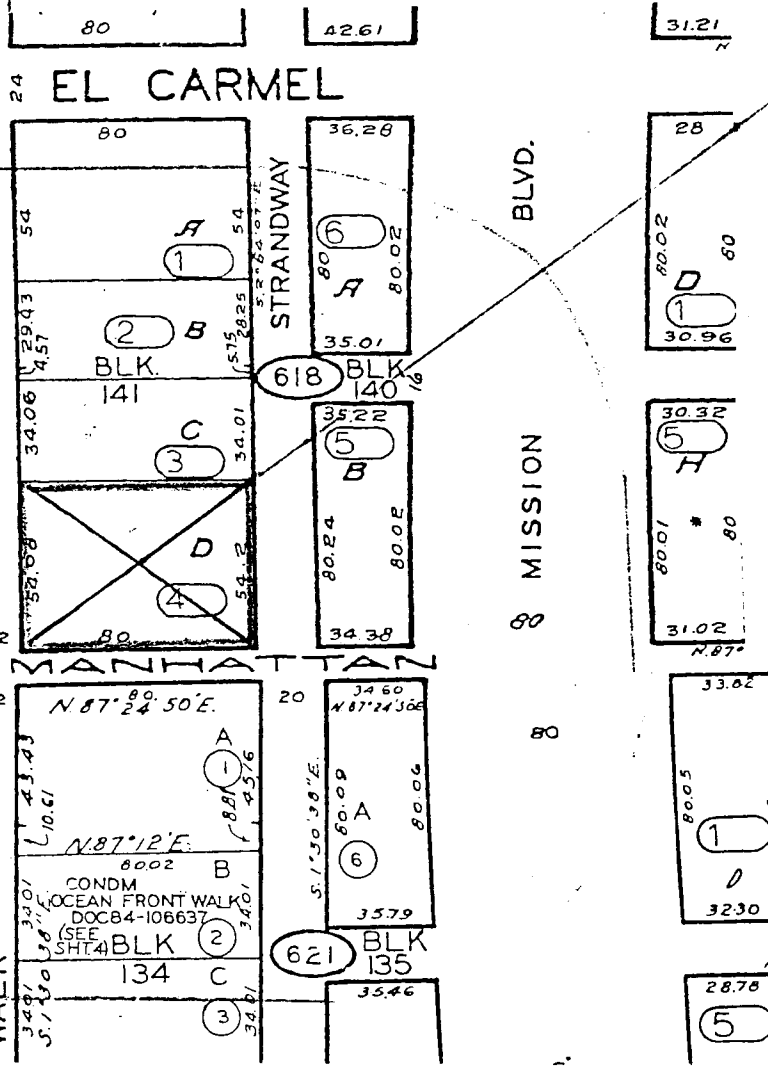
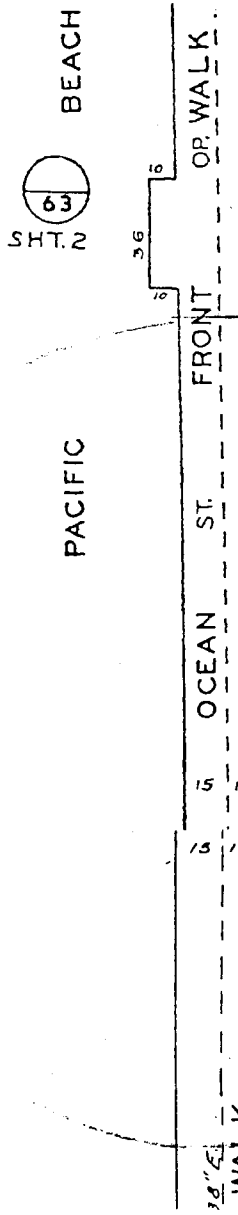
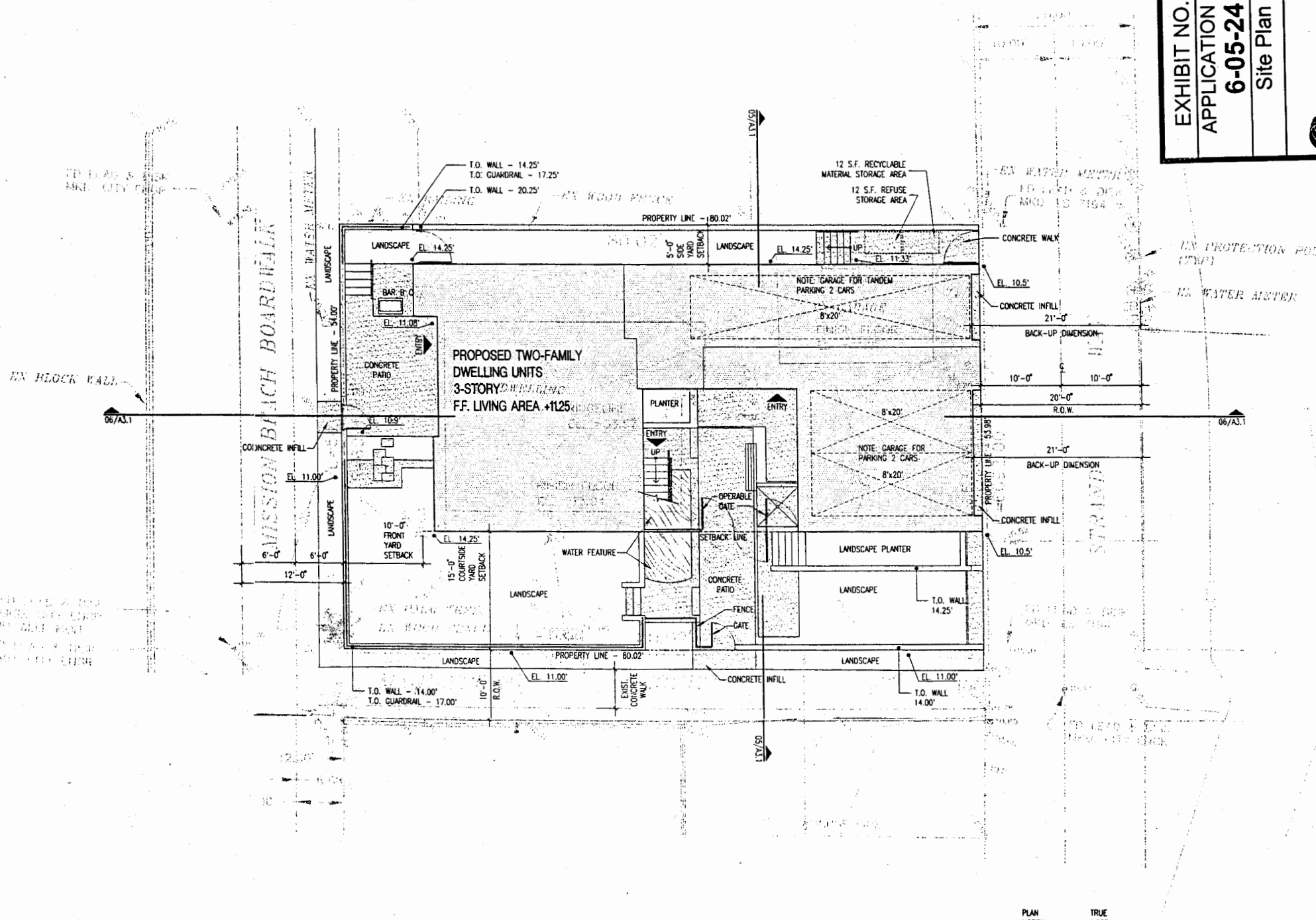
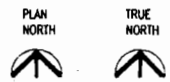


EXHIBIT NO. 1
 APPLICATION NO.
 6-05-24
 Location Map
 California Coastal Commission

EXHIBIT NO. 2
APPLICATION NO.
6-05-24
Site Plan



site plan



RECEIVED

MAY 09 2005


CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission Agenda Number **9C**
Application for Permit Number: **6-05-024**

Gary D. Aronson
OPPOSITION

Thursday, May 12, 2005
Bechtel Conference Center, Encina Hall
Stanford University, Stanford, California
Phone: 650-725-2895

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

EXHIBIT NO. 3
APPLICATION NO. 6-05-24
Letters from Interested Person with historical assessment report
 California Coastal Commission

**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.

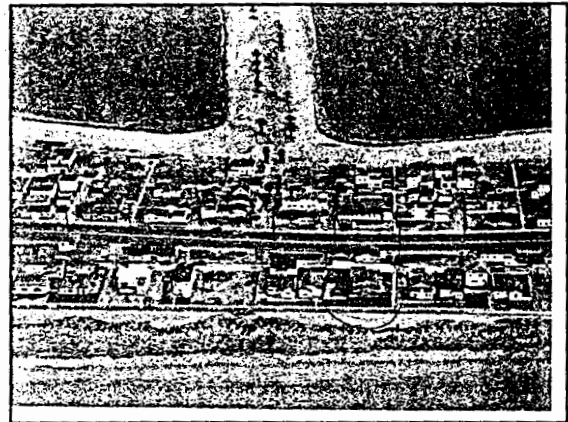
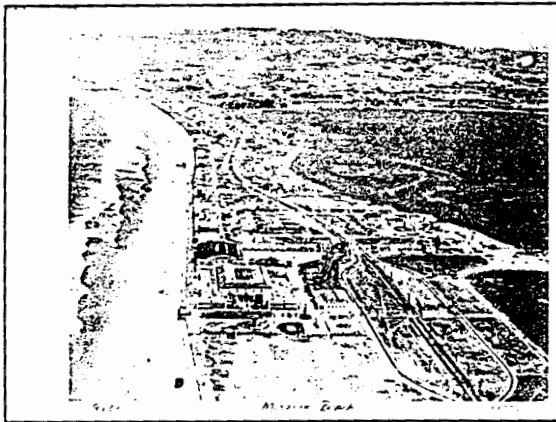


706 Manhattan Court, Mission Beach San Diego

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

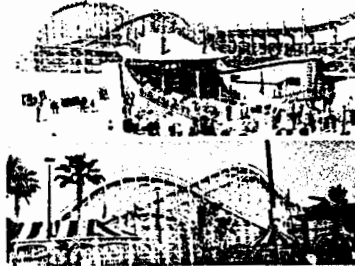
Should this two-block oceanfront stretch be designated the "Mission Beach Historic District"?

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)



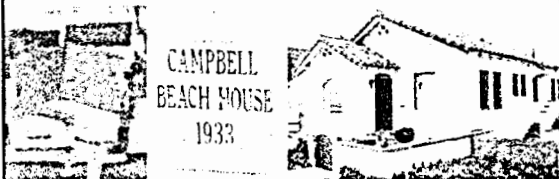
Mission Beach San Diego

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

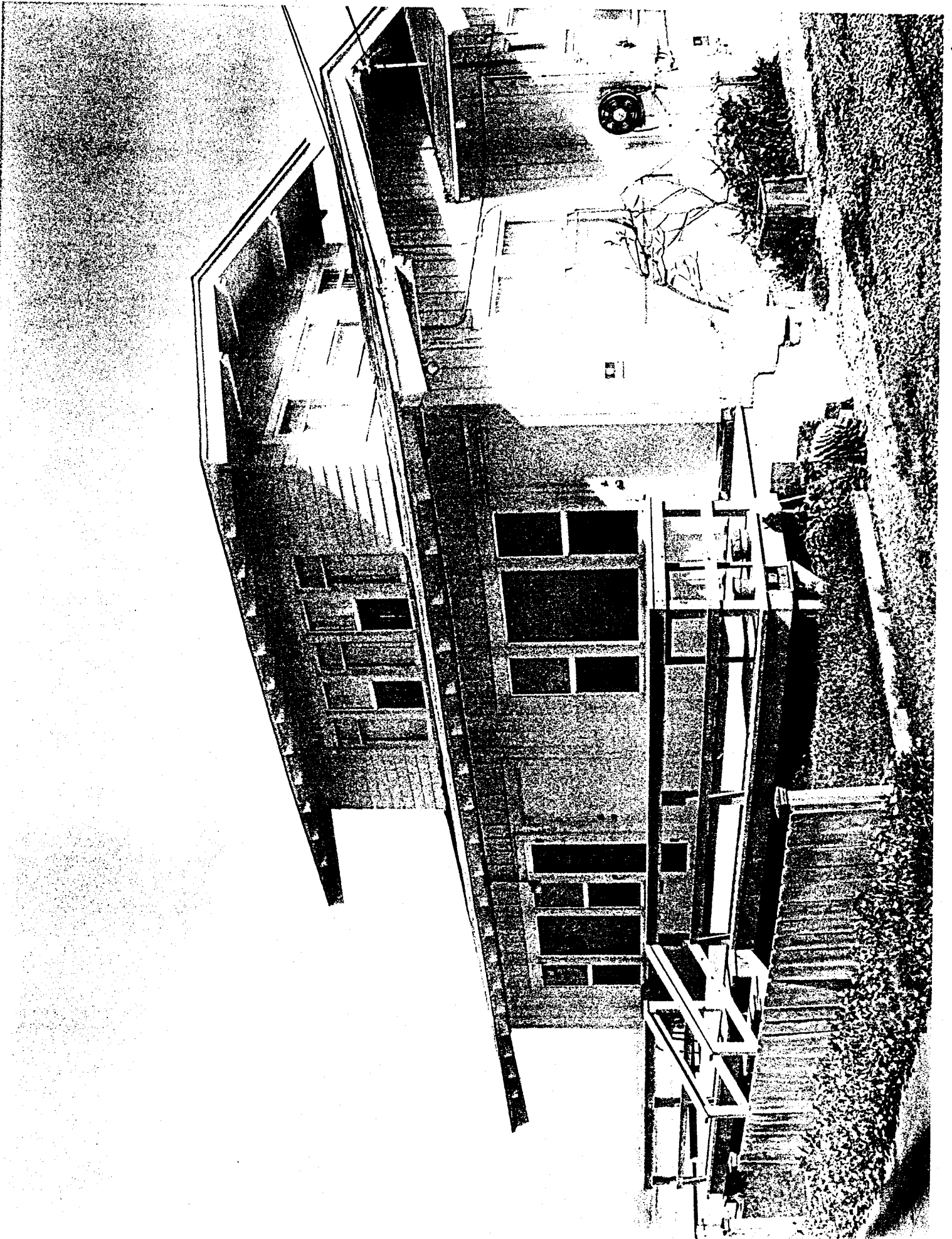
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- <http://www.giantdipper.com/history.html>

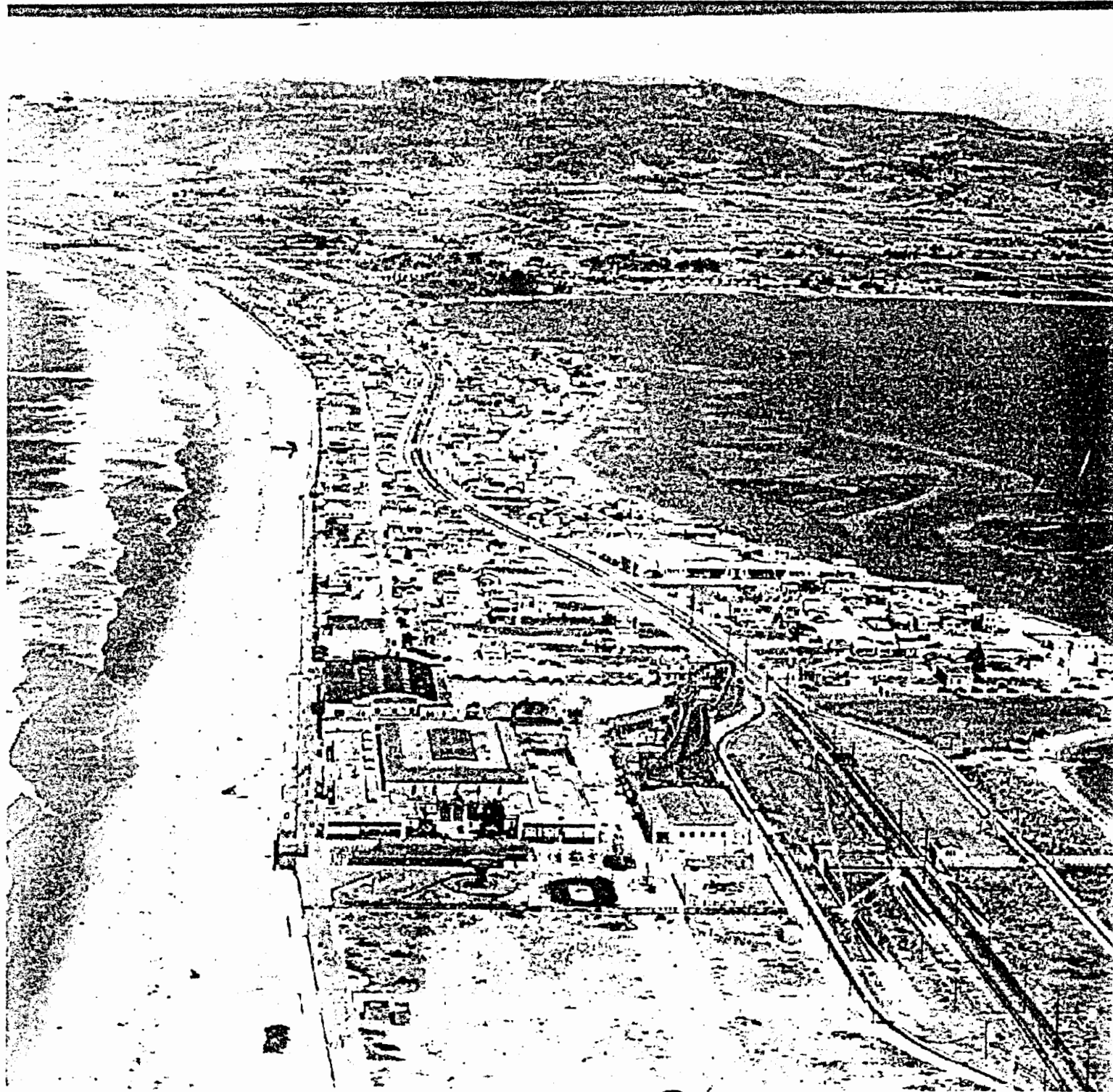
List of Attached Exhibits

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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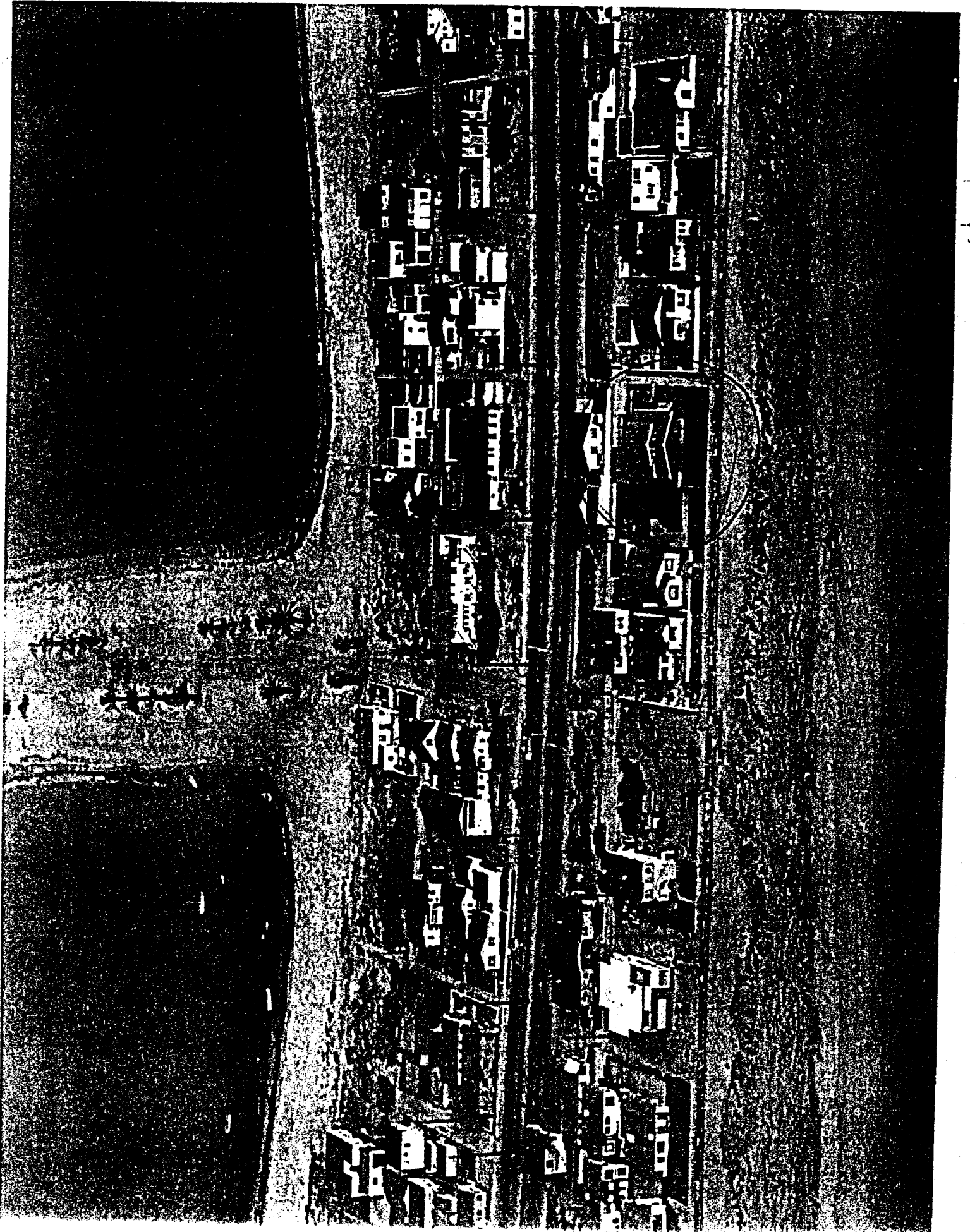




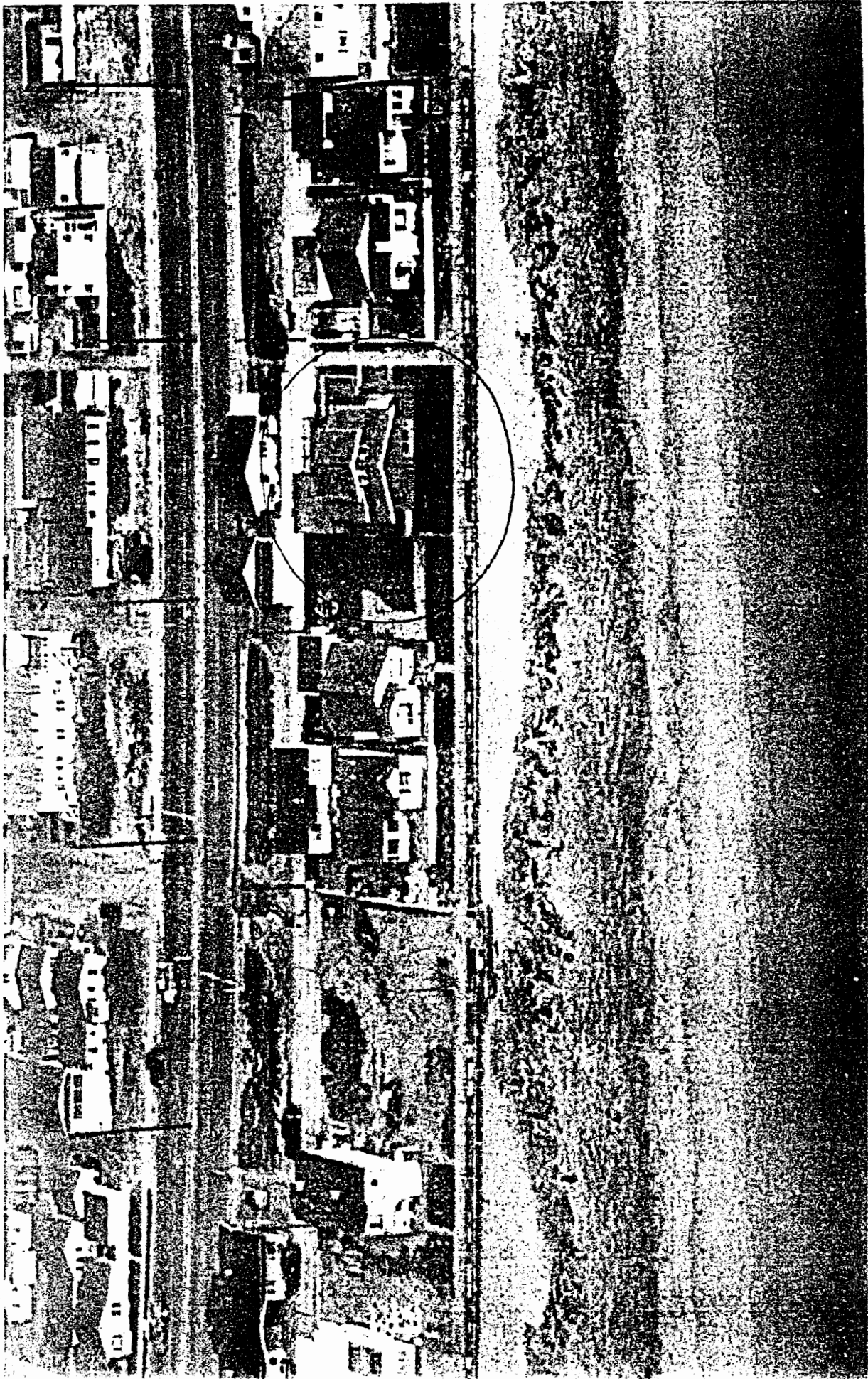
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MISSION BEACH

1930's



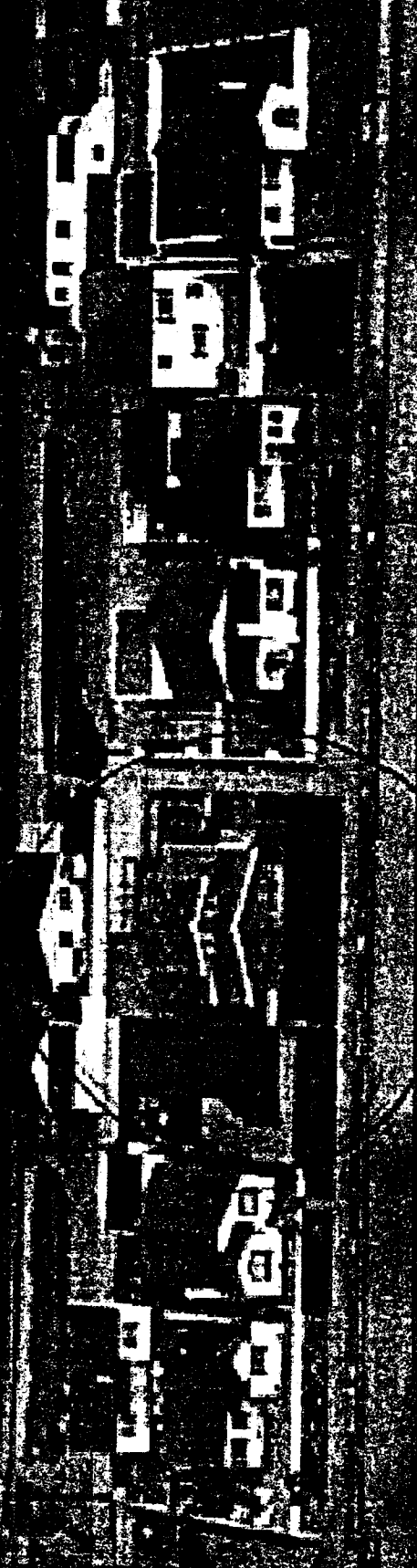
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1100 2nd Ave.

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



3491 3485

Campbell House

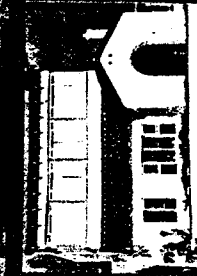


706 Manhattan Ct. 3467

Ocean Front Walk



708 Liverpool Ct.



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



Planning Department

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

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.

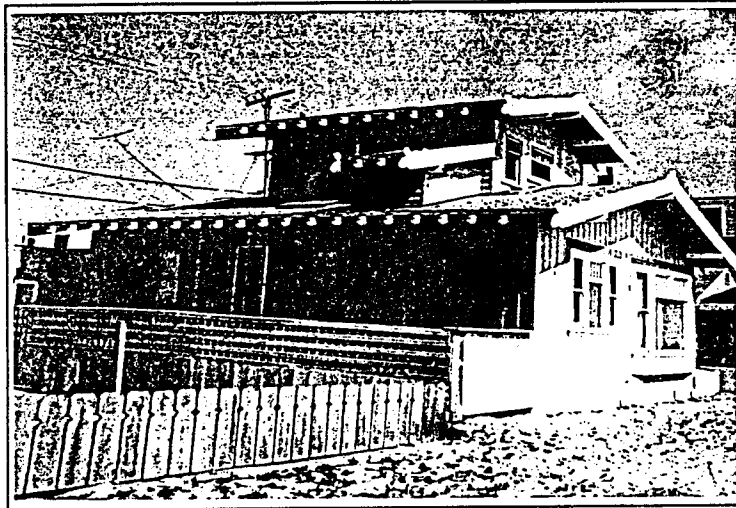
In walking the boardwalk, one can see that there aren't any Craftsman Beach Cottages left. The "Turquoise House," even though it's painted white now, is the last one on the boardwalk and the oldest. It would be a shame to lose this unique Craftsman Beach Cottage. In some respects it is more interesting 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*



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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 "enclsd [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 Rauses 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

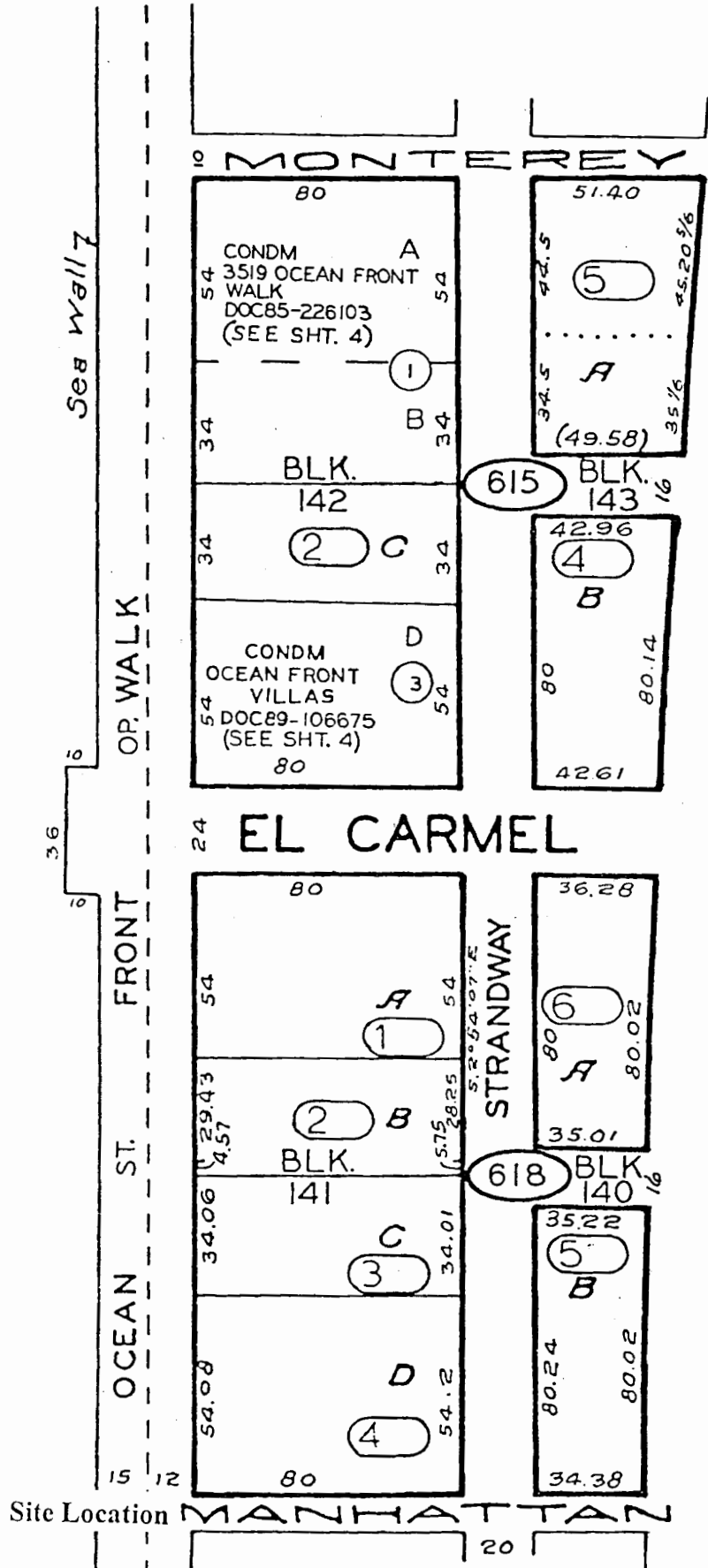
423-615-618

63
SHT. 2



SAN DIEGO COUNTY
ASSESSOR'S MAP

PACIFIC BEACH PARK



BLVD.
MISSION
80

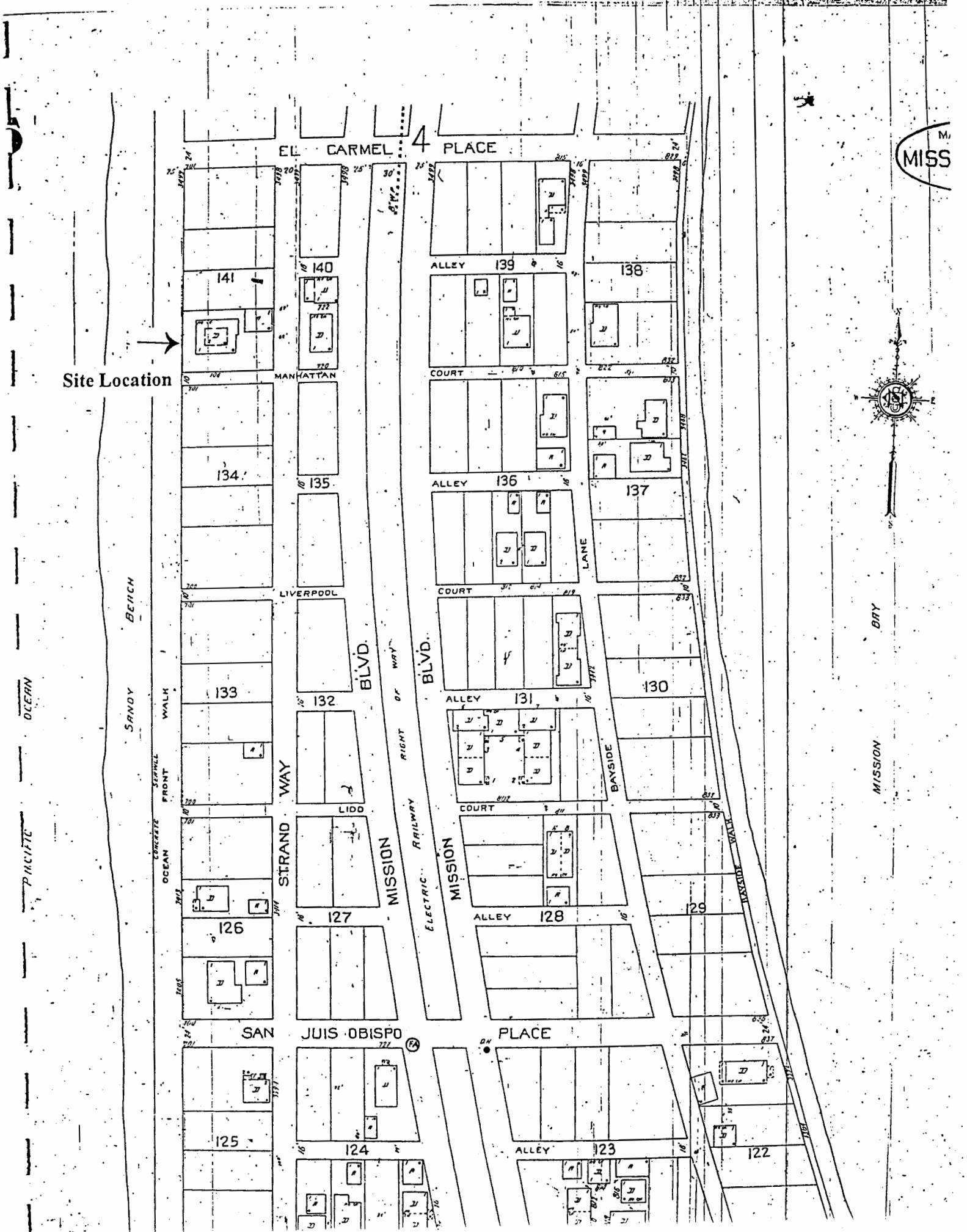
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

FIGURE 2
SANBORN FIRE INSURANCE MAP (MAY 1929)
SITE LOCATION

MISS M.



Site Location



MISSION BAY

PACIFIC OCEAN

SANDY BEACH

STRAND WAY

BLVD.

BLVD.

MISSION

PLACE

SAN

JUIS OBISPO

ALLEY

BAYSIDE

LANE

LIDD

WALK

MISSION

ELECTRIC RAILWAY

MISSION

ALLEY

LANE

LANE

LIVERPOOL

MANHATTAN

EL CARMEL PLACE

4 PLACE

ALLEY

COURT

ALLEY

COURT

ALLEY

COURT

ALLEY

138

137

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129

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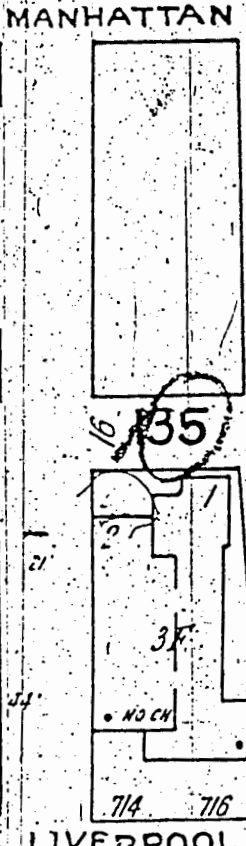
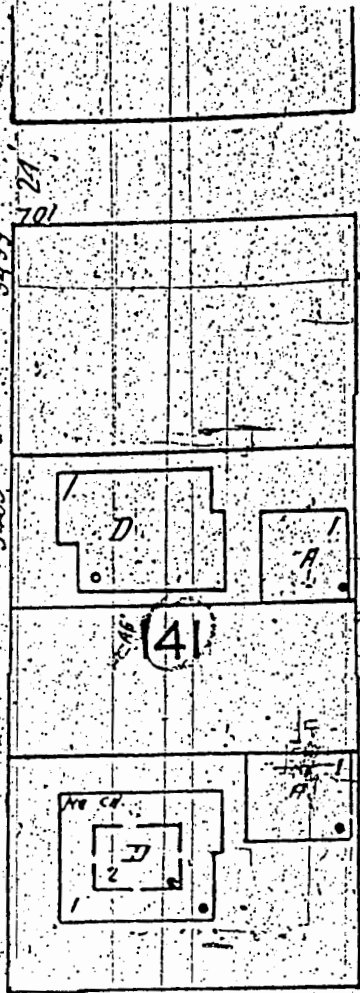
123

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

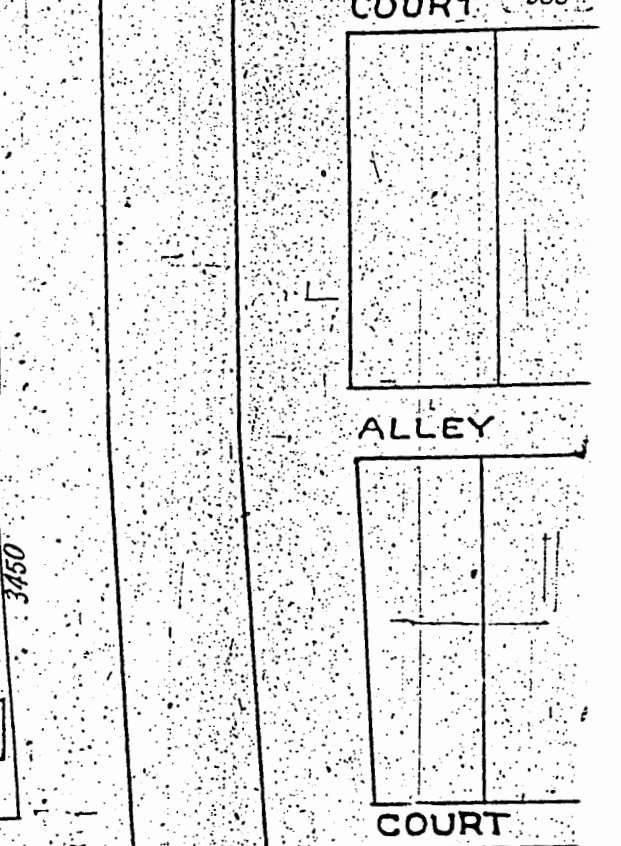
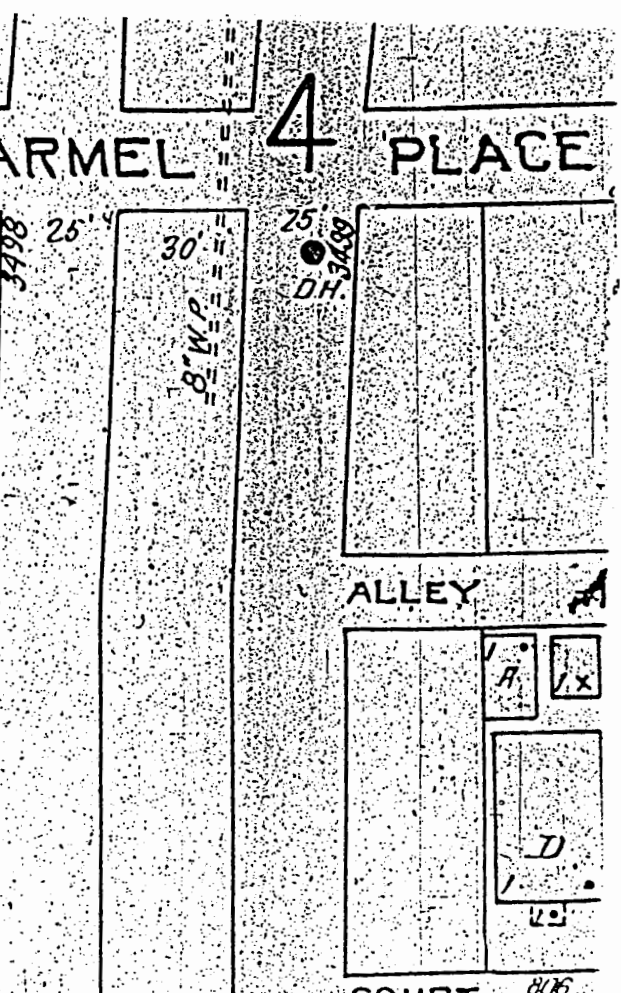
EL CARMEL 4 PLACE

Site Location →

BEACH



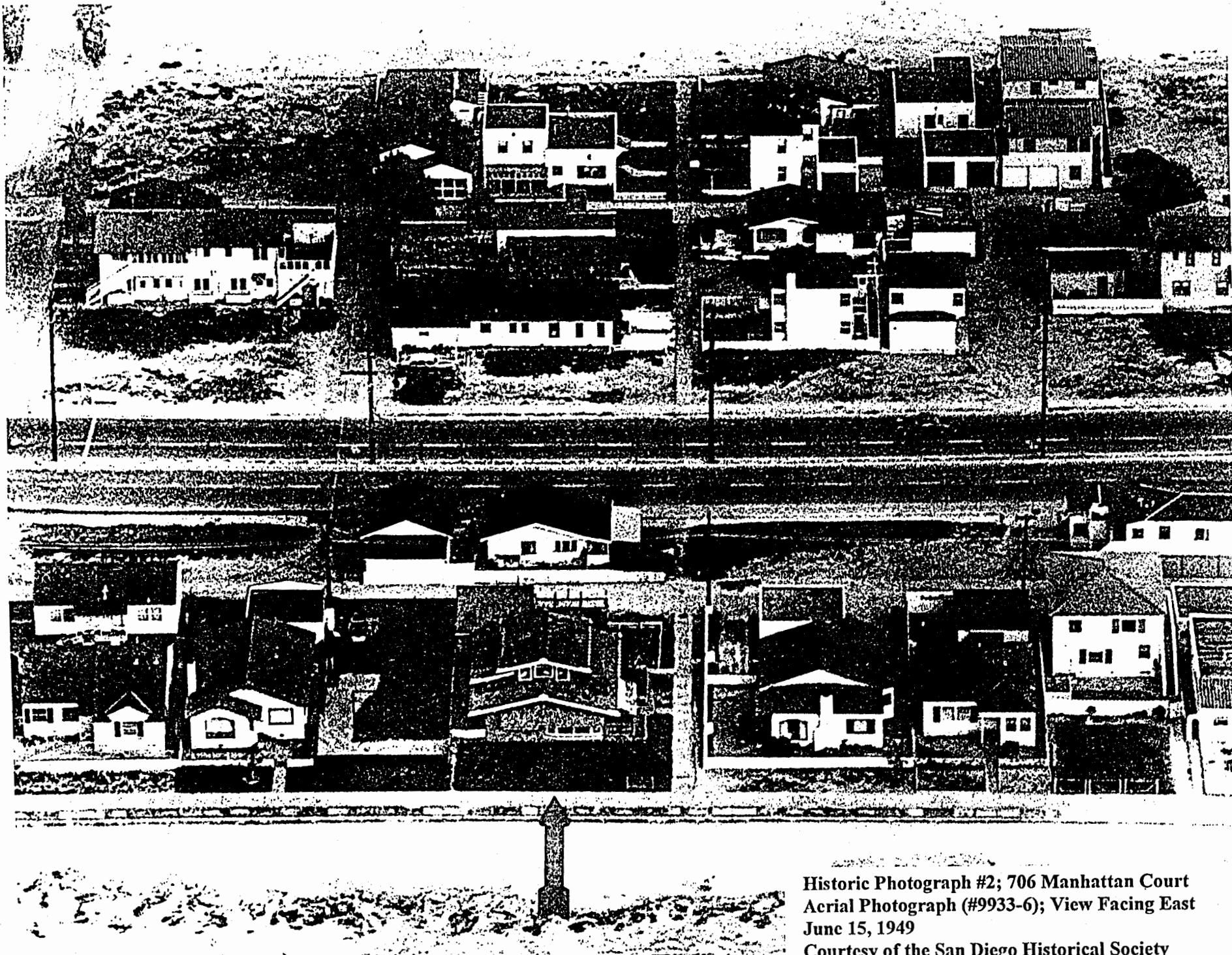
LIVERPOOL



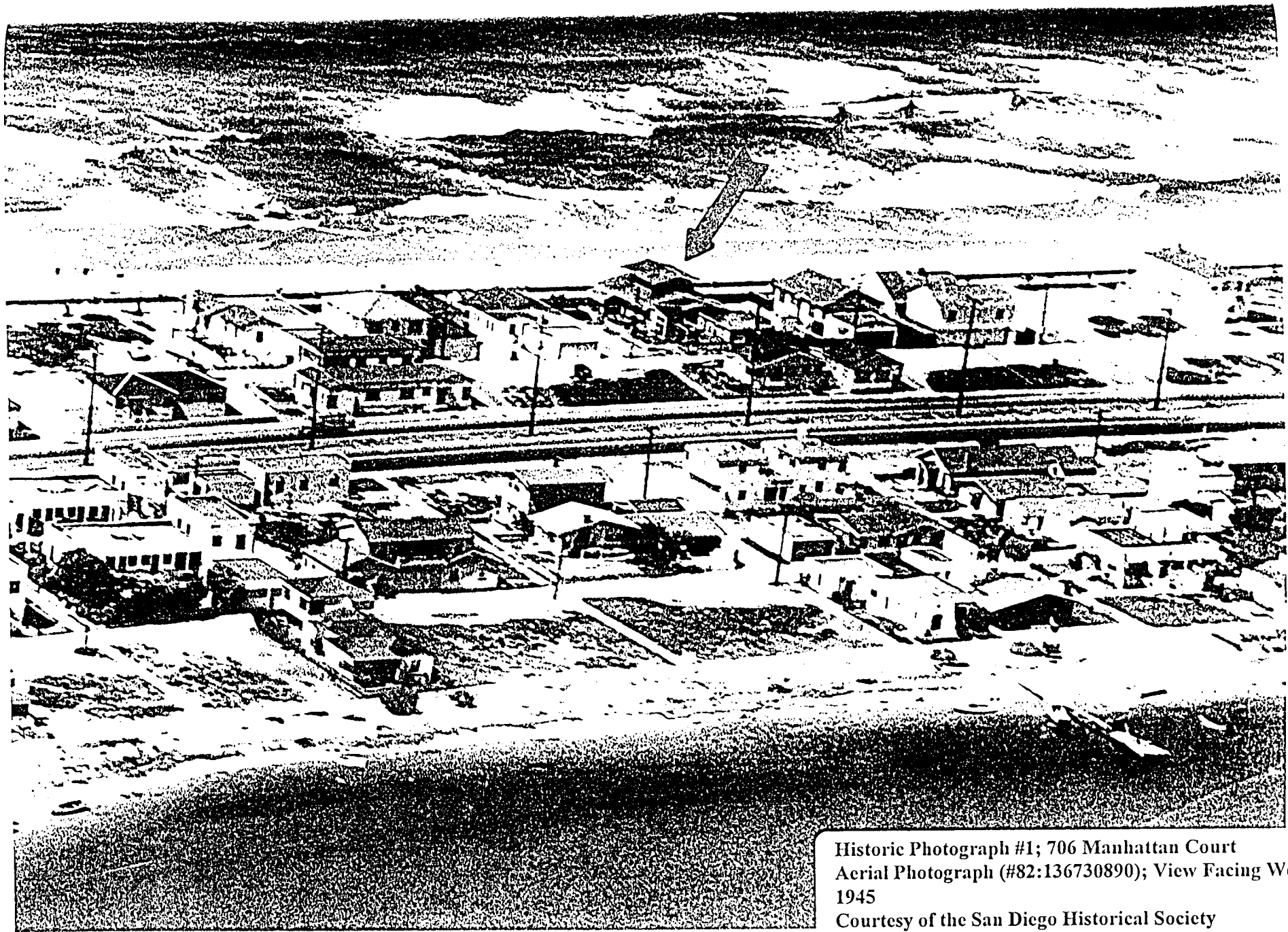
COURT

803

APPENDIX A
HISTORIC PHOTOGRAPHS
MISSION BEACH AERIALS
1945 & 1949

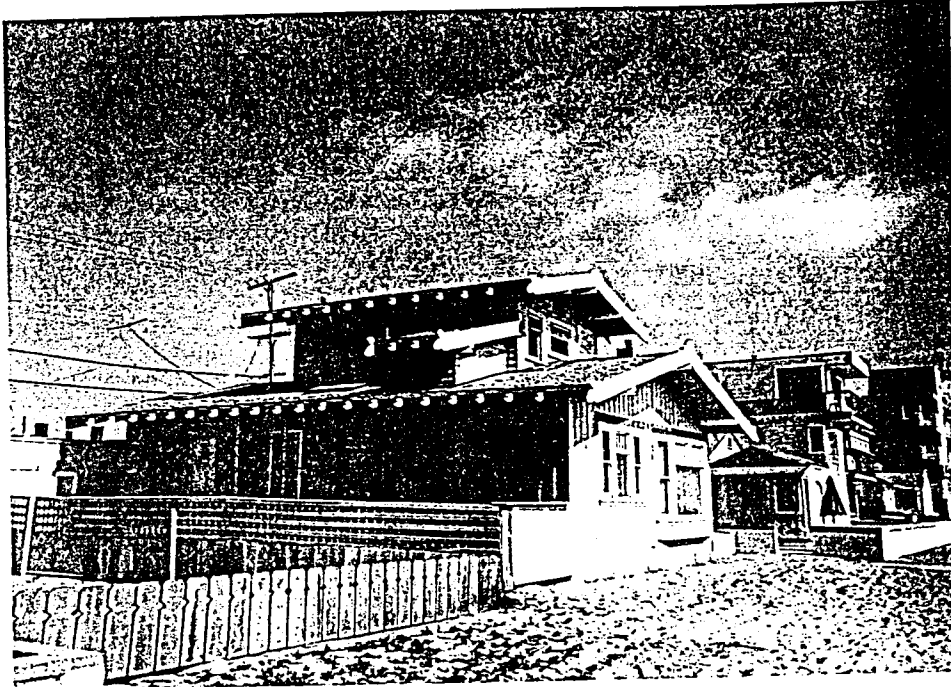


Historic Photograph #2; 706 Manhattan Court
Aerial Photograph (#9933-6); View Facing East
June 15, 1949
Courtesy of the San Diego Historical Society



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

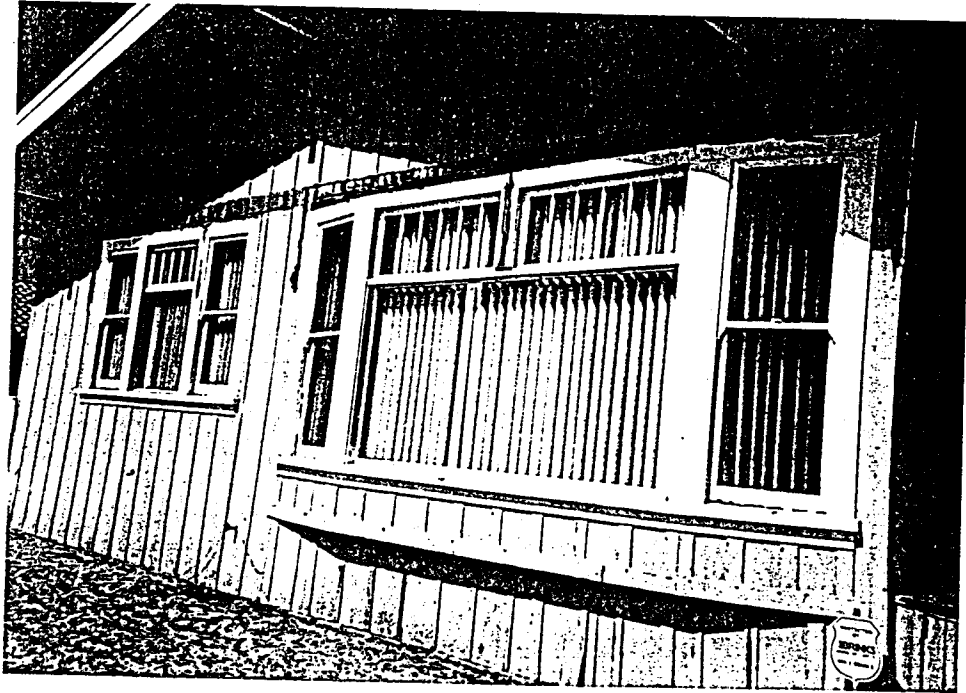
APPENDIX B
CURRENT PHOTOGRAPHS



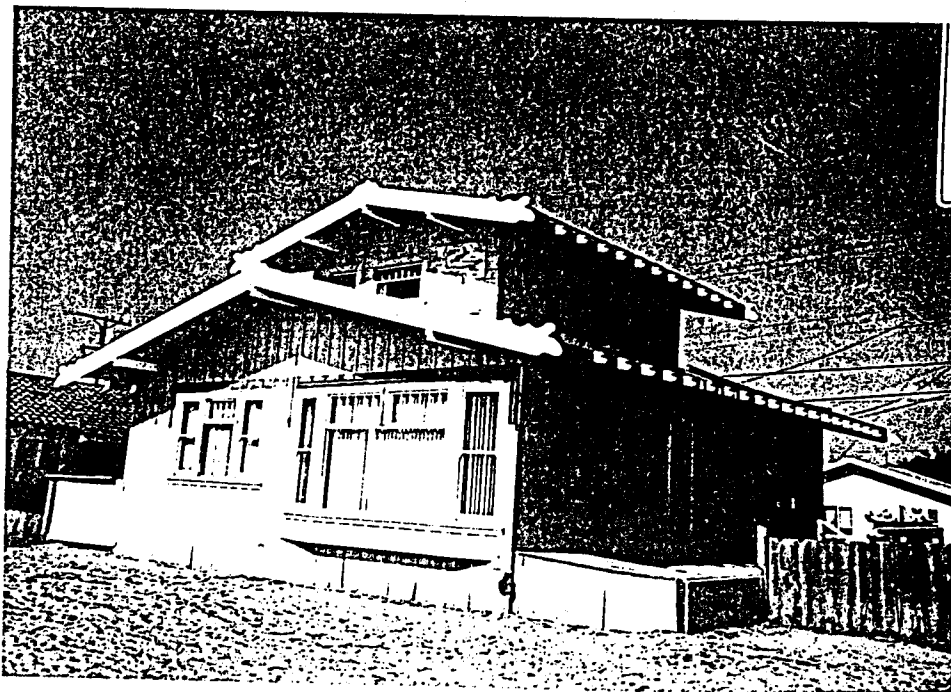
Photograph #1
706 Manhattan Court
"The Turquoise House"
North & West Elevations
View Facing South



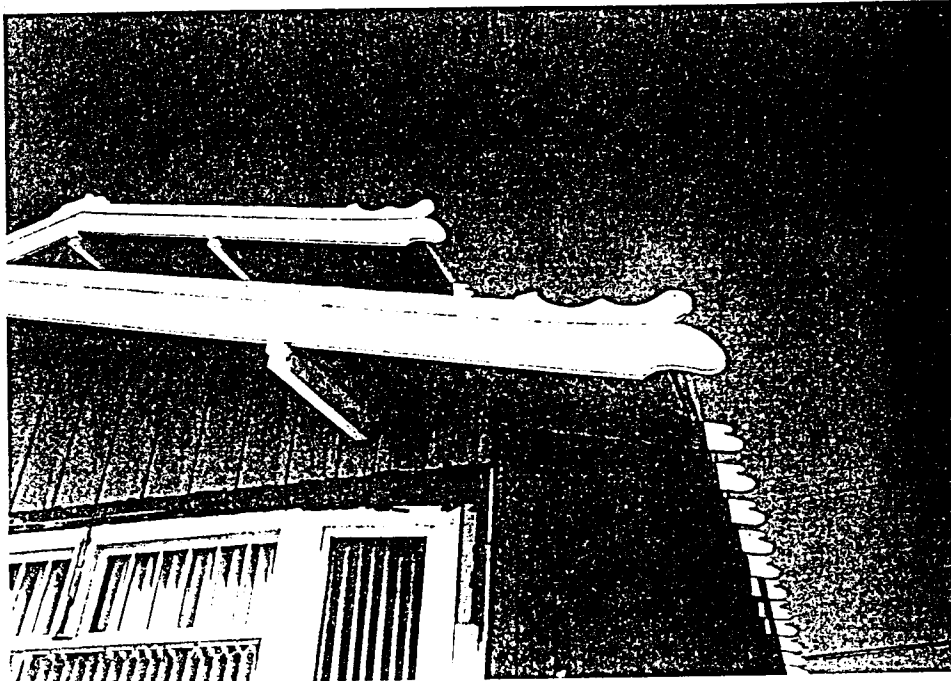
Photograph #2
706 Manhattan Court
"The Turquoise House"
North & West Elevations
View Facing South



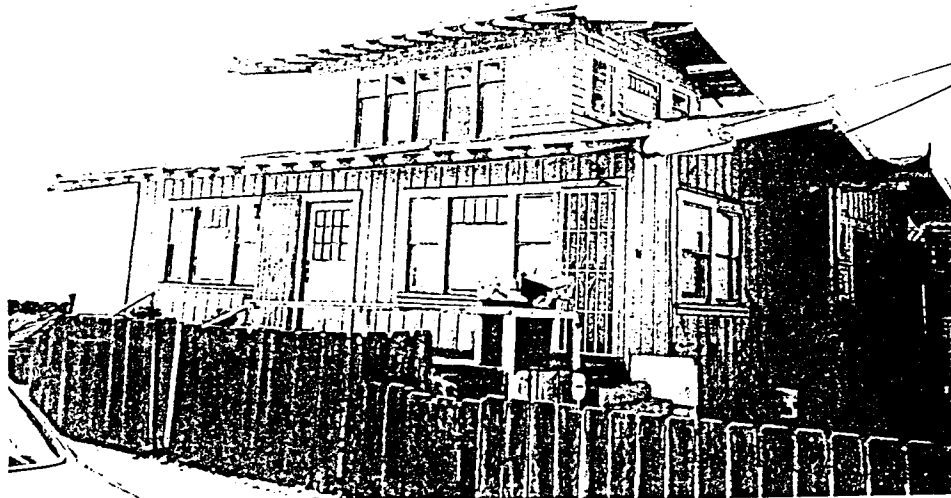
Photograph #3
706 Manhattan Court
"The Turquoise House"
West Elevation/Window Detail
View Facing East



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



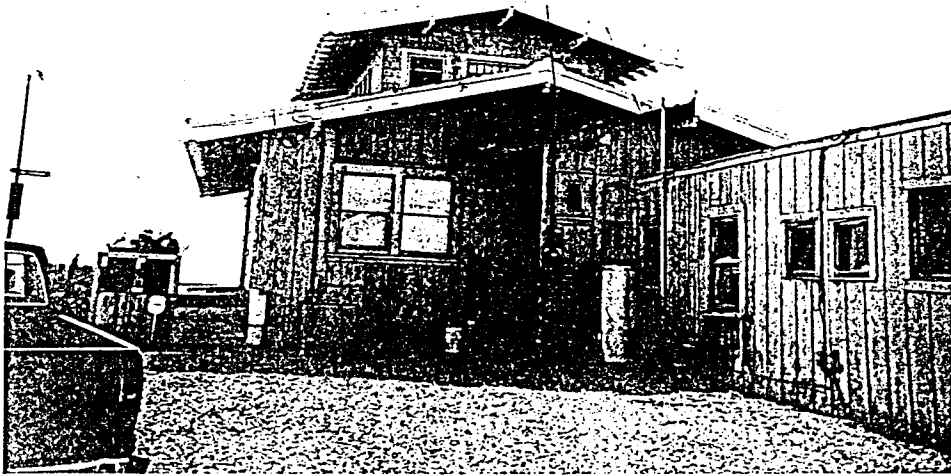
Photograph #6
706 Manhattan Court
"The Turquoise House"
South & East Elevations
View Facing North



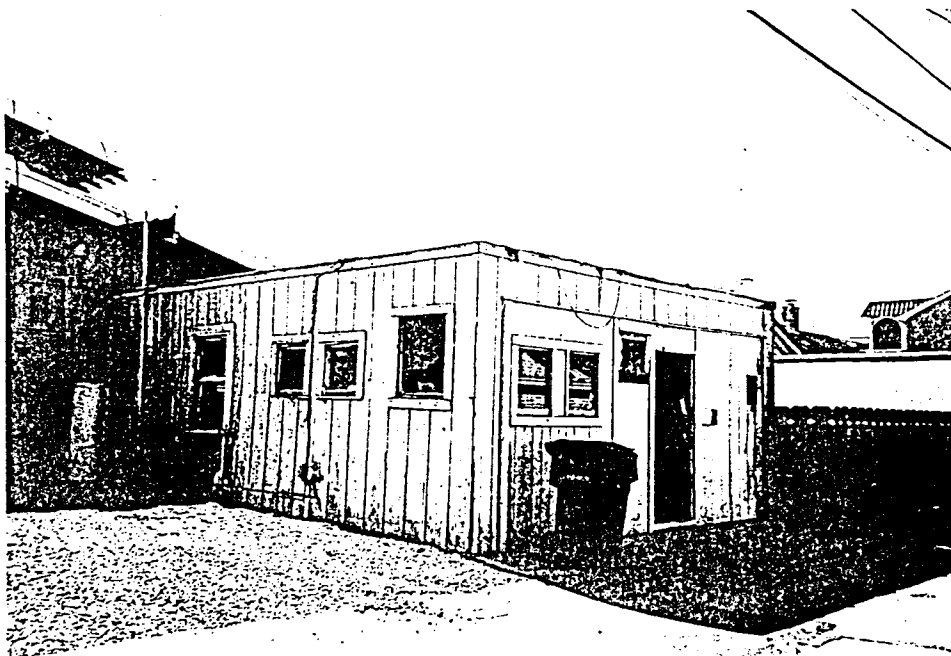
Photograph #7
706 Manhattan Court
"The Turquoise House"
South Elevation Detail
View Facing North



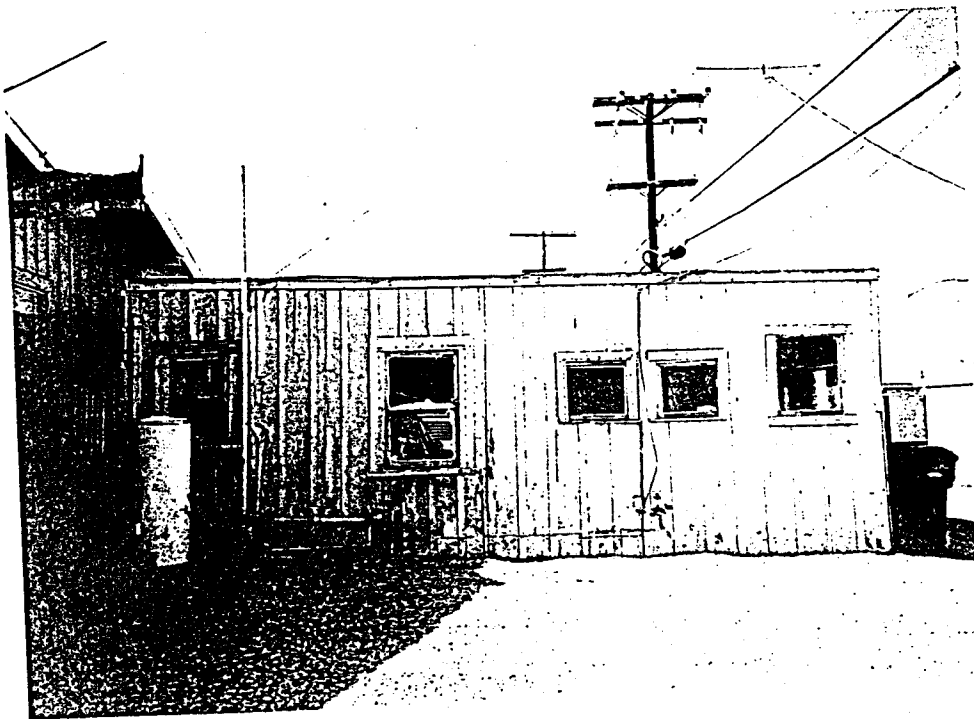
Photograph #8
706 Manhattan Court
"The Turquoise House"
East Elevation



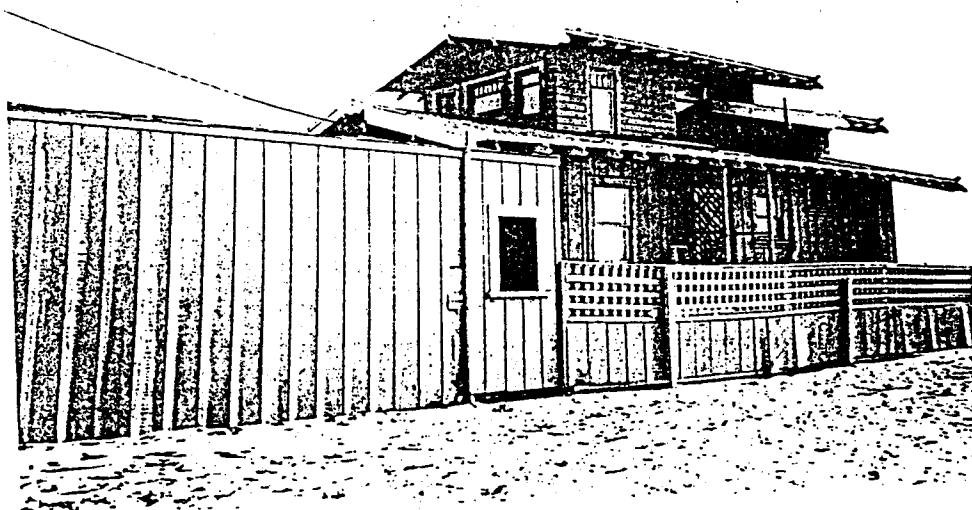
Photograph #9
706 Manhattan Court
"The Turquoise House"
East Elevation
View Facing West



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



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
CT12375

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	
DEED	GARRETTSON: D. F.	UNION TRUST CO OF S.D.	7/1/14	651	355	
ACTION	STOUGH: FLORENCE A	VS. UNION TRUST CO. OF S.D.	7/1/14	651	356	

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	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	

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	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 (ALICE HAYS 1999 REVOC. TRUST)	REFF: MITCHELL E. REFF: MIYO ELLEN, ET AL	4/11/02			303693

APPENDIX D
CITY OF SAN DIEGO
WATER & SEWER RECORDS

OPERATING DEPARTMENT CITY OF SAN DIEGO

APPLICATION AND ORDER FOR WATER SERVICE

Location 706 W. Main St. Between Constitution St.
and St. Lot 9, Blk. 141, 111 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 2/27/24 1924 Owner Maggie Barber By [Signature]

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

REMARKS:

Service Clerk [Signature]
Location 44 Ft. N of N Line of W. Main St.

on Seaside Way St. West
Meter size and make 1/2" and [Signature]
No. of meter 250505 Reading 0

REMARKS:

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

010
010-1

Receipt No. 14779
Amt. paid 30.00
Date 2/27/24
Completed [Signature]
Cost 20.42
Order No.

OPERATING DEPT. SEWER CONNECTION ORDER
Location 706 Main St. No. 22253
Between St. Lot 9 Block 141 Amt. Pd. 1.50
Date 2/27/24
Addition [Signature]
Owner [Signature]
SEWER INSPECTOR. You will make [Signature]
sewer connection at above location--Page 9/25/24
Remarks:

Service Taps 31 ft. 5 from W line of MA St.
Service Enters 31 ft. 5 from W line of MA St.
Property 31 ft. 5 from W line of MA St.
MEASURE MENT KWARDS

Chg. W. O. FOREMAN [Signature]

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 () DETERMINED ELIGIBLE
() APPEARS ELIGIBLE (X) 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

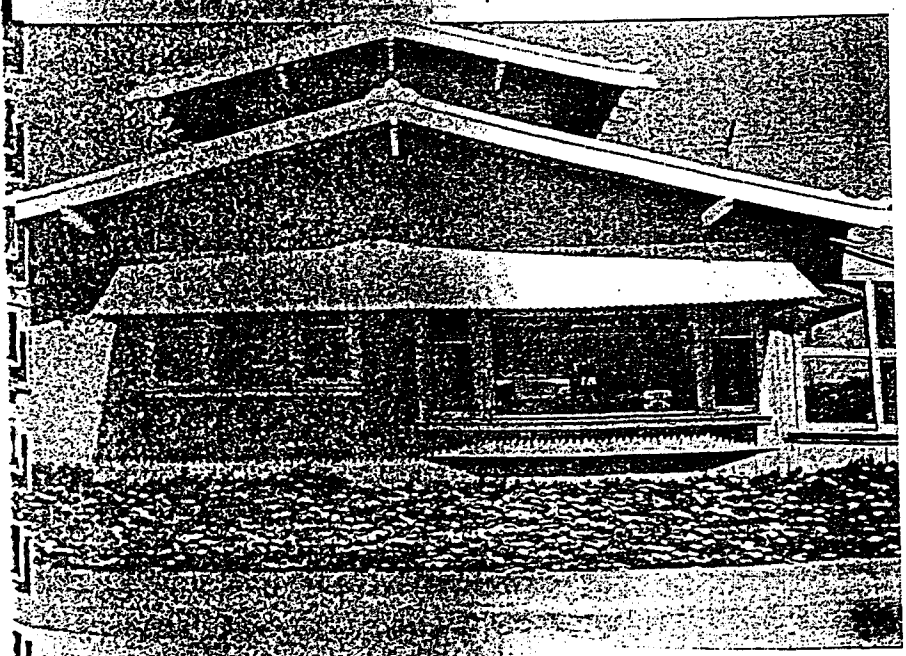
6. Present Use: Residence, Duplex Original Use:

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: (x)

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.)

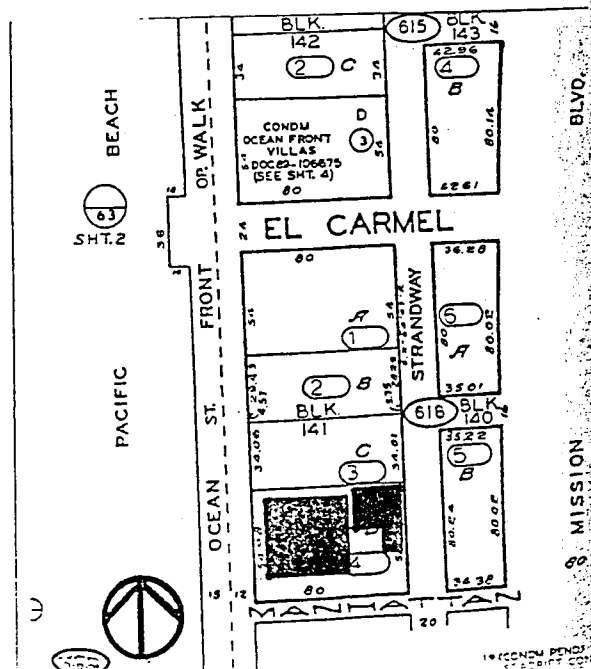
Architecture () Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education ()

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) 239-7888

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



APPENDIX F

“Unique homes in Mission Beach: the turquoise house”

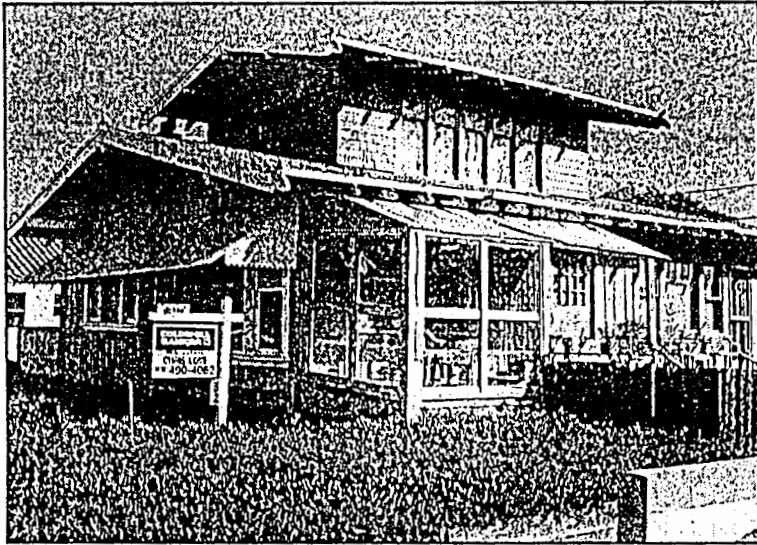
By Amy Lehmann

Beach & Bay Press Article

January 31, 2002 (p.9)

Inique homes in Mission Beach: the turquoise house

By AMY LEHMANN
Beach & Bay Press



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

Her name was Hazel Hays, but most people on the boardwalk knew her as the lady in the turquoise house who waved to everyone who passed. She lived in the house on Manhattan Court and Ocean Front since the 1940s and added to the home's 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 kind heart, a lady who was "one of a billion." Hays would sit for hours by her window overlooking the ocean, praying for swimmers' safety, watching the surfers who tread out too far for people who looked troubled and lonely 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 celebrity in her turquoise house, and a special lady had her own favorite beach personalities. The beach's weekend skater, "The Flash," was the life of her eye. Hays could hardly get it 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. She was surrounded

by a 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 Schultz, 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!

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.

PACIFIC BEACH - 273-3836
Corner of Garnet & Lamont

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

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

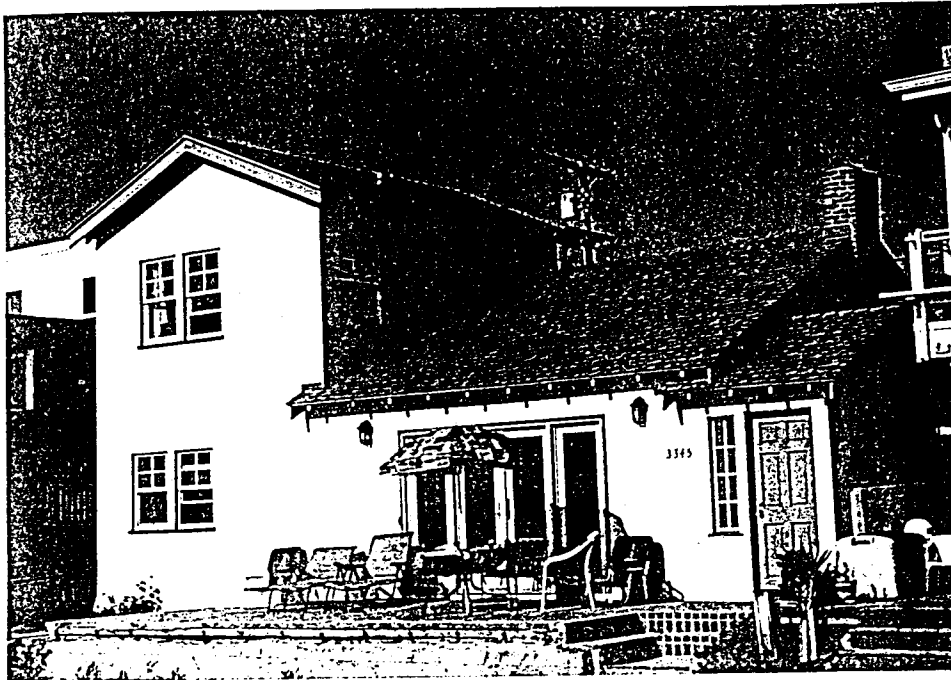
Valentines Day
Complimentary Glass of Champagne
Chocolate Dipped Strawberry and a Rose for the lady

The Original **Broken Yolk Cafe**

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

Open 6am-3pm DAILY! **270-YOLK**

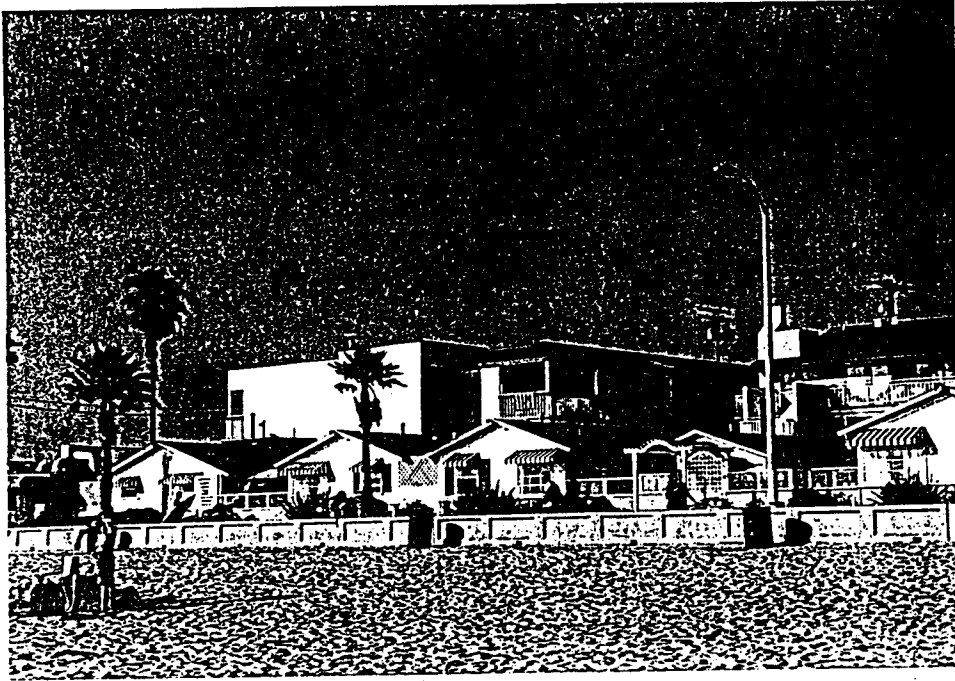
APPENDIX G
MISSION BEACH BOARDWALK SURVEY
OF EXISTING
CRAFTSMAN/BUNGALOW STRUCTURES



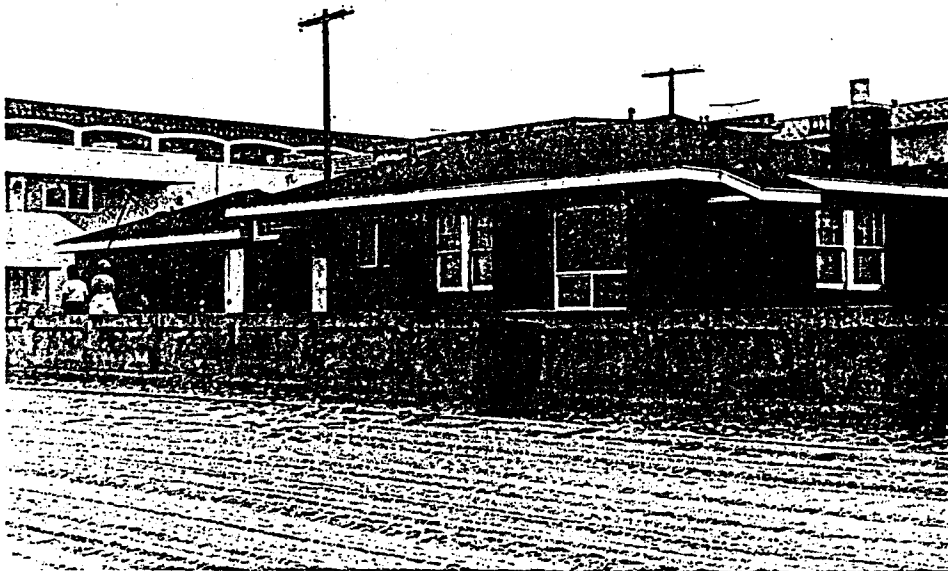
Building #1
3345 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)



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)



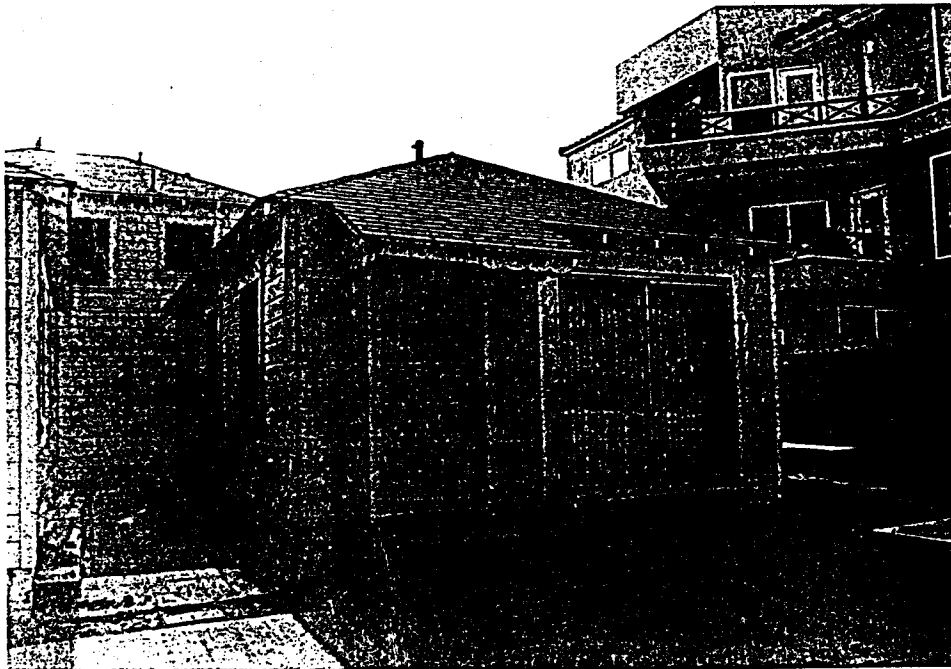
Building #5
3949-3953 Ocean Front Walk
"Bungalow"
Identified In Mission Beach Survey (1997)



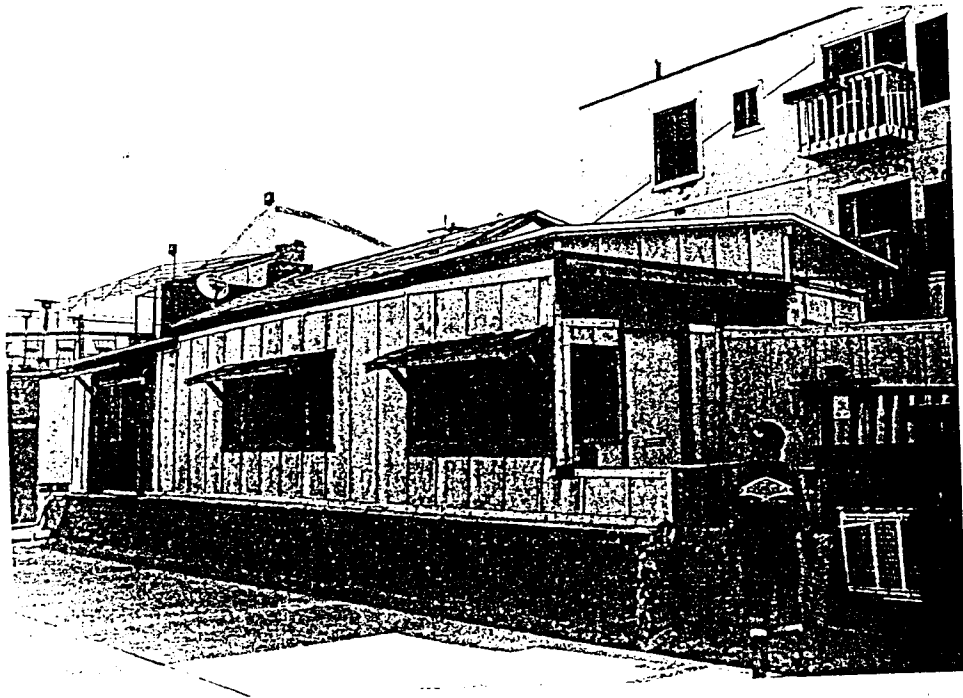
Building #6
702 Whiting Court
"Bungalow"
Identified In Mission Beach Survey (1997)



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 with and supportive of Airplane Bungalow architecture.

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

EXHIBIT NO. 4
APPLICATION NO. 6-05-24
Letters from Interested Persons & Save Our Heritage Organization




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



Save Our Heritage Organisation

2478 San Diego Avenue • San Diego CA 92110 • www.sohosandiego.org
619/297-9327 • 619/291-3676 fax

BOARD OF DIRECTORS

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- Peter L.P. Janopaul, III
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- Jessica McGee, *Treasurer*
- Lori Anne Peoples, *Secretary*

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- Carmen Pauli
- Christopher Pro
- Tim Rudolph
- David Swarans

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

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.

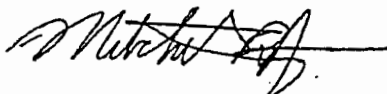
We were truly flabbergasted when in July of this year, a third party named Gary Aronson, who maintains an address of record in Nevada, asked that our home be declared an historic site. Gary owns an ocean front condo (big gray box building) two houses south of our home at 706 Manhattan Court. Other individuals 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 Occan 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

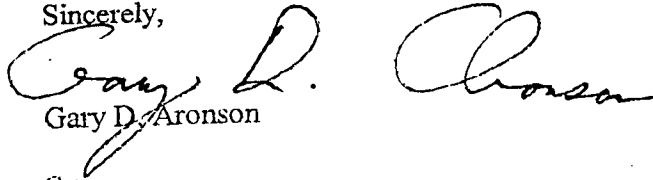
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

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
619-269-3924
legacy106inc@aol.com

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MAY 18 2005

May 14, 2005

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

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

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

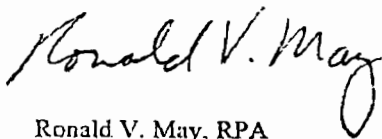
Environmental Quality Act. It is my professional opinion that the Craftsman Airplane Bungalow at 706 Manhattan Court meets the California Environmental Quality Act Threshold for significance and that demolition would constitute a significant adverse effect. The City of San Diego should direct preparation 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 Avnuc. 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 Avnuc. 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

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1924 - SAN DIEGO CITY DIRECTORY - 1924

Beck Jas L (Frank) auto mech R D County Garage h 1623 University at
Beck Jas M (Emma J) h 3656 Thomas av E 211
Beck John G (Laura D) sec-treas Ingersoll Candy Co h 3564 1st
Beck Jos (Louise) carp h 3735 Ray
Beck Kate r 3744 Granada av
Beck Louise K 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 Rhend E (Ade) fur rms 1431 4th
Beck Rabi H (Amy) ex Standard Oil Co r 3714 4th
Beck Ruth A (Aranda) h 727 3rd Stockton dr
Beck Violet M tchr r 411 21st
Beck Washington H mach h 2714 4th
Beck & Hotel (A J Beck J G Central) barbers 823 4th
Beckman Gladys (Eleanor) USN r 137 35th
Becker Adolph (Myrtle M) press hoker Irons Inc h 1027 4th
Becker Anna M wid J P h 3025 G
Becker Anthony (Margt) painter Campbell Machine Co h 3020 Workx
Becker Dora Ida Adolph Becker pres prop Waldorf Hotel and Cafe 1037 4th
Becker Elmer (Arden) brick lbr h 3146 Webster av
Becker Conrad W plumber F A Hollman r 3025 G
Becker Frank (Emma G) chiro 955 7th h 1842 Long Branch at Ocean Beach
Becker Frank H (Dorothy) pantryman Golden Lion Tavern h 416 11th
Becker Frank J (William M) mkr Waldorf Hotel & Cafe r 1037 4th
Becker Geo solr r 727 3d
BECKMAN G H 403, Persl H Kemp Mgr. Department Store, 2225 5th, Tel Main 4470 (See page 423)
Becker John (Margaretha) mgr Ameri can Acar Co h 506 E 1st Natl City
Becker John G h 3025 G
Becker John N (Rose T) exp messgr h 3776 Texas
Becker John G (Lillian) lab Chan R McChesnek Lbr Co h 2132 Franklin
Becker Jos (Christina) barber h 2302 30th
Becker Lillian Mrs h 1027 25th
Becker Louis W (Mary) loker G W Crainer h 2025 I
Becker Margt Mrs (Silver Dale Sabarjums) h 3020 Workx av
Becker Margt J wid G H h 2434 A
Becker Minnie M stenogr Boston Staro r 2025 G
Becker Otto r 1027 25th
Becker Peter A (Hosa U) plumber P A Hellgren h 718 Green Gorda at

Becker Peter J (Betty) h 1756 Kaper
Becker Peter J (Abbie E) caterer Golden Lion Tavern h 4480 Mechanic
Becker Peter J jr (Mabel) with Marston Co h 129 Robinson av
Becker Richd P auto mech r 3776 Texas
Becker Vera R driver Star & Crescent Oil Co r 221 S Pardee
Becker Walter (Gibbel) gro 2292 Market h 2434 G
Becker Wm h 3501 Cottagewood
Becker Wm farmer h 1910 Monroe av
BECKWITH WM H (Rachel M), Texas Sunset Karyovering Co h 4207 Illinois
Becker Wm H (Sadler) aviation mech Rockwell Air Int Depot r 3821 5th
Beckwith Alton M sec H H Paterson r 1747 5th
Beckwith Archie H stemm Brunswick Iron Co r 1036 9th
Beckwith Edith M typist FINNEY NATIONAL BANK r 2230 Albatross
Beckwith Eugene C Mrs h 1014 Evans
Beckwith Jan W (M Helen) (Star Lunch Room) h 3002 Denver St R F
Beckwith Julia H (Fannie K) silk Brunswick Drug Co h 1036 9th
Beckwith Lloyd S (Helen M) (Star Lunch Room) r 3002 Denver E S D
Beckwith Robt H (Carrie A) post emp American Natl Ins Co h 242 Dodson
Beckwith Edna actress Liberty Theatre
Beckwith Marie r 3448 Bonitary 60th
Beckwith Geo W (Agnes K) h 3038 G
Beckwith Harry G clk Standard Oil Co r 1456 Dway
Beckwith Humor H (Mabel) forman Potomac & Clark h 1456 Dway
Beckwith Wayne G (Gwena) telep opr P T & T Co h 99 Palomar dr
Beckman Archie (Nellie) writr E D Gans G & E Co h 921 19th
Beckman Karis r 1512 28th
Beckman Mary J stenogr Jesso Geology r 1718 Fern
Beckman Oliver J (Ann) fur rms 1046 B
Beckman P clk C S Hardy r 1744 1st
Beckman Rhend H (Irene) USN r 931 27th
Beckner Adeline r 1245 I
Beckner Jennie rpts 1245 J
Beckner Joseph H wid Harry r 518 Campano
Beckstrom Andy (Hannah) lumber h 227 Glendale av
Beckstrom Louise tchr Brooklyn Sch r 537 Glendale av
Beckus Bert (Mabel) constnt wkr h 2442 Mission av E K D
Beckwith Arthur gard h 3165 Nelson av E S D
Beckwith Sarah E wid W W h 826 Prospect La Jolla

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Shows both margt. Beckers

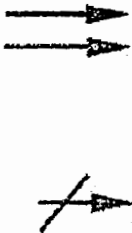
1924 San Diego City Directory showing both Margaret Beckers, revealing the confusion which led to the misidentification of the correct first owner of the house. This directory shows that in 1924 Margaret I. Becker was the widow of G. H. Becker, and she resided at 2434 A Street.

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Beck Robt J janitor Alford Stahl & Sons r 1100 Imperial av
 Beck Rush A (Amanda H) h 727 Pt Stockton dr
 Beck Ruth I bkpr W E Tel Co r 4451 Campus av
 Beck S H r 1228 8th
 Beck Washington R (Helen H) mach h 3714 4th
 Beck Wm D spl rep Lincoln Natl Life Ins Co r 432 E ros 202
 Beck & Cotral (A J Beck J C Cotral) barbers 823 4th
 Beckcom Henry G (Eleanor) H S N h 137 25th
 Beckel Raymond S (Laura) H S N h 1525 W Arbor dr
 Becker Adolph (Myrtle M) pres Becker Bros Inc r 1027 4th
 Becker Anna E wid J P h 3035 G
 Becker Anthouy (Margt) painter h 3020 Works av
 Becker Bros Inc Adolph Becker pres Waldorf Hotel 1037 1045 4th
 Becker Carl A (Agnes M) bkpr h 3146 Webster av
 Becker Conrad W plumber Fred A Holbrook r 3035 G
 Becker Dorothy B Mrs clk J C Barbe r 1843 Columbia
 Becker Fay Mrs mgr Kelly Appt r 1611 5th
 Becker Frank H (Berolby) cook h 1843 Columbia
 Becker Geo H (Margt H) h 2434 A
 Becker Gertrude r 3020 Works av
 BECKER G H (X), Fred H Kemp Mgr, Department Store, 845 5th, Tel
 Main 4470 (See page 25)
 Becker Harry L (Fay) slamm Greens & Plumbing h 1511 5th
 Becker John mgr American Agar Co r National 1714
 Becker John P (Rose T) messgr Am Ry Exp h 1554 State
 Becker John G (A Louise) lab h 2125 Franklin av
 Becker Jos (Christina) barber 2202 30th h satue
 Becker Kurt A checker P M Dairy Co
 Becker Mabel Mrs clk Spreckels Savana Tire Co r 1756 1/2 Kears rd
 Becker Margt Mrs (Silver Gate Sanitarium) h 2020 Works av
 Becker Marguerite E bkpr S D Window Shade Co r 1800 3d
 Becker Minnie clk Wm T Taylor r 2035 G
 Becker Peter A (Roma H) plumber Fred A Holbrook h 712 Cerro Gorda av
 Becker Peter J (Betty) h 1756 Kears
 Becker Peter J (Abble) steward Golden Lion Tavern h 4400 Mechanic
 Becker Peter J Jr (Mabel F) with Marston Co h 130 Robinson av
 Becker Richd P auto mech r 1554 State
 Becker Theo (Mary) lab W G Hannells h 7000 Fay av La Jolla
 Becker Verne E r 221 S Purdee
 Becker Walter (Ethel) gro 2800 Market h 2410 E
 Becker Wm h 3453 Cottonwood
 Becker Wm gard h 3910 Meade av
 BECKER Wm H (Rachel M) Treas Sunset Engraving Co, h 4205 Illinois
 Becker Wm R aviation mech Rockwell Air Int Depot r 3821 5th
 Beckott Alice M sec H H Peterson r 1745 5th
 Beckott Andw W r 702 1st
 Beckott Eugenia C Mrs h 1014 B Evans
 Beckott Geo A (Carrie) barber C P Sanders h 1215 11th
 Beckott H Archie slamm Brunswig Drug Co r 1036 9th
 Beckott Jas W (M Helen) (Star Lunch Room) h 3003 Denver
 Beckott John H (Fannie E) clk Brunswig Drug Co h 1036 9th
 Beckott Lloyd S (Helen M) (Star Lunch Room) h 3003 Denver
 Beckott Robt R (Carrie A) gen American Natl Ins Co h 242 Dodson
 Beckott Thelma Y clk B H Kreas & Co r 1315 11th
 Beckford Elna prk Bishop & Co r Escanto
 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 & E Co h 2028 Bway
 Beckman Korin r 1415 8th



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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.

1924 Directory

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

Irwin Family of Gladys Lucille Irwin O'Brien

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

Contact: Gladys Clark gladys@world.com

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

[Index](#) | [Pedigree](#) | [Almentafel](#) | [Add Post-ers](#)

- ID: I00404
- Name: Maggie Stella IRWIN ¹ *Becker*
- Sex: F
- Birth: 25 SEP 1861 in Sangamon Co., Illinois ¹
- Death: 1931 in San Diego, California ¹

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

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

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

Suggested Next Step:

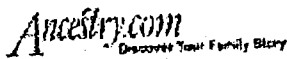
Search OneWorldTree for:
Irwin, Maggie Stella

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
- Anonymously contact submitters of tree data

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

Genealogical documentation demonstrating Lavinia Kelly was originally Lavinia Irwin.



Welcome, Ronald | Log Out | Upgrade | My Account | Help?

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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

< List of Matches

Personal Information

Name: **KELLY, LAVINTA IRWIN**
 Social Security #: 0
 Sex: FEMALE
 Birth Date: 5 Feb 1864
 Birth Place: 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

Next Match *

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	<input checked="" type="checkbox"/>
First Name	Last Name	Spelling	

Birth Date (e.g., 1 Jan 1922)	Birth Place (e.g., California)
-------------------------------	--------------------------------

Show Advanced Search Options

Charles Kelly's wife

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

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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 Glocalization 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 Glocalization 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 Curtis 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 Stepbna 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.

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- 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

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OTHER REPRESENTATIVE PROJECTS:

- Fort Rosccrans 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 Archacologist, 1973
- Kitchen Creek Archaeology Salvage, Interstate 8, 1973
- Highway Archacology Surveys, Interstate 8, 15, SR 805, SR 86, 1970 to 1973

PROFESSIONAL ORGANIZATIONS MEMBERSHIP

- Society for American Archacology (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 Guijarros Museum Foundation (since 1982; life member)
- Maritime Museum of San Diego (since 1988)

AWARDS

- Special Recognition Award, San Diego County Archacological 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

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RECEIVED

Charles A. Smith
720 Manhattan Court

Mission Beach JUL 18 9 AM '68
San Diego, CA 92102 CALIFORNIA
July 13, 2005 COASTAL COMMISSION
SAN DIEGO COAST

California Coastal Commission

Attention: Laurinda Owens

17575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

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

Note: Please forward to
all commissioners.

Dear Commissioners:

This letter is regarding
the application for a building
permit by Mitchell and Miyo
Retf 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, CA
San Diego, CA
92109

Page 3 of 3

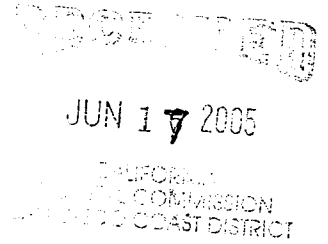
Date: June 14, 2005

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

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.

EXHIBIT NO. 5
APPLICATION NO. 6-05-24
Letter from Applicant
 California Coastal Commission

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.

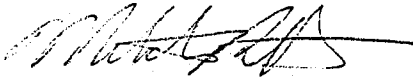
As we have made repairs to our house during the past three years, Gary Aronson has paid his experts to modify and alter their opinions and conclusions in their reports. In 2002 the house was classified as a "Craftsman" by Aronson's lawyer and Historian, Marie Burke Lia.

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.

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

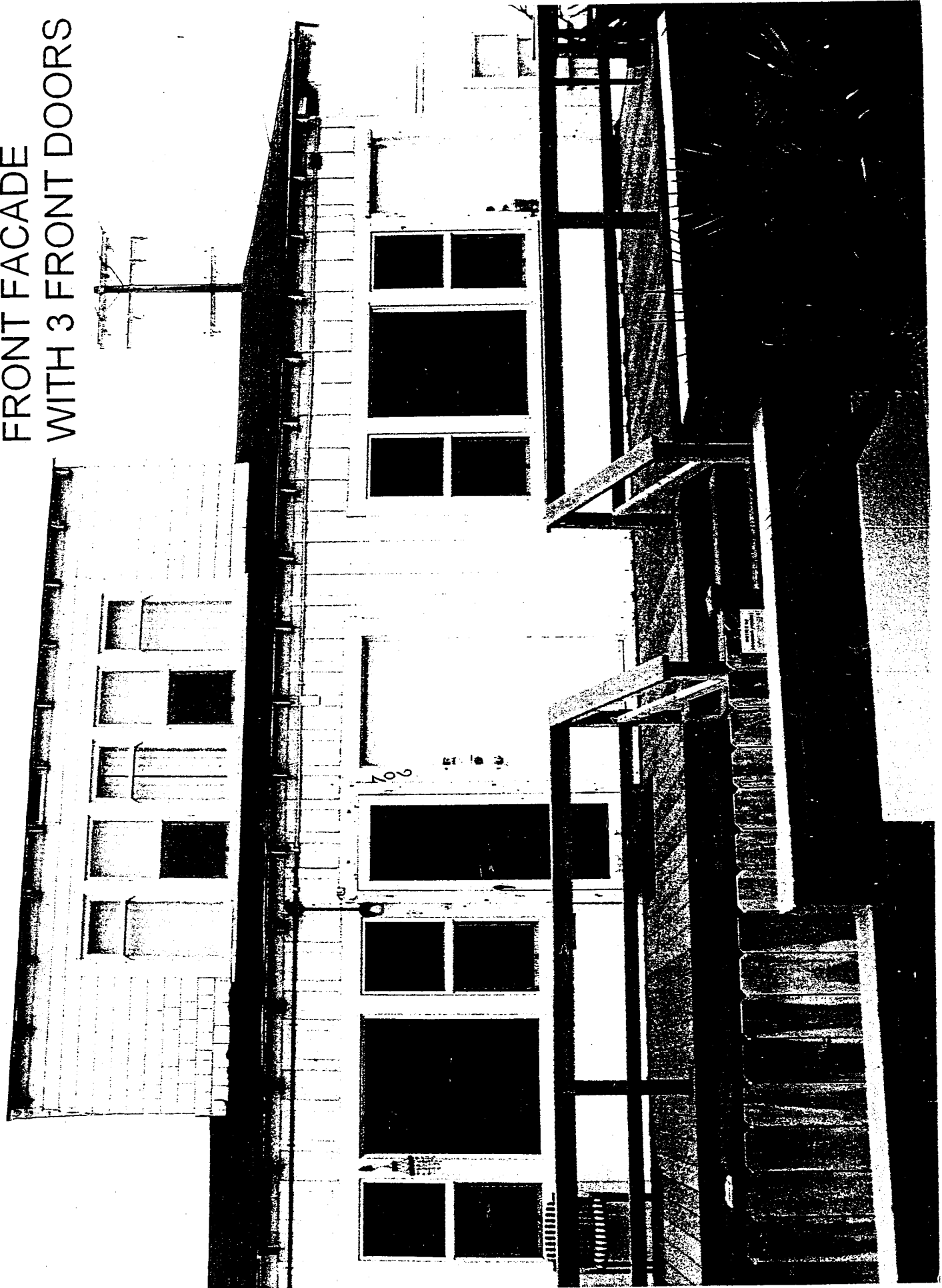


Miyo Ellen Reff

Enclosures: Two Pictures

Cc: Matthew A. Peterson

706 MANHATTAN CT.
FRONT FACADE
WITH 3 FRONT DOORS



JUNE 12, 2005
706 MANHATTAN CT.
WEST FACADE

