

Historical Resource Analysis Report

211 EMERALD BAY
LAGUNA BEACH, CA 92651
(Unincorporated Orange County)

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I. INTRODUCTION

This Historical Resource Analysis Report (HRAR) was prepared by Wendy L. Tinsley Becker, RPH, AICP, Principal of Urbana Reservation & Planning, LLC. The purpose of this HRAR is to evaluate the subject property at 211 Emerald Bay in Emerald Bay, Orange County, California for eligibility under the criteria of the California Register of Historical Resources (CRHR) and to determine if the property meets the definition of an historical resource pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15064.5. Future discretionary actions involving demolition and removal, or substantial alteration are proposed at the property, and accordingly, this HRAR is necessary to inform historical resource regulatory conclusions under CEQA. Identified as Orange County Assessor's Parcel Numbers 05307341, the 211 Emerald Bay property features an altered two-story single-family residence with a north elevation addition and multiple changes on character-defining facades, a detached garage addition, and an accessory dwelling. The accessory dwelling dates to 1934. The main house was built in ca. 1936 with subsequent alterations in ca. 1945, 1975, and into the contemporary period. The garage was constructed in ca. 1945-1953. The buildings meet age eligibility thresholds for historical resource consideration, and as a result, are subject to evaluation under the CRHR criteria.

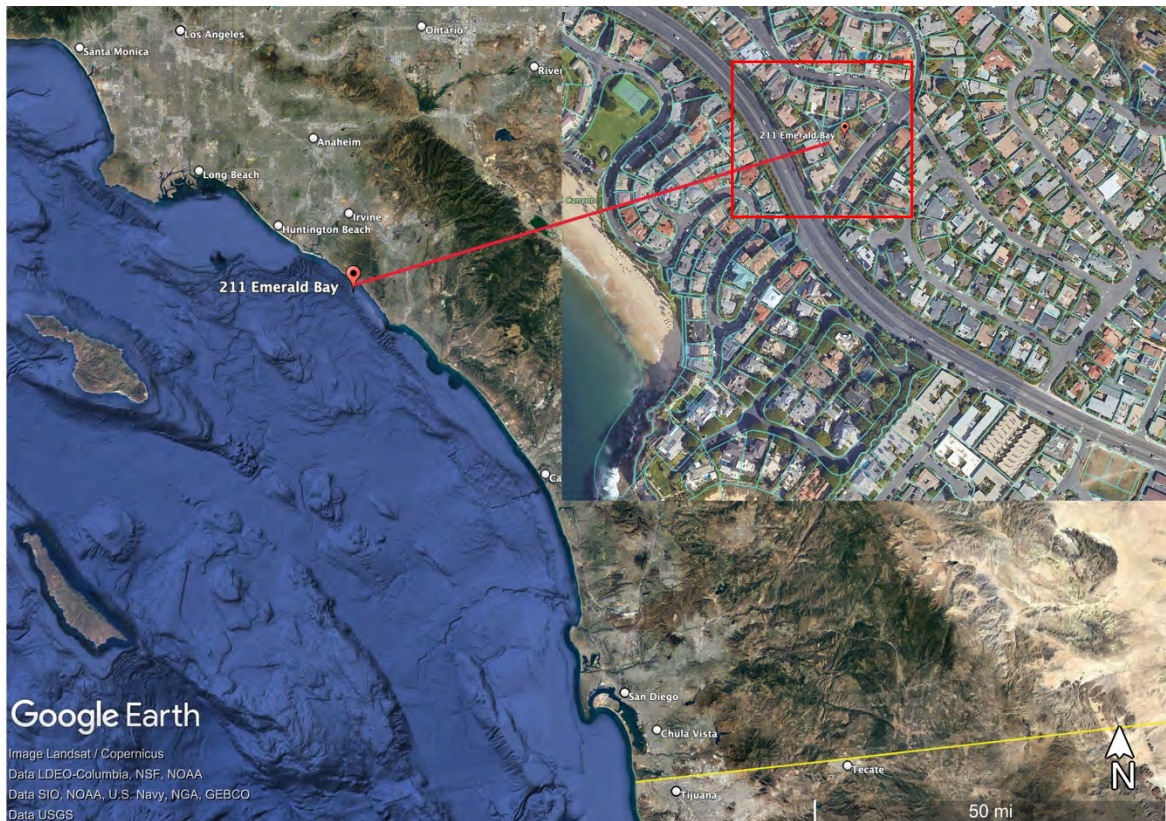


Figure 1. Property Location Map

Methodological Approach and Report Organization

The methodological approach undertaken for this historical resource analysis consisted of three major tasks – contextual and property specific research, a site visit and field survey, and technical analysis.

Research

Contextual and property-specific historical research included a review of regional newspapers from the California Digital Newspaper Collection at the University of California Riverside, via Genealogy Bank, and Newspapers.com; biographical and genealogical research on the property and past owners and occupants via Ancestry.com; review of maps, aerial imagery and photographs via National Environmental Title Research HistoricAerials.com, UC Santa Barbara FrameFinder, the Laguna Beach Historical Society, the Orange County Public Works Department, the Los Angeles Public Library Digital Photo Collection, the University of Southern California Photo Collection, and Calisphere, as well as building permits and other land records for the subject property obtained from the Orange County Public Works Department and Assessor Department.

Site Visit and Field Survey

Urbana’s Wendy Tinsley Becker conducted the site visit in December 2023. The purpose of the site visit was to observe and photograph all buildings and structures at the property and the surrounding environs to understand and identify the architectural styles and character-defining features present, building alterations and development patterns associated with the parcel and its environs.

Technical Analysis

The purpose of this HRAR is to assess the subject property for eligibility under the criteria of the CRHR, and to assist the project applicant and County staff in the decision-making process related to current and future proposed discretionary projects at the 211 Emerald Bay property. This evaluation package was prepared pursuant to CEQA Guidelines. Accordingly, it includes a discussion of the subject property – its history, the architectural origins and current appearance of the buildings and structures, an evaluation of significance under the eligibility criteria of the CRHR, and a historical resource impacts analysis and regulatory conclusion under CEQA. All pertinent property history and eligibility conclusions are additionally contained within Department of Parks and Recreation (DPR) 523 series forms prepared for the property and included as **Appendix A**. A CRHR status code of 6Z is assigned to the property, indicating the property has been found ineligible for individual designation and listing on the CRHR.

Ms. Tinsley Becker meets *The Secretary of the Interior’s Professional Qualifications Standards* in the disciplines of history and architectural history. Her resume is included as **Appendix B**.

II. REGULATORY FRAMEWORK

California Environmental Quality Act (CEQA) & Historical Resources

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired. Historical resources are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1). This is regarded as a “Mandatory Resource”.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. This is regarded as a “Presumptive Resource”.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. This is regarded as a “Discretionary Resource”. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:
 1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 2. Is associated with the lives of persons important in California’s past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to

Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered “historical resources” for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.¹

Integrity

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the CRHR. A resource that has lost its historic

character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

County of Orange – Cultural / Historic Resources

The County of Orange desires to preserve significant archaeological, paleontological, and historical resources in a manner that both preserves the site and is compatible with development. The County encourages early identification of significant resources in order that cultural resources can be given major consideration in land use planning. The County of Orange outlines the following goals, objectives, and policies as guidelines in Chapter 6: Resources Element of the General Plan, amended 2013.

The first goal is raise the awareness and appreciation of Orange County's cultural and historic heritage with the following objectives:

- Facilitate and participate in activities that inform people about the social, cultural, economic, and scientific values of Orange County's heritage.
- Work through the Orange County Historical Commission in the areas of history, paleontology, archaeology, and historical preservation.

In order to raise awareness and appreciation, the following policies will be observed:

- To stimulate and encourage financial support for projects in the public and private sector.
- To coordinate countywide programs and be the liaison for local organizations.
- To advise and aid the public and private sectors in meeting museum needs and finding funding sources for same.
- To stimulate and encourage research, writing, and publication of articles on Orange County subjects.
- To develop and maintain a County archive for historically valuable records.
- To encourage and facilitate cooperation among local historical societies.

The second goal is to encourage through a resource management effort the preservation of the county's cultural and historic heritage with the following objectives:

- Promote the preservation and use of buildings, sites, structures, objects, and districts of importance in Orange County through the administration of planning, environmental, and resource management programs.
- Take all reasonable and proper steps to achieve the preservation of archaeological and paleontological remains, or their recovery and analysis to preserve cultural, scientific, and educational values.

- Take all reasonable and proper steps to achieve the preservation and use of significant historic resources including properties of historic, historic architectural, historic archaeological, and/or historic preservation value.
- Provide assistance to County agencies in evaluating the cultural environmental impact of proposed projects and reviewing EIRs.
- Provide incentives to encourage greater private sector participation in historic preservation.

The following policies addressing archaeological, paleontological, and historical resources shall be implemented at appropriate stage(s) of planning, coordinated with the processing of a project application, as follows:

- Identification of resources shall be completed at the earliest stage of project planning and review such as general plan amendment or zone change.
- Evaluation of resources shall be completed at intermediate stages of project planning and review such as site plan review, subdivision map approval, or at an earlier stage of project review.
- Final preservation actions shall be completed at final stages of project planning and review such as grading, demolition, or at an earlier stage of project review.

Archaeological Resources Policies:

- To identify archaeological resources through literature and records research and surface surveys.
- To evaluate archaeological resources through subsurface testing to determine significance and extent.
- To observe and collect archaeological resources during the grading of a project.
- To preserve archaeological resources by:
 - Maintaining them in an undisturbed condition, or
 - Excavating and salvaging materials and information in a scientific manner.

Paleontological Resources Policies:

- To identify paleontological resources through literature and records research and surface surveys.
- To monitor and salvage paleontological resources during the grading of a project.
- To preserve paleontological resources by maintaining them in an undisturbed condition.

Historic Resources Policies:

- To identify historic resources through literature and records research and/or on-site surveys.

- To evaluate historic resources through comparative analysis or through subsurface or materials testing.
- To preserve significant historic resources by one or a combination of the following alternatives, as agreed upon by RDMD and the project sponsor:
 - Adaptive reuse of historic resource.
 - Maintaining the historic resource in an undisturbed condition.
 - Moving the historic resource and arranging for its treatment.
 - Salvage and conservation of significant elements of the historic resources.
 - Documentation (i.e., research narrative, graphics, photography) of the historic resource prior to destruction.

The third goal is to preserve and enhance buildings structures, objects, sites, and districts of cultural and historic significance with the following objectives:

- Undertake actions to identify, preserve, and develop unique and significant cultural and historic resources.
- Develop and maintain a County archive for historically valuable records, thereby promoting knowledge and understanding of the origins, programs, and goals of the County of Orange.

In order to preserve and enhance cultural and historically significant structures, objects, sites, and districts, the following policies will be observed:

- To pursue grants and innovative funding strategies for acquisition or development of significant properties.
- To develop, utilize, and promote effective technical conservation and restoration strategies.
- To appraise, collect, organize, describe, preserve, and make available County of Orange records of permanent, historical value.
- To serve as a research center for the study of County history.²

III. HISTORICAL OVERVIEW

History of Planned Communities

Planned communities have a long history in the United States, beginning with St. Augustine, Florida circa 1600.³ St. Augustine is the earliest extant example of a European planned community in the United States, and with its distinctive 16th century Spanish Colonial plan, the St. Augustine Town Plan Historic District is registered as a National Historic Landmark.⁴ Founded in 1670 and planned in 1672, Charles Town, South Carolina, which would become Charleston in 1783, was the first American city to utilize classical continental street planning with streets laid out in “broad and...straight lines.”⁵ Charleston became the model for the future of planned communities, including Philadelphia in 1682, Albany in 1685, Williamsburg in 1699, Annapolis in 1718, and New York City in 1731.⁶

Llewellyn Park, New Jersey is regarded as the first master planned and gated community in the United States. Llewellyn Haskell, a pharmaceuticals magnate, purchased a tract of land in 1852, which included a farmhouse and 40 acres of forest. Fifteen acres were used for a “picturesque landscape garden,” and architect Alexander Jackson Davis remodeled the farmhouse and assisted in the layout of the Neighborhood Park, a planned community designed in the Picturesque style.⁷ The park was intended for individuals of means to be surrounded by nature without sacrificing convenient access to city. In 1857, Haskell acquired 350 acres, and by 1870, the Park had grown to 750 acres with 100+ home sites planned. Intended to be a “retreat from the degradation of living conditions, air quality and health hazards that were enveloping crowded cities,” Llewellyn Park’s Gatehouse was the “architectural jewel” at the entrance. Tuxedo Park in New York, founded in the 1880s, was developed as a 2,600 acre gated community, with centuries-old trees, pristine lakes, a golf course, and Gilded-Age mansions.⁸

Into the 1900s, American suburban communities built are the culmination of intense efforts on the part of the federal government, architects and city planners, and residential real estate developers termed the Community Builders, to create a clean, safe, and appealing environment suitable for American families. Stemming from decades of unregulated and unmitigated development in major American cities, and the resultant urban ills, from the late 1910s forward the American public sought respite from the city while still maintaining proximity. The Federal Government provided the regulatory framework for the creation of exclusive suburban single-family residential districts and promoted its primary housing policy through the endorsement of national campaigns such as the 1918-1919 *Own Your Own Home* campaign and the *Better Homes in America* movement. At its inception in 1922, the *Better Homes in America* movement sought to improve the condition of American homes through an agenda that held women’s activities, community service, and home economics education at its core. Started under the private initiative of *The Delineator* editor Marie Meloney, and later sponsored by the United States Department of Commerce, the *Better*

Homes campaign expanded to a national movement that endorsed home ownership and efficient and sensitive design principles for the construction and maintenance of single-family homes.⁹ In operation through 1942, the *Better Homes In America* movement maintained momentum through sponsorship of local housing competitions, held nationwide, in which *Better Homes* committees exhibited model residences in their communities during a nationally designated *Better Homes* week. As American home ownership was promoted, so was city planning and the creation of Euclidian zoning, resulting in the development of exclusive use single-family neighborhoods throughout the country. In 1926, the United States Supreme Court case *Village of Euclid v. Ambler Realty Company* established the constitutionality of comprehensive zoning. Argued by zoning advocate and attorney Alfred Bettman, the decision ensured that the allocation of land for specific land uses was allowable under the law.

Community Builders promoted their suburban developments in conjunction with government agencies and private consultants, and often helped craft legislation, zoning, and associated land use designations intended to ensure the protection of the suburban lifestyle they developed. The garden cities of England, based on the work of Sir Ebenezer Howard in his 1898 book *Tomorrow: A Peaceful Path to Real Reform*, (republished in 1902 as *Garden Cities of To-Morrow*) served as the philosophical and aesthetic model for residential subdivisions designed and constructed by Community Builders. Howard promoted a utopian concept of the marriage of town and country. Outlining the three magnets: Town, Country, and Town-Country, Howard postulated that the ideal place for people was a Town-Country setting, which offered among other benefits, "beauty of nature, social opportunity, bright homes & gardens, no smoke, no slums, freedom, co-operation"¹⁰

The regulatory models that provided the framework for the creation of such garden style subdivisions were set forth in enabling legislation and planning models published by the Department of Commerce in 1922 and 1928, and were further prompted by the growing concept of regional planning and the importance of neighborhoods within a region. The Committee On [The] Regional Plan Of New York And Its Environs published the eight-volume *Regional Plan Of New York And Its Environs* in 1929. Volume seven entitled *Neighborhood and Community Planning*, contained three monographs relating to the topic. The first monograph, written by noted planner Clarence Perry, formally introduced Perry's Neighborhood Unit Theory, which served as a model for residential subdivision designs in the 1920s and 1930s.¹¹ Perry first espoused the Neighborhood Unit design scheme in 1924, as he put it, to serve as a "frame-work of a model community and not as a detailed plan. Its actual realization in an individual real estate development requires the embodiment and garniture which can be given to it only by the planner, the architect, and the builder."¹²

Radburn in Fair Lawn, New Jersey is regarded as a benchmark community design, and a stellar example of Ebenezer Howard's "Garden City." Emerging as a "new town for the motor age" in 1928, Radburn was only midway complete when the Great Depression began.¹³ Nonetheless, its open space, pedestrian walkways, and street pattern have served as a model for planned communities since. During the 1920s, planned communities including Palos Verdes, California (1913), Longview, Washington (1923), Kingsport, Tennessee (1917), Venice, Florida (1925), and Chicopee, Massachusetts (1848), were established. Some were developed with expensive residences for the upper-middle class, while others were developed as industrial towns for the working class.

From the 1940s forward the suburban landscape was transformed by the creation of new residential communities using the same methods first employed by the Federal Government in the planning and development of greenbelt communities and wartime housing projects. A number of socio-economic and cultural factors additionally influenced the development of new planned communities: white flight from downtown areas and surrounding first ring subdivisions, removal of streetcar systems, increased reliance on the automobile, significant investments in highways and interstates, widespread use of residential mortgage financing programs backed by the United States government, and the "Baby Boom" that occurred between 1946 and 1964. National examples of comprehensively constructed communities, including Levittown, New York (1947), Park Forest, Illinois (1948), and Lakewood, California (1949), served as models for the new suburban landscape. These communities, and similar developments across the nation, are recognized as modern suburbs.

In Southern California, gated communities began as early as 1876, when sea captain Nathan Vail purchased 17 acres of rural land on Adams Boulevard in Los Angeles, erecting an imposing stone and steel gate which remains to the present day. In 1899, then owner Charles Silent subdivided the undeveloped property into lots, naming it Chester Place.¹⁴ Shortly after, Fremont Place, a 50-acre site also in Los Angeles, was announced in the *Los Angeles Times* in 1911 as a park-like refuge including 48 200x200' lots and four elegant gateways. The first home was constructed in 1916.¹⁵ San Clemente was among the first master planned communities built from open land in the United States. In December 1925, town founder Ole Hanson enticed over 600 prospective buyers to embrace his vision of a Spanish Colonial city, including dwellings, restaurants, public space, and equestrian trails, on the bluffs above the Pacific Ocean. Within six months, 1,200 lots had been sold, ranging from average lots at \$300 to prime lots at \$1,500.¹⁶

Southern California began to grow in earnest in the 1960s with master planned communities including Irvine, Mission Viejo, and Laguna Niguel. The Laguna Niguel Corporation was established in 1959 with 7,100 acres, making it one of the first master planned communities in California. Land sales began in 1961, and one third of the community was designated as open space.¹⁷ In the 1980s and 1990s, Aliso Viejo, Rancho

Santa Margarita, Ladera Ranch, and others followed suit.¹⁸ In 1960, the Irvine Company commissioned architect and urban planner William Pereira to create a master plan community for Irvine Ranch, encompassing 93,000 acres in Orange County. 1,000 acres were donated to the University of California for the establishment of University of California, Irvine, and a “city of intellect” was designed around it. The first residential village, the 619-acre Village of Eastbluff, was introduced in 1964.¹⁹ In 1961, a joint venture was announced between developer Harry Summers and brothers Lawrence and Donald Daley, who inherited 5,800 from their uncle George Daley, a pioneer rancher in San Diego County.²⁰ The joint venture would develop the ranch into a self-contained planned community called Rancho Bernardo, including housing, employment, schools, and community and recreation centers. The San Diego City Council approved Rancho Bernardo’s annexation in February 1962. Developed in the 1950s, Hidden Hills, a gated community of 1-acre lots in the San Fernando Valley, was incorporated in 1961 to prevent annexation to Los Angeles and preserve its semirural character, including equestrian activities and absence of sidewalks and streetlights.²¹

California’s common interest developments (CIDs) include planned developments, condominiums, and cooperatives. During the 1990s, nearly 3 million California homes, or ¼ of the state’s housing stock, were located within CIDs, with CIDs accounting for 60% of residential construction, with more than 40% of new single-family home sales purchased specifically in planned developments.²²

Community of Emerald Bay

Located between the cities of Laguna Beach and Newport Beach, the unincorporated community of Emerald Bay is sited on the west and east side of the Pacific Coast Highway, with several private entry gates as key circulation points as well as a private beach-access tunnel. Governed by the Emerald Bay Community Association, the community includes more than 500 homes, 14 on ocean front lots, and is composed of 11 separate subdivision tracts. Initially platted in 1929, the community was envisioned as a Mediterranean style waterfront community, reminiscent of the Italian Riviera, and today includes a mix of historic-era and contemporary-period dwellings in a range of architectural styles including Spanish Revival, Monterey Revival, Colonial Revival, Mediterranean / Period Revival, Ranch, and Contemporary styles.

The lands comprising Emerald Bay are rooted in larger holdings established in the Mexican and American periods of California history. The area is within the boundaries of Rancho San Joaquin, a 48,803-acre holding formed through the combination of two smaller holdings, Rancho Cienega de las Ranas and Bolsa de San Joaquin. In 1867, the Public Land Commission issued a land patent to Jose Sepulveda for Rancho San Joaquin. Sepulveda initially filed the claim in 1852 and, while waiting for Public Land Commission approval, in 1864, sold the holding to Benjamin Flint, Thomas Flint, Llewellyn Bixby, and James Irvine for \$18,000. In 1866, the group acquired additional acreage in surrounding Ranchos including Rancho Lomas de Santiago

and Rancho Santiago de Santa Ana. In 1876, Irvine purchased these holdings from his partners and formed his 185-square mile Irvine’s Subdivision, also known as Irvine Ranch. By 1906 Irvine sold 148-acres of his land to Los Angeles resident William Miles and Harry Callender, for \$26,535.70. Mr. Miles died in 1918, and in 1925, Mr. Callender sold the Emerald Bay property to Bert Clogston for \$235,000. In 1926, the segment of Pacific Coast Highway through Emerald Bay, was completed providing more accessibility and development potential. In subsequent years, the lands comprising Emerald Bay were held by the Title Insurance and Trust Company, who in 1929 platted Subdivision A of Emerald Bay, recorded as tract No. 940 on April 9, 1929. The 10 subsequent tracts within the community were platted in 1929, 1930, 1931, 1943, 1945, and 1947. Table 1, below, summarizes the subdivision history of Emerald Bay.

Table 1. Subdivision Tracts of Emerald Bay. Source: Orange County Public Works.

Tract No.	Date Recorded	No. of Lots	Owner of Record
940 / Subdivision A	April 9, 1929	106	Title Insurance and Trust Co.
941 / Subdivision B	December 7, 1929	32 (Resubdivision of a portion of Tract 940)	Title Insurance and Trust Co.
942 / Subdivision C	August 13, 1930	92	Title Insurance and Trust Co.
974 / Subdivision D	January 16, 1931	78	Title Insurance and Trust Co.
975 / Subdivision E	March 24, 1931	56	Title Insurance and Trust Co.
976 / Subdivision F	April 14, 1931	6 (Resubdivision of a portion of Tracts 940 and 941)	Title Insurance and Trust Co.
977 / Subdivision G	August 11, 1931	118 (Resubdivision of Tract 974)	Title Insurance and Trust Co.; Southern Counties Gas Company; Emerald Bay Community Association
1076 *Not titled as "H"	February 19, 1943	16 (Resubdivision of a portion of Tract 976)	Title Insurance and Trust Co.
1104 / Subdivision I	October 25, 1945	24	Title Insurance and Trust Co.
1108 / Subdivision J	October 11, 1945	57 (Resubdivision of a portion of Tract 977)	Title Insurance and Trust Co.
1092 / Subdivision K	September 6, 1947	124	Title Insurance and Trust Co.

Development opportunities at Emerald Bay were initially led by the Charles Jonas Company of Los Angeles. Mr. Jonas previously launched a speculative effort to create a new development in California’s Coachella Valley, “The Walled Oasis of Biskra” intended to emulate the ancient city of Biskra in Algeria. The speculative venture of Biskra was not built. Stymied by the Great Depression and a general lack of investment interest, Jonas’ speculative scenario in the desert was abandoned. One year later, at Emerald Bay, Jonas recruited additional real estate professionals to facilitate lot sales in his latest venture including the Davis Baker Company of Pasadena and realtor Charles W. Casey of Los Angeles. By September of 1931, lot sales in the community would be represented exclusively by the Hugh Evans Company of Los Angeles. Advertisements for the new community appeared in Southern California regional newspapers attracting would-be buyers to

the proposed Mediterranean Riviera community with Northern Italian architectural parameters established by an architectural and art commission that included Mark Daniels, Landscape Architect; Roland E. Coate and Henry Palmer Sabin, Architects; Alson S. Clark, Artist; and Frederick H. Ruppel, Estate Construction Specialist. The group's extent of day-to-day involvement is not clear, however design parameters for Emerald Bay were described in a May 1929 *Los Angeles Times* article.

While the Mediterranean style of architecture will be followed generally, Mr. Daniels has so modified restrictions that strict adherence with white walls and red roofs will not be compelled and it is his expectation to develop at the bay a typical California treatment of building, distinctive as to the south coast.

Color harmony, prohibition of flat roofs, and the fact that all garages must be a part of the dwelling are important details.²³

The design parameters of the community as well as the role of the commission was further described in a July 1929 edition of *The Pasadena Post*.

The style of architecture has been placed in charge of an architectural and art commission that intends to maintain a harmonious atmosphere in the designs although no restriction has been placed on the amount of money that can be expended on a dwelling.

Experts on Board

Members of the commission are: Mark Daniels, landscape architect; Roland E. Coate, Alson S. Clark and H. Palmer Sabin, leading Los Angeles and Pasadena architects, and Frederick H. Ruppel, specialist in estate construction. This commission will serve for one year, at which time they will be reappointed and others named. The body will control the design and location of structures, landscaping and all other details of physical development of the property.

Building Program

Idealism, beauty and utility have been incorporated in the building program of the bay. Mr. Daniels has outlined 10 salient points. They follow:

1. To make it possible for pedestrians (children particularly) to go to the ocean front without crossing a through traffic artery.

2. To space the building sites so that the maximum vision and landscaping effect would be attained.
3. A careful control of the exterior design and decoration of every structure before erection.
5. Community facilities, such as a very handsome clubhouse, shrubs and trees, a minimum of intersections with the state highway, and a beach boardwalk.
6. A reservation of beach frontage for the community.
7. improvements of the highest type are contemplated, such as macadam streets, curbs, water, gas, ornamental street lights, sewers, with underground conduits for electricity and telephone.
8. A unique feature is the pedestrian way passing under the state highway, separating a portion of the property from the beach.
9. The area has been platted so that each area must be a building site designed to get the maximum in beauty and utility.
10. Prices per unit are so moderate they are well within the reach of those of modest means.²⁴

The same *Pasadena Post* article cited that by July 1929, roughly one-third of the lots in Tract 940 were sold. The first reference to a specific lot sale was published in the *Santa Ana Daily Register* in October 1929 and in January 1930 in the *Los Angeles Times*; Mr. and Mrs. William B. Dyer purchased a lot and commissioned a home in the new community. The Dyers previously lived in Pasadena and Mr. Dyer worked as a photographer. The Dyer home was constructed by the Smith Brothers of Laguna.²⁵ William B. Dyer passed away in Emerald Bay in 1931.²⁶ In 1930, construction of homes for Mr. and Mrs. Lawrence Booth of San Marino, and the family of Ted Cook, newspaper columnist, were reported in local papers along with reports other new owners moving in to Emerald Bay: Mr. and Mrs. Scoffin, Mr. and Mrs. Phelan from Pasadena, and Mr. and Mrs. Haut from Whittier.²⁷ In 1931, R. B. Kennedy, a publisher and Whittier resident, initiated construction of his home in Emerald Bay. Simultaneous to these early lot development efforts, larger community improvements were underway including street grading and undergrounding of utilities. Despite initial progress, Emerald Bay was slow to develop and experienced an economic downturn similar to other Mediterranean Riviera communities on the Southern California Coastline including San Clemente in Orange County, initially developed in 1926, and Sunset Cliffs in San Diego, initially developed in 1925. The Great Depression significantly delayed residential starts within these Mediterranean inspired communities, leading to relaxed architectural requirements and a less cohesive architectural aesthetic as build out occurred.

By November 1930, ownership and management interests of Emerald Bay were restructured as the Emerald Bay Corporation, managed by Webster W. Wyman. The new backers, led by majority shareholder Henry I. Harriman of Boston, intended to invest roughly \$600,000 in improvements, as much of the community, approximately 90%, remained undeveloped.²⁸ The Emerald Bay Corporation retained Hugh Evans Company Ltd., as the exclusive real estate agent representing all lot sales in the community boundaries.²⁹ In November 1931, the new agents reported a surge in lot sales during September and October that were expected to exceed combined sales in the summer months of June to August, however, precise tallies of the lots sold were not published. A review of references to Emerald Bay, in regional newspapers between 1930 and 1950, reveals consistent advertisements for vacant lots and in later years, homes for sale. By 1936, approximately 44 homes had been constructed in the community. In April 1941, all of Harriman's interests were sold to the Emerald Bay Corporation which had been again restructured to include a group of 25 homeowners within Emerald Bay. The transaction included 73-acres of undeveloped land and more than 100 vacant lots situated east and west of Coast Highway. The five-member architectural review committee remained in place and the new Emerald Bay Corporation was led by Palmer Sabin, President. Charles O. Bradley, First Vice President of the Los Angeles Realty Board, served as Vice President, with J.Y. Blaikie appointed as the Sales Director.³⁰

Subsequent to the 1941 reorganization, few articles were identified that detailed substantial development programming or other community improvements, indicating that with the initial infrastructure, legal framework, and limited design standards in place, the community continued to develop incrementally with custom designed homes on individual parcels under the administration of the Emerald Bay Community Association. In the post-WWII period, the three final tracts were subdivided at Emerald Bay, Nos. 1104 (1945), 1108 (1945), and 1092 (1947). By 1945, upwards of 185 lots were developed. The community continued to evolve in the post-WWII period including stronger administration and advocacy by the Emerald Bay Community Association. Today the community includes custom built homes exhibiting a variety of architectural styles, and although Emerald Bay does not portray the Mediterranean and Northern Italian aesthetic originally envisioned by its early developers, it remains a treasured residential enclave that is associated with the history of planned residential communities and exclusive use districts in Orange County.

Period Revival (Mediterranean and Italian Renaissance Revival)

Homes constructed in Emerald Bay exhibit a range of Period Revival styles that were popularized in the eclectic period, ca. 1880-1940 throughout the United States. By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early 20th century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By WWII, Period Revival architecture had largely

given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past. Early architectural parameters established for the Emerald Bay community encouraged adherence to a generalized Mediterranean and Northern Italian aesthetic within the Period Revival umbrella, but as the community developed into the post-WWI period and beyond, homes were constructed with a variety of revival styles including Mediterranean and Italian Renaissance Revival, Spanish Revival, Colonial Revival, and limited French and English Revival. Early sketches prepared for the community reveal model homes envisioned with stucco walls and textured roofing (likely wood shake or terra cotta), featuring deep set windows with grillework, turrets, and attached garages. Other sketches included stickwork at exterior walls reminiscent of English and Tudor Revival style homes, as well as open porches and balconies on character-defining / primary view facades.³¹

The Mediterranean and Italian Renaissance Revival styles offer eclectic adaptation of earlier Italian Renaissance palazzos and villas as well as the generalized architecture of the Mediterranean region with influences attributed to Spanish Revival, Spanish Eclectic, French Eclectic / Provincial, and Beaux Arts aesthetic. The Italian Renaissance Revival style was popularized prior to WWI and fell from favor into the late 1930s, with some examples demonstrating the transition to a Minimal or Modernistic aesthetic and featuring less architectural detail. Parallel to Italian Renaissance Revival, the Mediterranean style similarly peaked in the 1920s and 1930s and was built throughout temperate coastal regions in the US, especially California and Florida. Both styles are generally observed at larger parcels, giving evidence to the historicist massing typical to estate properties. At these revival style homes, massing, composition, and rooflines vary and may include a symmetrical hipped roof with or without projecting wings, an asymmetrical hipped roof, or a flat roof, all generally two stories in height, with Palladian or fanlight windows, bracketed eaves, and belt course. Entrances and porches may feature additional arched elaborations, some with columns, drip molding, or other classical articulations. Cast plaster details and wrought iron at balconies are also typical. Renaissance Revival and vaguely Mediterranean homes overlap with some Georgian / Colonial Revival style dwellings, built from ca. 1870s to the 1920s, with all types featuring a similar central block massing, hipped roof, bracketed eaves, belt course, and Palladian or fanlight windows. In the absence of more specific elaborations, these homes are colloquially referred to as Period Revival style.

211 Emerald Bay

Composed of Lots 6, 7, and 8 of Tract No. 977, and originally addressed as 207 Emerald Bay, the 211 Emerald Bay property includes a main dwelling and accessory dwelling sited on Lot 7, a detached garage addition within Lots 7-8, and a swimming pool with surrounding hardscape within Lot 6. The 211 Emerald Bay property has been incrementally improved over several campaigns in ca. 1931-1936, ca. 1945, and ca. 1975. The County Assessor Residential Unit Appraisal Record disclosed the original construction year of the main dwelling as

1931, effective 1936 (and later changed to 1945), and the original construction year of the accessory dwelling as 1934.

Early tax records indicate that limited improvements, valued at \$250, occurred at Lot 7 in 1931-1932, however the description of the improvement is not provided. The improvements may relate to site preparation activities in anticipation of development. A 1931 aerial view of Emerald Bay shows the property as still undeveloped. In October 1931, the Title Insurance and Trust Company deeded Lot 7 to Angelo Zava. Mr. Zava was married to Mylene Zava, a pianist of French lineage. Mrs. Zava is referenced as living in Laguna Beach in the May 1, 1932 and May 11, 1932 editions of the *Santa Ana Register*, although her address was not included. The Zavas owned the property until early March of 1934. By 1933, tax records indicate that a larger improvement, valued at approximately \$1,200, occurred at Lot 7. The \$1,200 improvement is attributed to the Zava ownership period, however, due to the discrepancies in the year built data, it is not verified if the \$1,200 improvement corresponds to the accessory dwelling or the main dwelling.

Florence Meldrum Brown acquired Lot 7 on March 17, 1934.³² A native of New York, Florence married Illinois native Harry L. Brown in Buffalo, New York in December 1909.³³ Mr. Brown was an engineer in the mining industry and the couple is identified as living in Los Angeles in 1920 and Denver in 1930. Their daughter, Margery Brown, was born in 1915 and was raised in Colorado. She married John Thomas Swanson on December 25, 1935 in Estes Park, Colorado. The 1940 Census indicates that the couple relocated to California in ca. 1935 where they graduated from UCLA in 1937, Margery with an A.B. in Psychology, and John Thomas with a B.S. in Business Administration.³⁴ The 1936 *Orange County* Directory lists the Swansons as residing in Emerald Bay, although an address is not listed. In 1936, the property was transferred from Florence Meldrum Brown to Elizabeth Brown Hall, to Margery Brown Swanson. The 1937 *Orange County Directory* lists the Swansons as residing at 208 Emerald Bay, across the street from the subject property at 211 Emerald Bay.³⁵ Speculatively, if the 1937 directory listing is accurate, the couple may have occupied a home nearby until their new home was ready for move-in. However, there is a strong possibility that the directory addressing is erroneous. Urbana assumes the construction date for the property is 1936, the effective year-built date initially assigned by the County Assessor. By the time the 1938 directory was published, the couple is listed as residing at 207 Emerald Bay – the present-day 211 property which may indicate that they took occupancy in 1936-1937.³⁶

Historic aerials capture views of the property as early as 1931. In 1931, the property was vacant and unimproved. View of the property is captured in a 1938 aerial, although limited details can be gleaned, the 1938 view verifies that a major improvement occurred. A ca. 1940-1945 image offers the best detail of the property's original construction features and appearance. By ca. 1940-1945, the property included the main dwelling fronting the south lot line, the accessory dwelling fronting the north lot line, an octagonal structure

sited west of the main dwelling, a low masonry wall that enclosed the western perimeter, and a driveway monument built east of the accessory dwelling. The architectural characteristics at the main dwelling are not discernible, excepting a large chimney where the current chimney is located at the west elevation of the single-story west wing. The chimney pictured in the ca. 1940-1945 image appears larger than the current chimney. In 1944, Margery Brown Swanson purchased Lot 8, the eastern portion of the property. Lot 8 appears to have remained unimproved until the existing detached garage was constructed in ca. 1975. The County Assessor Residential Unit Appraisal Record notates that the property’s effective year was changed from 1936 to 1945, which likely indicates a substantial construction campaign occurred in 1945. Observations of the dwelling disclose changes to the north-facing wall of the home’s single-story wing that are attributed to a ca. 1945 improvement campaign. The existing detached garage, sited on Lot 8, appears in 1953 aerial views, and it is likely part of the ca. 1945 improvement campaign.

Margery Brown Swanson passed away in 1973, leaving the 211 Emerald Bay property to her husband, John Thomas Swanson. Prior to his death in 2012, Mr. Swanson constructed the swimming pool on Lot 6 between ca. 1994 and 2002. A permit was not located for the pool, but it does appear in aerial views by 2002. In 2012, the property was acquired by James and Rachel Morrison (in trust). The Morrisons retained ownership until 2018. In 2015 the Morrisons completed a reroof of the garage and accessory dwelling. Gregory Fox acquired the property from the Morrisons. Mr. Fox is listed as the owner of record on multiple County building permits for installation of new copper plumbing and replacement of all sewer lines, installation of new electrical wiring, and a remodel of all finishes and fixtures throughout the house. The current owners, Brennan and Kirsten Slavik (in trust) purchased the property in 2021. Table 2 below summarizes past ownership and occupancy.

Table 2. Emerald Bay Ownership and Occupancy.

Year	Name	Owner / Occupant	Source
1931-1934	Angelo Zava and Mylene Zava	Owner	Orange County Official Records
1934- c. 1936	Florence Meldrum Brown	Owner	Orange County Official Records
1936	Elizabeth Brown Hall	Owner	Orange County Official Records
1936-2011	Margery Swanson / John Thomas Swanson Estate	Owner / Occupant	Grantor Grantee Index
2012-2018	Morrison James Trust Morrison Rachel Trust	Owner / Occupant	Grantor Grantee Index
2018- 2021	Gregory Fox	Owner	Grantor Grantee Index
2021 - present	Brennan J Slavik Trust / B + K Slavik Family Trust	Owner	Grantor Grantee Index

Historic and contextual views of Emerald Bay and the subject property are included in the following pages.



Figure 2. Pacific Coast Highway in Emerald Bay, February 1930 (approx.).
Source: UCLA Special Collection, Digital Collection (uclamss_1429_0446 0446). Within the frame is signage advertising Emerald Bay with all utilities underground.

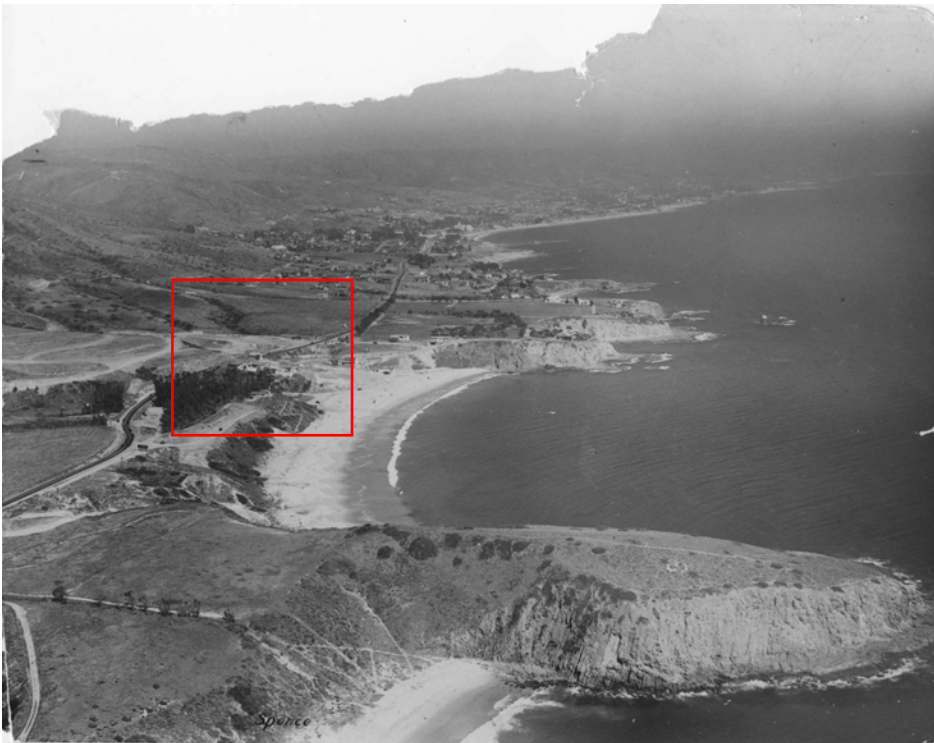


Figure 3. Aerial view of Emerald Bay, 1931.
Source: OC Public Libraries, Spence Air Photos via Calisphere. The 211 Emerald Bay property is vacant / undeveloped.



Figure 4. Detail view, 1931.
Source: OC Public Libraries, Spence Air Photos via Calisphere. The 211 Emerald Bay property is vacant / undeveloped.



Figure 5. View of Emerald Bay, ca. 1937-1955.
Source: Los Angeles Public Library, Photographers Photos Collection (Herman Schultheis). Exact location is not identified. Expanded architectural styles are evident with a Colonial Revival style home in the frame.



Figure 6. 1938 aerial view.
Source: Orange County Public Works Archives via OCGIS.com.



Figure 7. Detail view.
Source: Orange County Public Works Archives via OCGIS.com.



Figure 8. 1938 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.



Figure 9. 1939 Postcard Depiction of Emerald Bay.
Source: Los Angeles Public Library, Baja California and West Postcard Collection. This view shows Tract 940, the first subdivision within the community sited west of Pacific Coast Highway.

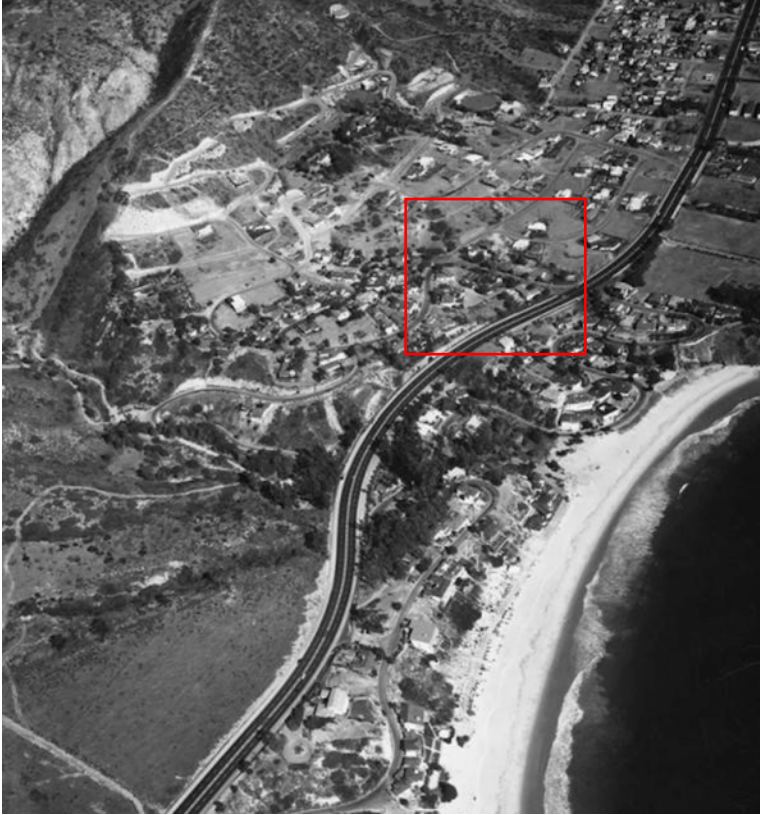


Figure 10. Aerial view of Emerald Bay, ca. 1940-1945.
Source: Los Angeles Public Library, Photographers Photos Collection (Ralph Morris). The 211 Emerald Bay property features small-scale structures at the south and north lot lines.



Figure 11. Detail view, ca. 1940-1945.
Source: Los Angeles Public Library, Photographers Photos Collection (Ralph Morris). The 211 Emerald Bay property features small-scale structures at the south and north lot lines.

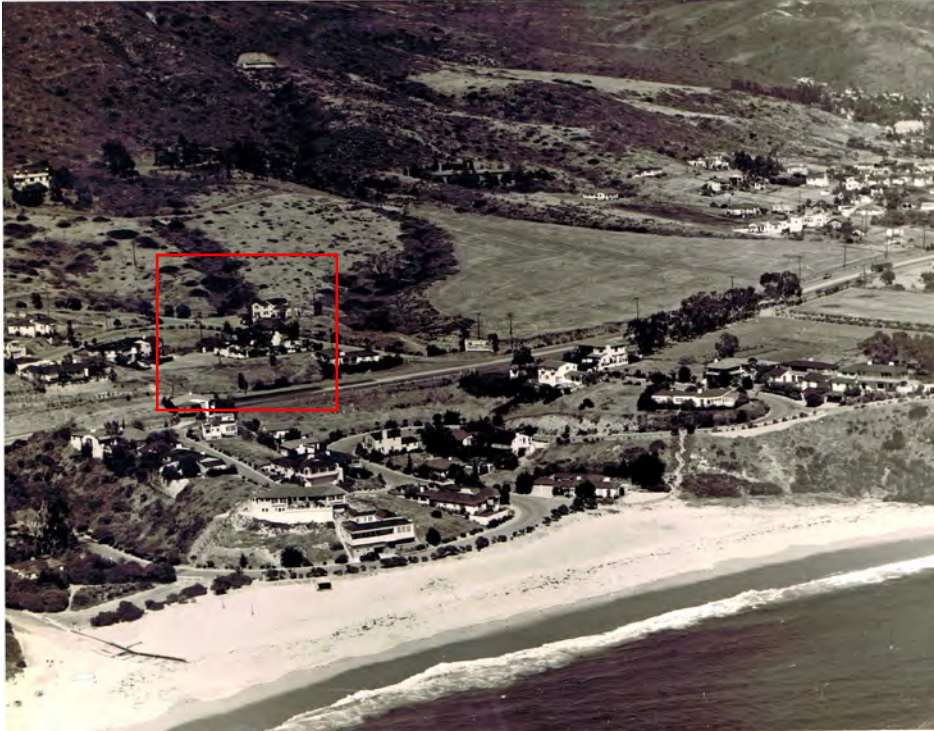


Figure 12. Aerial view of Emerald Bay, ca. 1940-1945.
Source: Laguna Beach Historical Society. The 211 Emerald Bay property is developed in this view but was subsequently altered.



Figure 13. Detail view, ca. 1940-1945.
Source: Laguna Beach Historical Society. The 211 Emerald Bay property is developed in this view but was later altered. Subsequent to this photo, an ancillary building or structure west of the home was removed, the existing detached garage was constructed, and the chimney at the west elevation of the main dwelling appears to have been altered as the chimney appears larger than that depicted today, or the white walls may show the original northwest corner of the home, prior to the glass wall enclosure.



Figure 14. Sanborn Fire Insurance Map for Laguna Beach, 1946 Update.
 The subject property is outside the Sanborn survey area and is not included in the map set.



Figure 15. 1946 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.



Figure 16. 1953 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.



Figure 17. 1963 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.



Figure 18. 1980 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.

CLAUDE PARRISH
 ORANGE COUNTY ASSESSOR



500 S. Main Street, 2nd Floor
 Orange, CA 92868
 Telephone: (714) 834-2727
www.ocassessor.gov

**SINGLE FAMILY - RESIDENTIAL
 PROPERTY CHARACTERISTICS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14
ASSESSOR PARCEL NUMBER (APN)	IMPS	DESIGN TYPE	YEAR BUILT	LAND SIZE	1 ST FL BLD SIZE	2 ND FL BLD SIZE	3 rd FL BLD SIZE	FINISHED BSMT	BED ROOM	BATH	HALF BATH	GARAGE	POOL
053-073-43	001	SF	1931	8,469	1,352	774	0	0	3	2	0	490	Y
					TOTAL 2,126								
053-073-43	002	SF	1934	"	400	0	0	0	2	1	0	0	N

2023 OCT -4 PM 12:09
 CLAUDE PARRISH
 ORANGE COUNTY ASSESSOR

Completed By: ROSE
 Rev (3/2022)

Figure 19. Orange County Assessor Residential Unit Appraisal Record.
 Source: Orange County Assessor.

ADDRESS 211 EMERALD BAY TRACT 977 PMT. 4401 20689 3353
 DIST. LAGUNA BEACH CITY LOT 647 DATE 4-41 5-85 8-61
 OWNER _____ BLOCK _____ AMT. 800 1000 3200

ROOM AND FINISH DETAIL										UNIT APPRAISAL FACTORS		
ROOMS	FLOORS	FLOOR FINISH	INTERIOR FINISH			AP. NO.		SHEET		C.E. DATE		
MATERIAL	GR.	WALLS	CEILINGS	REMARKS								
ALL	X		PL	PL			53-073-41		2 OF 3			
ENT. HALL												
LIVING												
DINING												
RUMPUS												
BED	1											
BED	2											
FAM.												
KITCHEN												

BATH DETAIL										UNIT APPRAISAL FACTORS		
FL. NO.	FINISH	FIXTURES			AP. NO.		SHEET		C.E. DATE			
FLOORS	WALLS	WC	LA	TUB	ST	LOT	DO	FINISH	GRADE	PULLMANS		
1	PL											
2	PL											

MISCELLANEOUS STRUCTURES										UNIT APPRAISAL FACTORS	
STRUCT.	FND.	CON.	EXT.	ROOF	FL	INT	SIZE	UNIT COST		AP. NO.	
GAR							490				
U-PAT							180				
2nd							24				
Q.R. H.C.S.							176				

COST FACTORS											
88	QUALITY CLASS	B65B									
89	AREA FOR MOD.	1352									
90	1st FLR AREA	1085									
91	2nd FLR AREA	774									
92	2nd FLR FACTOR	75									
93	3rd FLR AREA										
94	3rd FLR FACTOR										
95	ATTIC AREA										
96	ATTIC FACTOR										
97	FIN BSMT AREA										
98	FIN BSMT FACTOR										
99	UNFIN BSMT AREA										
100	UNFIN BSMT FACTOR										
101	ADDITIONS	267									
102	ADDITIONS FACTOR	75									
103	PORCH TOTAL COST	100									
104	COV PATIO COST										
105	UNCOV PATIO COST	150									
106	FP COST	400									
107	AC COST	540									
108	EXT KIT COST										
109	EXT PLBG COST										
110	GAR CLASS DET	860									
111	GAR CLASS ATT										
112	GAR AREA	490									
113	FW AREA	1860									
114	FW COST	1170									
115	FENCE COST										
116	MISC	580									
117	POOL COST	3320									
118	POOL DATE	61 1 51									
119	DOCK IMPS COST										
120	DOCK IMPS DATE										
121	DEFERRED MAINT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>									
122											
123											
124	RCN RES	RCN % RCLND									
125	RES										
126	Pool & Dock										
127	TOTAL	170									

CLERK CAA DATE 11-14-66

Figure 20. Orange County Assessor Residential Unit Appraisal Record.

ADDRESS 211 EMERALD BAY TRACT 977 PMT. _____
 DIST. LAGUNA BEACH CITY LOT 647 DATE _____
 OWNER _____ BLOCK _____ AMT. _____

ROOF		BUILT-INS		ROOM AND FINISH DETAIL										UNIT APPRAISAL FACTORS									
HT	LX	M	F.P.	B.B.Q.	ROOMS	FLOORS	FLOOR FINISH	INTERIOR FINISH			REMARKS			63	A.P. NO.	53-073-41							
FLAT			X	KIT. FAN	B	1	2	MATERIAL	GR.	WALLS	CEILING			64	SHEET	3 OF 3							
GABLE			X	HOOD	ALL					PC				65	C.E. DATE								
HIP				RANGE	ENT. HALL									66	USE CODE TYPE								
SHED				OVEN	LIVING	1								67	DISTRICT								
CUTUP				GARB DISP	DINING									68	TRACT NO.	977							
BOX EAVES				DISHWASHER	RUMPUS									69	CONST. DATE	34							
SHINGLE			X	REFRIGERATOR	BED	2								70	DESIGN TYPE	001							
SHAKE				FOOD CENTER	BED									71	USE TYPE	01							
COMPO SHINGLE				INTERCOM	FAM.									72	EFFECTIVE YEAR	34							
COMPO ROLL				BREAK. BAR	KITCHEN									73	DEPRECIATION TABLE	01							
TAR & GRAVEL				VAC CLEAN	KIT. CAB.			METAL	OP	HW	GR	WALL CAB	FT.	74	FUNCTIONAL PLAN 1	2 3							
TILE				WET BAR	DR. BD. & CAB. TOP	TILE		MICA		LINO	SPLASH	BASE CABS	FT.	75	CONDITION	1 2 3							
CONCRETE														76	WORKMANSHIP	1 2 3							
ROCK														77	TOTAL ROOMS	4							
STRUCT. WALLS		HEAT		BATH DETAIL										COST FACTORS									
FRAME			X	FORCED WALL	FL. NO.	FINISH	FIXTURES					88				QUALITY CLASS	B55A						
GT. BLOCK				PERIM. CEILING	FLOORS	WALLS	WC	LA	TUB	ST	DT	DD	FINISH	GRADE	PULLMANS	89				AREA FOR MOD.	400		
BRICK				BSBD. THERM.	1	1	1	1	1	1	1	1	1	1	1	90				1st FLR AREA	400		
ADOBE				ECONO												91				2nd FLR AREA			
STEEL				ENGINR												92				2nd FLR FACTOR			
EXTERIOR		COOLING		MISCELLANEOUS STRUCTURES										93				3rd FLR AREA					
STUCCO				REFR. CENT.	STRUCT.	FND.	CON	EXT.	ROOF	FL	INT	SIZE	UNIT COST	94				3rd FLR FACTOR					
SHEATHING			X	EVAP. WALL	GAR									95				ATTIC AREA					
SIDING				ECONO										96				ATTIC FACTOR					
SHINGLE				ENGINR										97				FIN BSMT AREA					
SHAKE														98				FIN BSMT FACTOR					
ASBESTOS														99				UNFIN BSMT AREA					
B & B			X											100				UNFIN BSMT FACTOR					
ALUMINUM														101				ADDITIONS					
BRICK VEN														102				ADDITIONS FACTOR					
STONE VEN														103				PORCH TOTAL COST	310				
WINDOWS		FOUNDATION		COMPUTATIONS										104				COV PATIO COST					
DH	WOOD			FEW	FAIR									105				UNCOV PATIO COST					
CSMT	STEEL			AVG.	AVG.									106				FP COST	350				
SLID	AL			MNY	GOOD									107				AC COST	100				
LVRS	TINT			REC.	220									108				EXT KIT COST					
FT	A	T	G											109				EXT PLBG COST					
SLID GL. DOORS														110				GAR CLASS DET					
REMARKS				APPR. DATE										111				GAR CLASS ATT					
														112				GAR AREA					
														113				FW AREA					
														114				FW COST					
														115				FENCE COST	1570				
														116				MISC					
														117				POOL COST					
														118				POOL DATE					
														119				DOCK IMPS COST					
														120				DOCK IMPS DATE					
														121				DEFERRED MAINT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
														122									
														123				HS	500				
														124				RCN RES					
														125				RES					
														126				Pool & Dock					
														127				TOTAL					

CLERK SH DATE 11-14-66

Figure 21. Orange County Assessor Residential Unit Appraisal Record.

ORANGE COUNTY ASSESSOR RESIDENTIAL UNIT APPRAISAL RECORD					A.P. No. <u>53-073-41</u>				
LAND VALUE COMPUTATIONS					SHEET <u>1 OF 3</u>				
YEAR	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE	LAND OR UNIT ATTRIBUTES				
1966				35000	1 WIDTH <u>E 150.00</u>				
1968				27500	2 DEPTH <u>E 100.00</u>				
1969				47500	3 SQ. FT.				
1973				51200	4 ACRES				
1974					5 REPRESENTATIVE YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
SUMMARY					6 IRREGULAR YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
ASSESSMENT YEAR	<u>1969</u>		<u>1973</u>		7 CUL-DE-SAC YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
APPRaiser	<u>L. SAKS</u>		<u>BARTOLINO</u>		8 CORNER YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
DATE MONTH YEAR	<u>5-5-69</u>		<u>10-16-72</u>		9 ALLEY YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
R. C. N.					10 VIEW <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>				
R. C. L. N. D.					11 NON-ST. FRONT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
LAND VALUE	<u>17500</u>		<u>23600</u>		12 ARCH. ATTRACT. <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>				
SUMMATION INDICATOR			<u>51200</u>		13 UNIT CONFORM. <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>				
M. D. I.					14 UTILITIES <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>				
INDICATED SALES PRICE					15 LAND IMPS. <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>				
LISTED PRICE					16 LOT UTILITY <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>				
TOTAL PROPERTY VALUE					17 WATER FRONT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
LAND VALUE					18 DOCKING RIGHTS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
IMP. VALUE					19 ZONING <u>R1</u> <u>D1</u>				
PERSONAL PROPERTY VALUE					20 ZONING CONFORM. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
REMARKS					21 LAND USE <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>				
<p>FORMERLY 53-073-30731 - 69 74 CLASS CHANGE FROM D TO B 6.58 EFF YR CHANGE FROM 36 TO 45</p>					22 MISPLACED IMP. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
					23 THE UNIT <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>				
					24 MINERAL RIGHTS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
					25 EXCESSIVE TRAFFIC YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
					26				
					27				
					28				
					NEIGHBORHOOD ATTRIBUTES				
					29 SINGLE FAM. USE YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
					30 MULTI FAM. USE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
31 CLUSTER TYPE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>									
32 TREND <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>									
33 ZONING CONFORM. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>									
34 PLANNING <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>									
35 DESIRABILITY <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>									
36 LOT SIZE COMPARISON <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>									
37 DATE OF IMPS. <u>60</u>									
38 AVAIL. FINANCING <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>									
39 PREDOM. OWNER OCCUPIED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>									
40 SOCIAL SERVICES <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>									
41 PUBLIC SERVICES <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>									
42									
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CONCLUSION									
49 TOTAL PROP. VALUE					A.P. No. 53-073-41				
50 LAND VALUE				<u>51200</u>					
51 IMP. VALUE									
52 PERS. PROP. VALUE									
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Figure 22. Orange County Assessor Residential Unit Appraisal Record.

IV. CURRENT PROPERTY DESCRIPTION

Main Dwelling

The main dwelling is Period Revival style, with limited Mediterranean Revival influence. The home features an L-shape plan composed of a principal two-story massing in a north-south orientation with smooth stucco walls, mid-level belt course, and a hipped roof clad in concrete shingles. The principal west elevation is altered via fenestration changes and enclosure of an original 2nd level porch that measured 6' by 19', and a 13' by 20' addition was appended to the north elevation. A single-story wing extends from the home's west elevation, parallel to Emerald Bay street, and features smooth stucco walls, a replaced / non-original southwest corner window grouping, an altered chimney at the west elevation, and an altered north elevation, all covered by a side gable roof clad in the same concrete shingles. Fenestration includes a mix of original openings with original / older and replacement window units, as well as original / older and replacement doors. An open shaft sited between the single-story west wing and the main two-story portion of the home. The shaft is recessed into the single-story roof and is covered by a metal plate. The purpose of the shaft / metal plate is not identified but indicates some unknown alteration, perhaps removal of a chimney or balconette mounted.

South Elevation

Fronting Emerald Bay street, this elevation includes two doorway openings within the center of the two-story bay, one at the ground floor recessed into the facade and featuring a wooden Dutch door with a panel detail in the lower half and a multi-lite window in the upper half, and one at the second level directly above the ground floor entry composed of multi-lite French doors leading to a balconette that cantilevers over the ground floor entry. A wood lattice surround was removed from the ground floor entry and has exposed a prior paint or stucco-coat in a terra cotta color. Wood lattice is intact around the upper French doors, with a wooden sawtooth or faux egg-and-dart trim applied to the bottom of the balconette. Lattice is an inexpensive material used to shade, enclose, and decorate dwellings and yard features. The age of the lattice detailing is not identified however the terra cotta paint / stucco coat reveal indicates that the lattice may have been added as part of a later campaign, or the siding itself was painted or re-done to some extent. Wood latticework is character-defining to some sub-types within the larger Period Revival style including Gothic Revival and Colonial Revival style homes and may have been intended to emulate grillework on Spanish Revival style dwellings or Roman transennae, although less ornate.³⁷ The eaves on the east elevation, both the two-story facade and the one-story wing, are overhanging by approximately 12'. Gutters are installed along all fascia at the south elevation.

East Elevation

This elevation faces Lot 8, utilized as an open yard, and includes four wood sash casement units with single-or multi-lite patterns, two smaller window openings, one that is infilled / boarded in and the second with lousie slats (likely replacement), and two entries, one at the southeast corner composed of multi-lite wood French

doors and a second towards the northeast corner composed of wood door with a panel detail in the lower half and a replaced single lite in the upper half.

North Elevation

The north elevation is almost entirely composed of a 13' x 20' addition that dates to 1975 and is delineated and notated on the Residential Unit Appraisal Record. The addition is single-story with a sloped roof and boxed eaves with gutters at all fasciae. A pair of single-lite French doors is installed at the center of the east-facing facade (looking to Lot 8) and at the center of the west-facing facade (looking to Lot 6). The north wall of the addition terminates in a square bay inset into the facade, with a tri-partite multi-lite wood window composed of a fixed north window and operable windows at the east and west sides. A glass block window is installed on the remaining original north elevation wall, sited immediately east of the addition. This is likely an alteration, although the date is not identified.

West Elevation

This includes the west-facing and north-facing facades within the home's L-shape footprint. The north facing facade within the single-level west wing offers evidence of several changes to the home's original design and now includes three bays of multi-lite window wall covered by a shed roof that extends out from and below the principal side gable roof. A fixed 15-lite window is sited immediately east of the multi-lite window wall; this fixed window projects beyond the wall plane (a quasi-bay) and is likely an alteration. It is framed by wood with four apron brackets. A gutter is installed over this projecting window in order to direct water away from the window. The top of the window terminates at the boxed eave that characterizes this north facing facade. Of note, the boxed eave is not consistent with the open / overhanging eaves on the south elevation, affirming that this north facing facade is the result of an alteration campaign.³⁸ Within the "L" at the junction of the west elevation's north-facing and west-facing walls, is a single one-over-one wood window, the eastern edge of which is sited inches from the junction of the two walls. In the same junction within the west-facing wall, is a French window, composed of two three-lite casements. The south edge of this window immediately abuts the corner junction which additionally reinforces that the north-facing wall is the result of a later alteration / infill of original porch space. The glazing on the north-facing window walls is non-tempered. Notations on the Residential Unit Appraisal Record indicate the effective year of the home was changed from 1936 to 1945. Urbana asserts that the north facing wall enclosure may date to a 1945 alteration campaign. The non-tempered glass is consistent with a ca. 1945 project.

The west-facing facade of the west elevation also provides visual and material evidence of one or more alteration campaigns. The home originally featured a 2nd level balcony / porch, measuring roughly 6' by 19'. The Residential Unit Appraisal Record delineates the location and dimensions of the original balcony / porch, which was designed to extend beyond the main wall plane. The enclosure / extension of the north facing wall

has created an inelegant condition with the 2nd level enclosed balcony / porch now sited atop the shed roof of the north-facing wall at the west and north wall junction. At the ground floor of the west-facing facade, a pair of French doors is installed. A fixed full-height multi-lite window flanks each French door, and stucco patching above the doors indicates that a new header was installed as part of the door project. It is likely that a single door, or perhaps a window historically existed at this location, and a new header was required to support the larger opening. Immediately north of the opening is a south-facing wall with a single multi-lite French door, that provides access to the north elevation addition. The west-facing and south-facing French doors feature tempered glass, typical to ca. 1960s-1970s or newer windows and doors. Notations on the Residential Unit Appraisal Record indicate that the 2nd level balcony / porch was enclosed in 1975 along with construction of the north elevation addition. Urbana asserts that the tempered glass French doors and door openings were installed in the 1975 campaign.

Detached Garage

A detached two-car garage is sited several feet east of the north addition. The southwest corner of the garage roof abuts the northeast corner of the north addition roof. The garage features stucco walls, a side gable roof covered in matching concrete tile with boxed eaves and gutters, two 15-lite fixed wood windows at the south elevation, a pair of three-lite wood casement windows at the east and west elevation each flanked by solid board shutters, and a tilt-up wood door at the north elevation. The north elevation fronts the Emerald Bay street cul-de-sac. The garage is not extant in ca. 1940-1945 aerial imagery but does appear by 1953. Urbana asserts that the garage likely dates to the 1945 alteration campaign that resulted in the main dwelling's effective year being changed from 1936 to 1945. The garage is not delineated on the property's Residential Unit Appraisal Record, although it's square footage, approximately 490 square feet, is included.

A small courtyard is formed by the siting of the garage, the main dwelling's north addition, and the east elevation of the accessory dwelling sited northwest of the north addition. The courtyard is paved in brick and is below grade from the surrounding buildings. It is enclosed at the north end by a low non-historic stucco wall with a wood gate, which provides pedestrian access / egress to the cul-de-sac.

Accessory Dwelling

The accessory dwelling is approximately 400 square feet with a rectilinear plan on a raised / low stem wall foundation. Exterior building materials include board-and-batten siding at the south elevation, with finished half-round battens, and stucco cladding at the east, west, and north elevations. Fenestration includes two symmetrically composed entries on the south elevation, each with a single wood door featuring a panel detail in the lower half and a multi-lite fixed window in the upper half; each door is flanked by full height solid wood shutters. The doors and shutters are currently painted bright pink. The east elevation features a pair of casement windows with solid wood shutters. The north elevation features a pair of three-lite wood casement

windows with solid wood shutters set in the center of the facade. A square bay is sited at the west elevation, similar to the square bay at the main dwelling's north elevation addition and features a tri-partite window with a fixed 16-lite central unit and operable 8-lite units at the north and south sides. The stucco texture on the west bay is rough than the texture on other facades, signaling that repairs have occurred. Crawlspace vents are visible at the north and east elevations. The western portion of the accessory dwelling is shrouded by overgrown foliage.

Hardscape and Landscape

A large swimming pool is sited within Lot 6, on the western portion of the property. The pool was installed in the contemporary period and appears to have involved removing an original ancillary structure, possibly an original gazebo that appears in a ca. 1940-1945 image of the property. Concrete bullnose coping surrounds the pool and tinted concrete decking is installed around the pool with older red brick edging that separates planter beds from the concrete surfaces. The pool is empty, in poor condition, and presents a hazardous and unsafe condition. Dog ear fencing is installed along the northwest lot line and connects to the northwest corner of the accessory dwelling. Mature hedges enclose the west lot line and south lot line. Several French drains are installed around the perimeter of the main dwelling, indicating past water infiltration concerns. The walkways that line the east elevation of the main dwelling, slope toward the house.

Summary of Property Alterations

Review of available building records and permits as well as in-person observation of all interior and exterior spaces of the property disclose that the property, primarily the main dwelling, has been substantially altered through several campaigns including:

- Construction of an addition at the north elevation, which was originally visible from the cul-de-sac at the 200 block of the street;
- Enclosure of the full-length porch at the west elevation 2nd floor as evidenced by exposed eave soffit boards that are now within the interior. This character-defining west elevation was likely altered to provide additional interior living space and to offer a direct ocean view from the primary bedroom. The bump-out at the 2nd floor extends over the roof of the north-facing facade creating an awkward transition indicating the roof transition is not likely an original design feature;
- Alteration to the west elevation north-facing facade and northwest corner where an original exterior wall was removed. The purpose of the alteration was likely to offer improved views of the ocean and the westerly yard space at the property. The alteration is evident via substandard construction techniques and a transition in flooring materials that utilized exterior flagstone at the interior next to different types of wood plank, some older 2-inch and new wide plank floors;
- Changes to fenestration at the west elevation west-facing facade including installation of new French doors with tempered glass, and visible ghost lines / marks from where openings were altered;

- Installation of a large swimming pool with surrounding decking and patio space that has infringed on the original footprint in proximity to the west elevation chimney;
- Removal of an original window at the southwest corner of the south elevation;
- Installation of glass block within an original opening at the original north elevation wall, adjacent to the north addition;
- Installation of a lower shed roof at the west elevation north-facing facade;
- Installation of multiple drains at entry thresholds in effort to prevent water infiltration; and
- Construction of a detached garage at the northeast portion of the property immediately adjacent to the north elevation addition.

Building / structure locations within the property are demarcated in Figure 23. Current views of the property are included in the following page.



Figure 23. Building / Structure Locations.



Photo 1. Main dwelling, south elevation.



Photo 2. Main dwelling, south elevation.



Photo 3. View of covered shaft / gap between the two-story volume and the single-story wing. Lattice is extant at the north side of the opening, indicating a balcony may have been removed.



Photo 4. Southwest corner replacement windows and visible eave overhang.



Photo 5. Main dwelling, east elevation with north elevation addition and detached garage addition.



Photo 6. Main dwelling, east elevation.



Photo 7. Main dwelling, east elevation with the north elevation addition.



Photo 8. Detached garage, south elevation.



Photo 9. Detached garage, west elevation.



Photo 10. Main dwelling, north elevation of north addition.



Photo 11. Accessory dwelling, east elevation and brick courtyard wall.



Photo 12. Accessory dwelling, view of brick walkway in front of the south elevation.



Photo 13. Accessory dwelling, south elevation.



Photo 14. Accessory dwelling, board and batten siding, with half round batters.



Photo 15. Accessory dwelling, west elevation.



Photo 16. Hardscape and Landscape view, northwest corner (Lot 6).



Photo 17. Hardscape and Landscape view, southwest corner (Lot 6) with west elevation of the main dwelling in the background.



Photo 18. Main dwelling, west elevation showing altered / enclosed north-facing wall within the single-story wing.



Photo 19. Main dwelling, west elevation, north-facing facade (at right) and west facing facade (at left), with north addition at far left. The enclosed 2nd level porch / balcony is demarcated by the windows.



Photo 20. Main dwelling, west elevation, north-facing facade (at right) and west facing facade (at center), with north addition (at left). The enclosed 2nd level porch / balcony is demarcated by the windows.



Photo 21. Main dwelling, west elevation fenestration at west-facing facades with non-original French doors, and inelegant placement of wood windows at the west-and-north-facing wall junction (at right).



Photo 22. Main dwelling, tempered glass manufacturer mark at non-original French doors.



Photo 23. Main dwelling, west elevation, west-and-north-facing wall junction.



Photo 24. Main dwelling, north-facing facade with window installed out from wall plan (center) and altered wall / enclosed porch (center and at right).



Photo 25. Main dwelling, north-facing facade, northwest corner showing enclosed porch area.



Photo 26. Main dwelling, interior view of header beam at the original north-facing exterior wall location.



Photo 27. Main dwelling, interior view of original 2nd level porch / balcony enclosed.



Photo 28. Main dwelling, interior view of original 2nd level porch / balcony enclosed with original soffit boards exposed above new framing.



Photo 29. Drainage grate installed. Several grates are installed around the main dwelling footprint to prevent water infiltration.



Photo 30. Southwest corner of property.



Photo 31. North lot line with accessory dwelling north elevation abutting the lot line.



Photo 32. North lot line, north courtyard gate leading to cul-de-sac.



Photo 33. North lot line, north elevation of detached garage, sited east of the courtyard gate.

V. SIGNIFICANCE EVALUATION

Urbana has been commissioned to provide an evaluation of the 211 Emerald Bay property to assess whether the property is eligible for designation and listing under the criteria of the CRHR, and to analyze the potential for impacts to historical resources resultant from future discretionary projects that may occur at the property. The scope of work is primarily focused on assessing potential for individual significance. Select properties within the Emerald Bay community were previously surveyed, in ca. 1981, as a potential historic district / district contributors representing the early development of Emerald Bay and Mediterranean Revival architecture. Included in Table 3 below, these five properties are identified as: 2 Emerald Bay, 23 Emerald Bay, 25 Emerald Bay, 46 Emerald Bay, and 49 Emerald Bay, all constructed in ca. 1929. Each of these previously recorded properties were considered potentially significant Mediterranean Revival style homes designed by Emerald Bay resident architect Palmer Sabin and representative of the initial phase of development within the community in the first recorded tract, No. 940. Windshield survey of these early properties reveals that substantial alteration has occurred to three of the five. These alterations are representative of the larger architectural evolution of Emerald Bay, as many homes have been changed through time. Until an intensive level survey is completed, inadequate information is available to opine on the community's potential for historic district recognition.

Table 3. Current Views of Previously Surveyed Emerald Bay Properties.



211 Emerald Bay was not surveyed in the early identification effort and the property is not included in the California Historical Resources Information System Built Environment Resource Directory for Orange County. Analysis of the property's potential for individual significance under the CRHR criteria is included below.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The community of Emerald Bay is associated with the themes of "Planned Communities" and "Period Revival Architecture." Accordingly, the 211 Emerald Bay property has been evaluated for individual significance under these themes. Historical research did not identify evidence that the 211 Emerald Bay property was utilized as a model home, sales office, or other outward-use to depict the original vision and architectural aesthetic of the Emerald Bay as a planned residential community. The property developed incrementally in 1934 (accessory dwelling), ca. 1936 (main dwelling altered in 1945 and 1975), and ca. 1945-1953 (detached garage) and was one of numerous homes depicted in aerial images of Emerald Bay from ca. 1940-1945 forward. Located on the east side of the Pacific Coast Highway, it is not within the boundaries of the original tract, No. 940, sited west of the highway which appears to have the earliest developed lots in the community and may have served as early examples for future buyers. Relative to Criterion 1, no specific information was identified to support the notion that the 211 Emerald Bay property could be regarded as more important than other individually built homes in the community. The property, composed of an altered main dwelling, an ancillary dwelling, and a detached garage, does not in and of itself adequately represent a direct and singular association with Emerald Bay's history as a planned community by simply being built within its boundaries. 211 Emerald Bay has not been directly associated with an event that has made a significant contribution to the broad patterns of local or regional history, or the larger cultural heritage of California. Urbana recommends the property individually ineligible under CRHR Criterion 1.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

211 Emerald Bay was owned and occupied by several individuals that were well regarded in their local community including Mylene Zava, a talented classically trained pianist, and Margery Brown Swanson and her husband John Thomas Swanson, an active member of the Emerald Bay Community Association. No information was identified to suggest that Mrs. Zava taught or trained at 211 Emerald Bay, and her association with the property ended in 1934 prior to the construction of the main dwelling two-story dwelling. Margery Brown Swanson and her husband John Thomas Swanson occupied the property from ca. 1936-1937 until her death in 1973 at which time her estate was deeded to Mr. Swanson, who retained ownership until his passing. The bulk of modifications, including additions, alterations and fenestration changes to the main dwelling, landscape and hardscape changes, and the construction of a detached garage occurred under the

Swansons ownership and occupancy period. Mr. Swanson was active in the community association's business and programs and his work is commemorated via the naming of nearby Swanson Park in his honor. No specific information was identified to support a finding of significance under Criterion 2 relative to Mr. Swanson being a person important to local, California, or national history. While he served on the Emerald Bay Community Association, little information was identified to support an assertion that he should be regarded as an individually significant person such that the subject property should be asserted significant 2. As such, Urbana recommends the property individually ineligible under CRHR Criterion 2.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The community of Emerald Bay is associated with the themes of "Planned Communities" and "Period Revival Architecture." Accordingly, relative to Criterion 3, the 211 Emerald Bay property has been evaluated for individual significance under these themes. The property is composed of a main dwelling built in ca. 1936 in the Period Revival style with a Mediterranean Revival influence, an ancillary dwelling built in 1934 with limited Period Revival features, and a detached garage built in ca. 1945-1953 with materials that are compatible to the main dwelling. The identity of any original architects, designers, and builders was not located during historical research. The community of Emerald Bay maintained an art and architectural commission led by noted architects and designers, however, it is unclear if all homes within the community were designed by the commission, or simply underwent review for conformance to the established architectural guidelines. Commission member and architect Henry Palmer Sabin is credited with numerous residential designs in Emerald Bay, however he has not been validated as the architect of the subject property through historical documentation. Similarly, architect Roland Coate, also a member of the commission and an owner in Emerald Bay, has not been proven as the architect of the 211 Emerald Bay property. It appears that property owners commissioned an architect and builder of their choice given occasional newspaper references to other architects and builders awarded projects in the community. Because the original architect and builder is not identified, the property does not appear to represent the work of a master, nor does it possess high artistic value.

Built throughout temperate coastal regions in the US, especially California and Florida, the Mediterranean style peaked in the 1920s and 1930s. Character-defining features of the style include:

- Variety in massing, composition, and rooflines,
- Symmetrical hipped roof with or without projecting wings, or an asymmetrical hipped roof, or a flat roof,
- Generally, two stories in height,
- Palladian or fanlight windows,

- Bracketed eaves,
- Belt course,
- Entrances and porches may feature additional arched elaborations, some with columns, drip molding, or other classical articulations,
- Cast plaster details,
- Wrought iron at balconies.

Renaissance Revival and vaguely Mediterranean homes overlap with some Georgian / Colonial Revival style dwellings, built from ca. 1870s to the 1920s, with all types featuring a similar central block massing, hipped roof, bracketed eaves, belt course, and Palladian or fanlight windows. In the absence of more specific elaborations, these homes are colloquially referred to as Period Revival style. The main dwelling at 211 Emerald Bay exhibits limited character-defining features including a hipped roof over a two-story central block with an asymmetrical single-story wing, simple belt course that wraps the perimeter, a single balconette with wrought iron railing, and a deeply recessed entry door at the south elevation that is perhaps the most dramatic aspect of the home's design. The lattice articulations at the windows and may be intended to emulate more historicist drip moulding or other ornamental surrounds, however, the use of lattice is not typical to the style and may be viewed as a budget conscious decision to adorn windows or offer limited shading from the sun.

Homes in Emerald Bay were designed to maximize views of the ocean; thus for 211 Emerald Bay, Urbana asserts that the main dwelling's west elevation, with north-and-west facing facades, is the primary elevation. The south elevation appears secondary relative to how the home was lived in and it does not offer views of the ocean. Extensive change has occurred to the west elevation including:

- Extension of the west elevation footprint via the north elevation addition (as evidenced by visual inspection and Assessor records),
- Enclosure of the original 6' by 19' 2nd level porch / balcony at the west-facing facade (as evidenced by visual inspection, Assessor records, and exposed framing and soffit materials),
- Change in fenestration / installation of new openings with new French doors below the enclosed balcony / porch (as evidenced by visual inspection), and
- Removal of the original north-facing exterior wall and enclosure of the original north-facing facade porch / walkway (as evidenced by visual inspection and exposed framing).

Substantial rehabilitation is necessary to return the main dwelling to its original design and level of integrity. The extent of changes observed negate the home's ability to convey an original Mediterranean / Period Revival style home in Emerald Bay. The south elevation entry facade offers a limited perspective on the

home's overall design integrity and gives the initial impression that the home is intact and unaltered. More in-depth observation of the other elevations reveals a high level of touch at the property that negates any perceived or asserted significance under an architectural context. Consequently, Urbana recommends the main dwelling as individually ineligible under CRHR Criterion 3.

Constructed in 1934, the ancillary dwelling appears generally intact, however, as an ancillary dwelling or potential 'starter' unit at the property, with limited Period Revival features including board and batten siding, a square bay, multi-lite wood windows, and plain solid wood shutters, the building doesn't rise to a level of significance needed to embody the distinctive characteristics of a Mediterranean / Period Revival style home that conforms to the architectural conditions established in Emerald Bay. The dwelling's intact condition and generally charming appearance do not equate to individual significance under CRHR Criterion, and because the main dwelling is not eligible, the accessory dwelling has not been identified as a significant contributing element to the property. Similarly, the detached garage, built in ca. 1945-1953, is not significant either individually or as a contributing element to the property.

For these reasons, the 211 Emerald Bay property, composed of the main dwelling, the accessory dwelling, and the detached garage, is recommended ineligible under CRHR Criterion 3.

CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Research and analysis of the 211 Emerald Bay property has not yielded, nor does it appear to have the potential to yield further information important in prehistory or history. The property is recommended ineligible under CRHR Criterion 4.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHR because it meets one or more criterion, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a property is fully established can the issue of integrity be addressed. Although, Urbana has recommended the 211 Emerald Bay property as ineligible for designation, an integrity analysis is included below with an emphasis on the main dwelling.

The property retains integrity of **location** as it was built onsite and has not been relocated. It does not retain integrity of **setting** as its setting has changed significantly since original construction such that all lots have

been infilled and ample contemporary construction exists within the immediate environs. There is not adequate nearby or connective architecture to express the Mediterranean Revival aesthetic envisioned by the original developers of Emerald Bay in a meaningful manner. Moreover, the setting within the property boundary has changed because of incremental alterations including additions and new construction, and changes to the main dwelling. At the main dwelling, the **design** aspect of integrity is substantially reduced through the extensive alterations at the west and north elevations, limited changes to the south elevation (windows), and construction of the adjacent detached garage such that the home / property does not convey its original appearance nor that associated with a purported 1931-1936 period of significance. Relative to exterior building materials, the **materials** aspect of integrity is generally retained although reduced through previously described alterations. The home retains its smooth stucco walls, and tile roof with a compatible tile roof installed on the adjacent garage. Some facades / elevations have been altered through additions and fenestration changes removing some original stucco, and the west elevation 2nd level porch enclosure likely removed original exterior woodwork including railing, posts, etc. The property is in generally fair to poor condition, and the original construction and **workmanship** appears to have been standard or substandard, and thus while some exterior workmanship is evident on some untouched facades, this aspect of integrity has been reduced through design changes and through later repairs such as installation of drainage grates at multiple entry thresholds indicating that the house experienced water infiltration due to improper slope conditions. The **feeling** aspect of integrity is not retained as first-person observation of the property reveals the extent of change that has occurred leaving the property to feel like an altered home that would require substantial rehabilitation to achieve eligibility. While the south elevation entry facade gives a sense of Mediterranean Revival architecture, the remainder of the exterior does not. The **associative** aspect of integrity is not present as the home has not been directly and individually associated with the original or early development of Emerald Bay, it was not utilized as a model home advertising the developer's vision for the tract, has not been directly associated with a master architect or builder, and has not been found to have a direct association with an important person / persons in local, regional, state, or national history.

VI. REGULATORY CONCLUSIONS

Historical Resource Interpretation

The 211 Emerald Bay property, as part of this study, is opined as ineligible for listing on the CRHR. It is not individually eligible for an association with an important event or patterns of events and is not individually eligible for an association with a significant person. It does not individually embody the distinctive characteristics of a type, period, region, or method of construction, and has not been found to represent the work of a master or possess high artistic values. Further study of the property would not yield information important to history. Extensive rehabilitation work is necessary to return the property to its original design and appearance. Accordingly, the property does not meet the definition of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Section 3).

Proposed Project Description

Future discretionary projects proposed at the property are likely to include demolition and removal or substantial alteration of the 211 Emerald Bay property in order to construct a new dwelling along with associated on-and-off site circulation and landscaping improvements.

Impacts Analysis

Demolition and removal of the buildings, structures, and site features at the 211 Emerald Bay property would not result in a significant impact to an historical resource or a substantial adverse change to the environment.

Mitigation Recommendations

Because the proposed project would not result in a significant impact to an historical resource, mitigation measures, relative to historical resources, are not specifically recommended.

VII. WORKS CITED

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- ³⁷ Historic images reveal that Architect Roland Coate utilized wood lattice panels as railing / balustrade material at his Emerald Bay home's 2nd level balcony and as surrounds at some windows. The design of 211 Emerald Bay has not been specifically attributed to Mr. Coate, who died in 1958. Images of Mr. Coate's home are available from the UC Santa Barbara Art, Design & Architecture Museum via Calisphere. <http://www.adc-exhibits.museum.ucsb.edu/items/show/664>. Accessed January 2024.
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APPENDIX A.

DEPARTMENT OF PARKS AND RECREATION 523 SERIES FORMS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **211 Emerald Bay**

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P1. Other Identifier: 211 Emerald Bay

***P2. Location:** Not for Publication Unrestricted

***a. County** Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Laguna Beach Date 2022 T 7S ; R 9W ; of of Sec B.M.

c. Address 211 Emerald Bay City Emerald Bay Zip 92651

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 425285.84 mE/ 3712736.84 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited north of Emerald Bay on Lots 6, 7, and 8 of Tract No. 977. Identified as Orange County Assessor's Parcel Numbers 053-073-41, the property is located northeast of California 1 in the unincorporated community of Emerald Bay, a community north of Laguna Beach, California.

***P3a. Description:** Composed of Lots 6, 7, and 8 of Tract No. 977, and originally addressed as 207 Emerald Bay, the 211 Emerald Bay property includes a main dwelling and accessory dwelling sited on Lot 7, a detached garage addition within Lots 7-8, and a swimming pool with surrounding hardscape within Lot 6. The single-family residence, constructed ca. 1936, has an L-shaped plan, and is sited on an approximately 0.33 acre parcel. The surrounding area is composed of single-family residential properties, with buildings of similar construction. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) HP2 single-family property; HP4 ancillary building.

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: View of 211 Emerald Bay south elevation.

***P6. Date Constructed/Age and Source:**

-Historic: ca. 1936
Historic Aerials; Tax Records

***P7. Owner and Address:**
B + K Slavik Family Trust, 211 Emerald Bay, Laguna Beach, CA

***P8. Recorded by:**
Alexandrea Baker, MCP
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:** February 2024

***P10. Survey Type:** Historical Resource Analysis Report

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, Historical Resource Analysis Report 211 Emerald Bay, Laguna Beach, CA, February 2024.

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: 211 Emerald Bay

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B1. Historic Name: 207 Emerald Bay

B2. Common Name: 211 Emerald Bay

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Period Revival

*B6. Construction History: Construction history is based on property building permits and historic and current aerial photography. The 211 Emerald Bay property has been incrementally improved over several campaigns in ca. 1931-1936, ca. 1945, and ca. 1975. The County Assessor Residential Unit Appraisal Record disclosed the original construction year of the main dwelling as 1931, effective 1936 (and later changed to 1945), and the original construction year of the accessory dwelling as 1934.

Early tax records indicate that limited improvements, valued at \$250, occurred at Lot 7 in 1931-1932, however the description of the improvement is not provided. The improvements may relate to site preparation activities in anticipation of development. A 1931 aerial view of Emerald Bay shows the property as still undeveloped.

See Continuation Sheet for a complete list of property building permits.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Single-Family Residence
Applicable Criteria CRHR Ineligible

The study area and subject property, 211 Emerald Bay is located on Lots 6, 7, and 8 of Tract No. 977, within the Emerald Bay community, a part of unincorporated Orange County, California.

Constructed ca. 1936, the 211 Emerald Bay property does not qualify for designation under the CRHR. The property has not been directly associated with an event that has made a significant contribution to the broad patterns of local or regional history, or the larger cultural heritage of California; it is not eligible under CRHR 1. Research does not indicate that the property is associated with the lives of persons important to local, California, or national history; it is not eligible under CRHR 2. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of a master, or possess a high artistic value; it is not eligible under CRHR 3. Lastly, further research and analysis of the subject property is unlikely to yield further information important in prehistory or history; it is not eligible under CRHR 4.

See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A

*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Wendy L. Tinsley Becker, RPH, AICP
Urbana Preservation & Planning, LLC

*Date of Evaluation: February 2024

(This space reserved for official comments)



*Resource Name or # (Assigned by recorder) **211 Emerald Bay**

*Map Name: Laguna Beach USGS Quadrangle Maps *Date: 2022 *Scale: 1:24,000



Resource Name or #: 211 Emerald Bay

Figure 1. Site Plan



Building A: Main Dwelling
Building B: Detached Garage
Building C: Accessory Dwelling
Building D: Swimming Pool

Project Boundary: 

Resource Name or #: 211 Emerald Bay

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P3a. Description (Continued from page 1)

211 Emerald Bay Current Description

Main Dwelling

The main dwelling is Period Revival style, with limited Mediterranean Revival influence. The home features an L-shape plan composed of a principal two-story massing in a north-south orientation with smooth stucco walls, mid-level belt course, and a hipped roof clad in concrete shingles. The principal west elevation is altered via fenestration changes and enclosure of an original 2nd level porch that measured 6' by 19', and a 13' by 20' addition was appended to the north elevation. A single-story wing extends from the home's west elevation, parallel to Emerald Bay street, and features smooth stucco walls, a replaced / non-original southwest corner window grouping, an altered chimney at the west elevation, and an altered north elevation, all covered by a side gable roof clad in the same concrete shingles. Fenestration includes a mix of original openings with original / older and replacement window units, as well as original / older and replacement doors. An open shaft sited between the single-story west wing and the main two-story portion of the home. The shaft is recessed into the single-story roof and is covered by a metal plate. The purpose of the shaft / metal plate is not identified but indicates some unknown alteration, perhaps removal of a chimney or balconette mounted.

South Elevation

Fronting Emerald Bay street, this elevation includes two doorway openings within the center of the two-story bay, one at the ground floor recessed into the facade and featuring a wooden Dutch door with a panel detail in the lower half and a multi-lite window in the upper half, and one at the second level directly above the ground floor entry composed of multi-lite French doors leading to a balconette that cantilevers over the ground floor entry. A wood lattice surround was removed from the ground floor entry and has exposed a prior paint or stucco-coat in a terra cotta color. Wood lattice is intact around the upper French doors, with a wooden sawtooth or faux egg-and-dart trim applied to the bottom of the balconette. Lattice is an inexpensive material used to shade, enclose, and decorate dwellings and yard features. The age of the lattice detailing is not identified however the terra cotta paint / stucco coat reveal indicates that the lattice may have been added as part of a later campaign, or the siding itself was changed or re-done to some extent. Wood latticework is character-defining to some sub-types within the larger Period Revival style including Gothic Revival and Colonial Revival style homes and may have been intended to emulate grillework on Spanish Revival style dwellings or Roman transennae, although less ornate.¹ The eaves on the east elevation, both the two-story facade and the one-story wing, are overhanging by approximately 12'. Gutters are installed along all fascia at the south elevation.

East Elevation

This elevation faces Lot 8, utilized as an open yard, and includes four wood sash casement units with single-or multi-lite patterns, two smaller window openings, one that is infilled / boarded in and the second with lousie slats (likely replacement), and two entries, one at the southeast corner composed of multi-lite wood French doors and a second towards the northeast corner composed of wood door with a panel detail in the lower half and a replaced single lite in the upper half.

North Elevation

The north elevation is almost entirely composed of a 13' x 20' addition that dates to 1975 and is delineated and notated on the Residential Unit Appraisal Record. The addition is single-story with a sloped roof and boxed eaves with gutters at all fasciae. A pair of single-lite French doors is installed at the center of the east-facing facade (looking to Lot 8) and at the center of the west-facing facade (looking to Lot 6). The north wall of

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the addition terminates in a square bay inset into the facade, with a tri-partite multi-lite wood window composed of a fixed north window and operable windows at the east and west sides. A glass block window is installed on the remaining original north elevation wall, sited immediately east of the addition. This is likely an alteration, although the date is not identified.

West Elevation

This includes the west-facing and north-facing facades within the home's L-shape footprint. The north facing facade within the single-level west wing offers evidence of several changes to the home's original design and now includes three bays of multi-lite window wall covered by a shed roof that extends out from and below the principal side gable roof. A fixed 15-lite window is sited immediately east of the multi-lite window wall; this fixed window projects beyond the wall plane (a quasi-bay) and is likely an alteration. It is framed by wood with four apron brackets. A gutter is installed over this projecting window in order to direct water away from the window. The top of the window terminates at the boxed eave that characterizes this north facing facade. Of note, the boxed eave is not consistent with the open / overhanging eaves on the south elevation, affirming that this north facing facade is the result of an alteration campaign.² Within the "L" at the junction of the west elevation's north-facing and west-facing walls, is a single one-over-one wood window, the eastern edge of which is sited inches from the junction of the two walls. In the same junction within the west-facing wall, is a French window, composed of two three-lite casements. The south edge of this window immediately abuts the corner junction which additionally reinforces that the north-facing wall is the result of a later alteration / infill of original porch space. The glazing on the north-facing window walls is non-tempered. Notations on the Residential Unit Appraisal Record indicate the effective year of the home was changed from 1936 to 1945. Urbana asserts that the north facing wall enclosure may date to a 1945 alteration campaign. The non-tempered glass is consistent with a ca. 1945 project.

The west-facing facade of the west elevation also provides visual and material evidence of one or more alteration campaigns. The home originally featured a 2nd level balcony / porch, measuring roughly 6' by 19'. The Residential Unit Appraisal Record delineates the location and dimensions of the original balcony / porch, which was designed to extend beyond the main wall plane. The enclosure / extension of the north facing wall has created an inelegant condition with the 2nd level enclosed balcony / porch now sited atop the shed roof of the north-facing wall at the west and north wall junction. At the ground floor of the west-facing facade, a pair of French doors is installed. A fixed full-height multi-lite window flanks each French door, and stucco patching above the doors indicates that a new header was installed as part of the door project. It is likely that a single door, or perhaps a window historically existed at this location, and a new header was required to support the larger opening. Immediately north of the opening is a south-facing wall with a single multi-lite French door, that provides access to the north elevation addition. The west-facing and south-facing French doors feature tempered glass, typical to ca. 1960s-1970s or newer windows and doors. Notations on the Residential Unit Appraisal Record indicate that the 2nd level balcony / porch was enclosed in 1975 along with construction of the north elevation addition. Urbana asserts that the tempered glass French doors and door openings were installed in the 1975 campaign.

Detached Garage

A detached two-car garage is sited several feet east of the north addition. The southwest corner of the garage roof abuts the northeast corner of the north addition roof. The garage features stucco walls, a side gable roof covered in matching concrete tile with boxed eaves and gutters, two 15-lite fixed wood windows at the south elevation, a pair of three-lite wood casement windows at the east and west elevation each flanked by solid board shutters, and a tilt-up wood door at the north elevation. The north elevation fronts the Emerald Bay street cul-de-sac. The garage is not extant in ca. 1940-1945 aerial imagery but does appear by 1953. Urbana asserts that the garage likely dates to the 1945 alteration campaign that resulted in the main dwelling's

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effective year being changed from 1936 to 1945. The garage is not delineated on the property's Residential Unit Appraisal Record, although it's square footage, approximately 490 square feet, is included.

A small courtyard is formed by the siting of the garage, the main dwelling's north addition, and the east elevation of the accessory dwelling sited northwest of the north addition. The courtyard is paved in brick and is below grade from the surrounding buildings. It is enclosed at the north end by a low non-historic stucco wall with a wood gate, which provides pedestrian access / egress to the cul-de-sac.

Accessory Dwelling

The accessory dwelling is approximately 400 square feet with a rectilinear plan on a raised / low stem wall foundation. Exterior building materials include board-and-batten siding at the south elevation, with finished half-round battens, and stucco cladding at the east, west, and north elevations. Fenestration includes two symmetrically composed entries on the south elevation, each with a single wood door featuring a panel detail in the lower half and a multi-lite fixed window in the upper half; each door is flanked by full height solid wood shutters. The doors and shutters are currently painted bright pink. The east elevation features a pair of casement windows with solid wood shutters. The north elevation features a pair of three-lite wood casement windows with solid wood shutters set in the center of the facade. A square bay is sited at the west elevation, similar to the square bay at the main dwelling's north elevation addition and features a tri-partite window with a fixed 16-lite central unit and operable 8-lite units at the north and south sides. The stucco texture on the west bay is rough than the texture on other facades, signaling that repairs have occurred. Crawlspace vents are visible at the north and east elevations. The western portion of the accessory dwelling is shrouded by overgrown foliage.

Hardscape and Landscape

A large swimming pool is sited within Lot 6, on the western portion of the property. The pool was installed in the contemporary period and appears to have involved removing an original ancillary structure, possibly an original gazebo that appears in a ca. 1940-1945 image of the property. Concrete bullnose coping surrounds the pool and tinted concrete decking is installed around the pool with older red brick edging that separates planter beds from the concrete surfaces. The pool is empty, in poor condition, and presents a hazardous and unsafe condition. Dog ear fencing is installed along the northwest lot line and connects to the northwest corner of the accessory dwelling. Mature hedges enclose the west lot line and south lot line. Several French drains are installed around the perimeter of the main dwelling, indicating past water infiltration concerns. The walkways that line the east elevation of the main dwelling, slope toward the house.

Summary of Property Alterations

Review of available building records and permits as well as in-person observation of all interior and exterior spaces of the property disclose that the property, primarily the main dwelling, has been substantially altered through several campaigns including:

- Construction of an addition at the north elevation, which was originally visible from the cul-de-sac at the 200 block of the street;
- Enclosure of the full-length porch at the west elevation 2nd floor as evidenced by exposed eave soffit boards that are now within the interior. This character-defining west elevation was likely altered to provide additional interior living space and to offer a direct ocean view from the primary bedroom. The bump-out at the 2nd floor extends over the roof of the north-facing facade creating an awkward transition indicating the roof transition is not likely an original design feature;
- Alteration to the west elevation north-facing facade and northwest corner where an original exterior wall was removed. The purpose of the alteration was likely to offer improved views of the ocean and the westerly yard space at the property. The alteration is evident via substandard construction techniques and

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a transition in flooring materials that utilized exterior flagstone at the interior next to different types of wood plank, some older 2-inch and new wide plank floors;

- Changes to fenestration at the west elevation west-facing facade including installation of new French doors with tempered glass, and visible ghost lines / marks from where openings were altered;
- Installation of a large swimming pool with surrounding decking and patio space that has infringed on the original footprint in proximity to the west elevation chimney;
- Removal of an original window at the southwest corner of the south elevation;
- Installation of glass block within an original opening at the original north elevation wall, adjacent to the north addition;
- Installation of a lower shed roof at the west elevation north-facing facade;
- Installation of multiple drains at entry thresholds in effort to prevent water infiltration; and
- Construction of a detached garage at the northeast portion of the property immediately adjacent to the north elevation addition.

Current views of the property are included in the following pages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

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Photo 1. Main dwelling, south elevation.



Photo 2. Main dwelling, south elevation.

DPR 523J (9/2013)

***Required information**

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Photo 3. View of covered shaft / gap between the two-story volume and the single-story wing. Lattice is extant at the north side of the opening, indicating a balcony may have been removed.



Photo 4. Southwest corner replacement windows and visible eave overhang.

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Photo 5. Main dwelling, east elevation with north elevation addition and detached garage addition.



Photo 6. Main dwelling, east elevation.

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Photo 7. Main dwelling, east elevation with the north elevation addition.



Photo 8. Detached garage, south elevation.

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Photo 9. Detached garage, west elevation.



Photo 10. Main dwelling, north elevation of north addition.

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Photo 11. Accessory dwelling, east elevation and brick courtyard wall.



Photo 12. Accessory dwelling, view of brick walkway in front of the south elevation.

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Photo 13. Accessory dwelling, south elevation.



Photo 14. Accessory dwelling, board and batten siding, with half round batters.

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Photo 15. Accessory dwelling, west elevation.



Photo 16. Hardscape and Landscape view, northwest corner (Lot 6).

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Photo 17. Hardscape and Landscape view, southwest corner (Lot 6) with west elevation of the main dwelling in the background.



Photo 18. Main dwelling, west elevation showing altered / enclosed north-facing wall within the single-story wing.

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Photo 19. Main dwelling, west elevation, north-facing facade (at right) and west facing facade (at left), with north addition at far left. The enclosed 2nd level porch / balcony is demarcated by the windows.



Photo 20. Main dwelling, west elevation, north-facing facade (at right) and west facing facade (at center), with north addition (at left). The enclosed 2nd level porch / balcony is demarcated by the windows.

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Photo 21. Main dwelling, west elevation fenestration at west-facing facades with non-original French doors, and inelegant placement of wood windows at the west-and-north-facing wall junction (at right).



Photo 22. Main dwelling, tempered glass manufacturer mark at non-original French doors.

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Photo 23. Main dwelling, west elevation, west-and-north-facing wall junction.



Photo 24. Main dwelling, north-facing facade with window installed out from wall plan (center) and altered wall / enclosed porch (center and at right).

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Photo 25. Main dwelling, north-facing facade, northwest corner showing enclosed porch area.



Photo 26. Main dwelling, interior view of header beam at the original north-facing exterior wall location.

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Photo 27. Main dwelling, interior view of original 2nd level porch / balcony enclosed.



Photo 28. Main dwelling, interior view of original 2nd level porch / balcony enclosed with original soffit boards exposed above new framing.

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Photo 29. Drainage grate installed. Several grates are installed around the main dwelling footprint to prevent water infiltration.



Photo 30. Southwest corner of property.

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Photo 31. North lot line with accessory dwelling north elevation abutting the lot line.



Photo 32. North lot line, north courtyard gate leading to cul-de-sac.

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Photo 33. North lot line, north elevation of detached garage, sited east of the courtyard gate.

B6. Construction History (Continued from page 2)

In October 1931, the Title Insurance and Trust Company deeded Lot 7 to Angelo Zava. Mr. Zava was married to Mylene Zava, a pianist of French lineage. Mrs. Zava is referenced as living in Laguna Beach in the May 1, 1932 and May 11, 1932 editions of the *Santa Ana Register*, although her address was not included. The Zavas owned the property until early March of 1934. By 1933, tax records indicate that a larger improvement, valued at approximately \$1,200, occurred at Lot 7. The \$1,200 improvement is attributed to the Zava ownership period, however, due to the discrepancies in the year built data, it is not verified if the \$1,200 improvement corresponds to the accessory dwelling or the main dwelling.

Florence Meldrum Brown acquired Lot 7 on March 17, 1934.³ A native of New York, Florence married Illinois native Harry L. Brown in Buffalo, New York in December 1909.⁴ Mr. Brown was an engineer in the mining industry and the couple is identified as living in Los Angeles in 1920 and Denver in 1930. Their daughter, Margery Brown, was born in 1915 and was raised in Colorado. She married John Thomas Swanson on December 25, 1935 in Estes Park, Colorado. The 1940 Census indicates that the couple relocated to California in ca. 1935 where they graduated from UCLA in 1937, Margery with an A.B. in Psychology, and John Thomas with a B.S. in Business Administration.⁵ The 1936 *Orange County Directory* lists the Swansons as residing in Emerald Bay, although an address is not listed. In 1936, the property was transferred from Florence Meldrum Brown to Elizabeth Brown Hall, to Margery Brown Swanson. The 1937 *Orange County Directory* lists the Swansons as residing at 208 Emerald Bay, across the street from the subject property at 211 Emerald Bay.⁶ Speculatively, if the 1937 directory listing is accurate, the couple may have occupied a home nearby until their new home was ready for move-in. However, there is a strong possibility that the directory addressing is

Resource Name or #: 211 Emerald Bay

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erroneous. Urbana assumes the construction date for the property is 1936, the effective year-built date assigned by the County Assessor. By the time the 1938 directory was published, the couple is listed as residing at 207 Emerald Bay – the present-day 211 property which may indicate that they took occupancy in 1936-1937.⁷

Historic aerials capture views of the property as early as 1931. In 1931, the property was vacant and unimproved. View of the property is captured in a 1938 aerial, although limited details can be gleaned, the 1938 view verifies that a major improvement occurred. A ca. 1940-1945 image offers the best detail of how the property's original construction features and appearance. By ca. 1940-1945, the property included the main dwelling fronting the south lot line, the accessory dwelling fronting the north lot line, an octagonal structure sited west of the main dwelling, a low masonry wall that enclosed the western perimeter, and a driveway monument built east of the accessory dwelling. The architectural characteristics at the main dwelling are not discernible, excepting a large chimney where the current chimney is located at the west elevation of the single-story west wing. The chimney pictured in the ca. 1940-1945 image appears larger than the current chimney. In 1944, Margery Brown Swanson purchased Lot 8, the eastern portion of the property. Lot 8 appears to have remained unimproved until the existing detached garage was constructed in ca. 1975. The County Assessor Residential Unit Appraisal Record notes that the property's effective year was changed from 1936 to 1945, which likely indicates a substantial construction campaign occurred in 1945. Observations of the dwelling disclose changes to the north-facing wall of the home's single-story wing that are attributed to a ca. 1945 improvement campaign. The existing detached garage, sited on Lot 8, appears in 1953 aerial views, and it is likely part of the ca. 1945 improvement campaign.

Margery Brown Swanson passed away in 1973, leaving the 211 Emerald Bay property to her husband, John Thomas Swanson. Prior to his death in 2012, Mr. Swanson constructed the swimming pool on Lot 6 between ca. 1994 and 2002. A permit was not located for the pool, but it does appear in aerial views by 2002. In 2012, the property was acquired by James and Rachel Morrison (in trust). The Morrisons retained ownership until 2018. In 2015 the Morrisons completed a reroof of the garage and accessory dwelling. Gregory Fox acquired the property from the Morrisons. Mr. Fox is listed as the owner of record on multiple County building permits for installation of new copper plumbing and replacement of all sewer lines, installation of new electrical wiring, and a remodel of all finishes and fixtures throughout the house. The current owners, Brennan and Kirsten Slavik (in trust) purchased the property in 2021. Table 2 below summarizes past ownership and occupancy.

Ownership and occupancy table for the 211 Emerald Bay property is included on the following page.

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Table 1. Ownership and Occupancy History

Year	Name	Owner / Occupant	Source
1931-1934	Angelo Zava and Mylene Zava	Owner	Orange County Official Records
1934- c. 1936	Florence Meldrum Brown	Owner	Orange County Official Records
1936	Elizabeth Brown Hall	Owner	Orange County Official Records
1936-2011	Margery Swanson / John Thomas Swanson Estate	Owner / Occupant	Grantor Grantee Index
2012-2018	Morrison James Trust Morrison Rachel Trust	Owner / Occupant	Grantor Grantee Index
2018- 2021	Gregory Fox	Owner	Grantor Grantee Index
2021 - present	Brennan J Slavik Trust / B + K Slavik Family Trust	Owner	Grantor Grantee Index

Historic and contextual views of Emerald Bay and the subject property are included below and in the following pages.



Figure 1. Pacific Coast Highway in Emerald Bay, February 1930 (approx.).
 Source: UCLA Special Collection, Digital Collection (uclamss_1429_0446 0446). Within the frame is signage advertising Emerald Bay with all utilities underground.

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Figure 2. Aerial view of Emerald Bay, 1931.

Source: OC Public Libraries, Spence Air Photos via Calisphere. The 211 Emerald Bay property is vacant / undeveloped.



Figure 3. Detail view, 1931.

Source: OC Public Libraries, Spence Air Photos via Calisphere. The 211 Emerald Bay property is vacant / undeveloped.

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Figure 4. View of Emerald Bay, ca. 1937-1955.

Source: Los Angeles Public Library, Photographers Photos Collection (Herman Schultheis). Exact location is not identified. Expanded architectural styles are evident with a Colonial Revival style home in the frame.



Figure 5. 1938 aerial view.

Source: Orange County Public Works Archives via OCGIS.com.

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Figure 6. Detail view.

Source: Orange County Public Works Archives via OCGIS.com.

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Figure 7. 1938 aerial view.

Source: National Environmental Title Research via HistoricAerials.com.

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Figure 8. 1939 Postcard Depiction of Emerald Bay.

Source: Los Angeles Public Library, Baja California and West Postcard Collection. This view shows Tract 940, the first subdivision within the community sited west of Pacific Coast Highway.

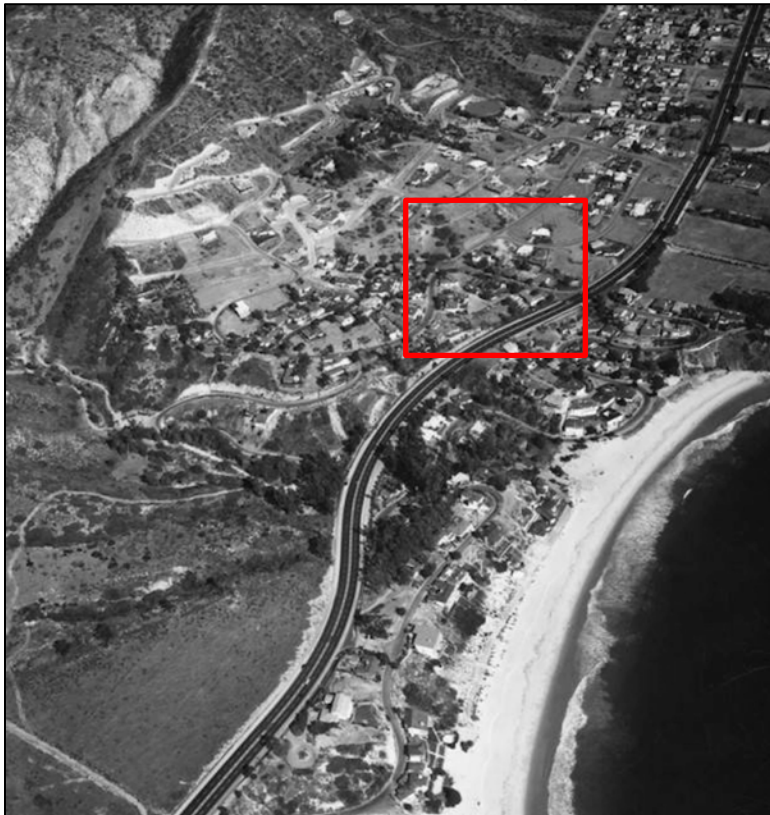


Figure 9. Aerial view of Emerald Bay, ca. 1940-1945.

Source: Los Angeles Public Library, Photographers Photos Collection (Ralph Morris). The 211 Emerald Bay property features small-scale structures at the south and north lot lines.

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Figure 10. Detail view, ca. 1940-1945.

Source: Los Angeles Public Library, Photographers Photos Collection (Ralph Morris). The 211 Emerald Bay property features small-scale structures at the south and north lot lines.

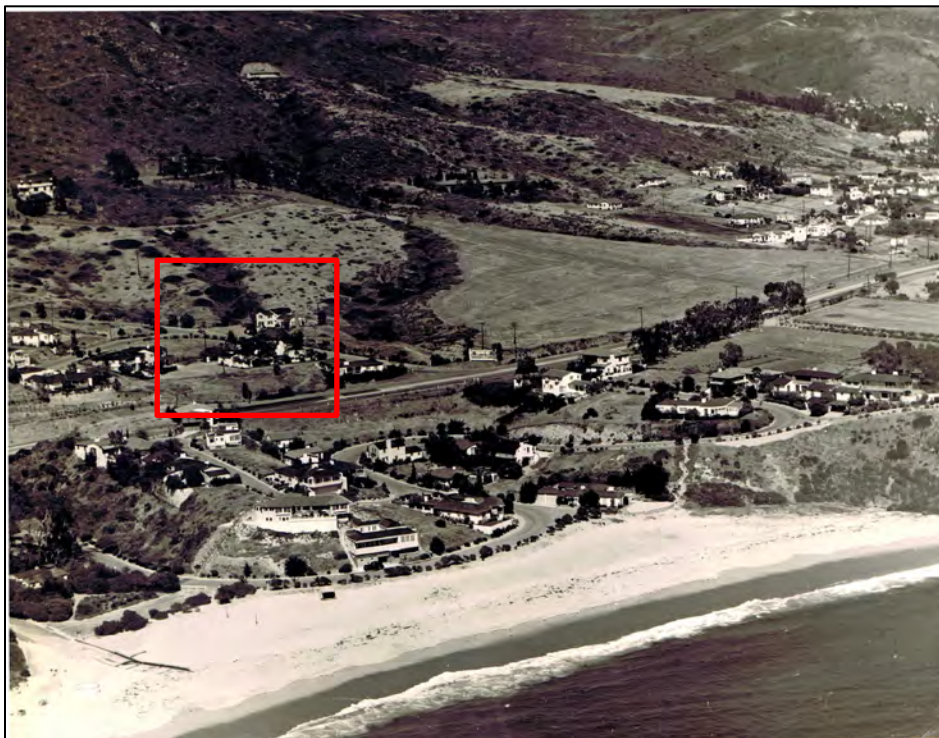


Figure 11. Aerial view of Emerald Bay, ca. 1940-1945.

Source: Laguna Beach Historical Society. The 211 Emerald Bay property is developed in this view but was subsequently altered.

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Figure 12. Detail view, ca. 1940-1945.

Source: Laguna Beach Historical Society. The 211 Emerald Bay property is developed in this view but was subsequently altered. Subsequent to this photo, an ancillary building or structure west of the home was removed, the existing detached garage was constructed, and the chimney at the west elevation of the main dwelling appears to have been altered as the chimney appears larger than that depicted today, or the white walls may show the original northwest corner of the home, prior to the glass wall enclosure.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
 HRI# _____
 Trinomial# _____

Resource Name or #: 211 Emerald Bay

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Figure 13. Sanborn Fire Insurance Map for Laguna Beach, 1946 Update. The subject property is outside the Sanborn survey area and is not included in the map set.

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Figure 14. 1946 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.



Figure 15. 1953 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.

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Figure 16. 1963 aerial view.
Source: National Environmental Title Research via HistoricAerials.com.

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Figure 17. 1980 aerial view.

Source: National Environmental Title Research via HistoricAerials.com.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: 211 Emerald Bay

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CLAUDE PARRISH
ORANGE COUNTY ASSESSOR



500 S. Main Street, 2nd Floor
Orange, CA 92868
Telephone: (714) 834-2727
www.ocassessor.gov

**SINGLE FAMILY - RESIDENTIAL
PROPERTY CHARACTERISTICS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14
ASSESSOR PARCEL NUMBER (APN)	IMPS	DESIGN TYPE	YEAR BUILT	LAND SIZE	1 ST FL BLD SIZE	2 ND FL BLD SIZE	3 rd FL BLD SIZE	FINISHED BSMT	BED ROOM	BATH	HALF BATH	GARAGE	POOL
053-073-43	001	SF	1931	8,469	1,352	774	0	0	3	2	0	490	Y
					TOTAL 2,126								
053-073-43	002	SF	1934	"	400	0	0	0	2	1	0	0	N

Completed By: ROSE

Rev (3/2022)

ORANGE COUNTY ASSESSOR
CLAUDE PARRISH

Figure 18. Orange County Assessor Residential Unit Appraisal Record.
Source: Orange County Assessor.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
 HRI# _____
 Trinomial# _____

Resource Name or #: 211 Emerald Bay

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ADDRESS <u>211 EMERALD BAY</u>		TRACT <u>977</u>	PMT. <u>4401</u>	<u>20087</u>	<u>3353</u>
DIST <u>LAGUNA BEACH CITY</u>		LOT <u>647</u>	DATE <u>4-21</u>	<u>5-29</u>	<u>8-61</u>
OWNER		BLOCK	AMT. <u>800</u>	<u>1003</u>	<u>3900</u>

ROOF		BUILT-INS		ROOM AND FINISH DETAIL										UNIT APPRAISAL FACTORS						
FLAT	<input type="checkbox"/>	F.P.	<input checked="" type="checkbox"/>	ROOMS	FLOORS	FLOOR FINISH	WALLS	INTERIOR FINISH	REMARKS	63	A.P. NO.	53-073-41								
GABLE	<input type="checkbox"/>	BBQ	<input type="checkbox"/>	B	1	MATERIAL	GR	CEILINGS		64	SHEET	2 of 3								
HIP	<input type="checkbox"/>	RIT. FAN	<input type="checkbox"/>	ALL	<input checked="" type="checkbox"/>			PL	PL	65	C.E. DATE									
SHED	<input type="checkbox"/>	HOOD	<input type="checkbox"/>	ENT. HALL	<input checked="" type="checkbox"/>					66	USE CODE TYPE									
CUT-UP	<input type="checkbox"/>	RANGE	<input type="checkbox"/>	LIVING	<input checked="" type="checkbox"/>					67	DISTRICT									
DOCK LEAVES	<input type="checkbox"/>	GARB DISP	<input type="checkbox"/>	DINING	<input checked="" type="checkbox"/>					68	TRACT NO.	977								
SHINGLE	<input type="checkbox"/>	DISHWASHER	<input type="checkbox"/>	RUMPUS	<input checked="" type="checkbox"/>					69	CONST. DATE	31								
SHAKE	<input checked="" type="checkbox"/>	REFRIGERATOR	<input type="checkbox"/>	BED	<input checked="" type="checkbox"/>					70	DESIGN TYPE	001								
COMPO SHINGLE	<input type="checkbox"/>	FOOD CENTER	<input type="checkbox"/>	BED	<input checked="" type="checkbox"/>					71	USE TYPE	01								
COMPO ROLL	<input type="checkbox"/>	INTERCOM	<input type="checkbox"/>	FAM	<input checked="" type="checkbox"/>					72	EFFECTIVE YEAR	R 36								
TAR & GRAVEL	<input type="checkbox"/>	BREAK BAR	<input type="checkbox"/>	KITCHER	<input checked="" type="checkbox"/>					73	DEPRECIATION TABLE	01								
TILE	<input type="checkbox"/>	VAC CLEAN	<input type="checkbox"/>	KIT. CAB.	<input checked="" type="checkbox"/>	METAL	OP	HW	GR	74	FUNCTIONAL PLAN 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
CONCRETE	<input type="checkbox"/>	WET BAR	<input type="checkbox"/>	DR. BD. & CAB. TOP TILE	<input checked="" type="checkbox"/>	MICA	LINO	SPLASH	FT.	75	CONDITION	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
ROCK	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>				FT.	76	WORKMANSHIP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
STRUCT. WALLS										BATH DETAIL										
FRAME	<input checked="" type="checkbox"/>	HEAT	<input type="checkbox"/>	FL. NO.	FINISH	FIXTURES														
CT. BLOCK	<input type="checkbox"/>	FORCED	<input checked="" type="checkbox"/>	1	FLOORS	WALLS	WC	LA	TUR	ST	OT	GD	FINISH	GRADE	PULLMANS					
BRICK	<input type="checkbox"/>	WALL	<input checked="" type="checkbox"/>	2	PL	PL														
ADDBE	<input type="checkbox"/>	FL.	<input type="checkbox"/>																	
STEEL	<input type="checkbox"/>	ELECT.	<input type="checkbox"/>																	
EXTERIOR										MISCELLANEOUS STRUCTURES										
STUCCO	<input checked="" type="checkbox"/>	CEILING	<input type="checkbox"/>	STRUCT.	FND.	CON.	EXT.	ROOF	FL	INT	SIZE	UNIT								
SHINGLING	<input type="checkbox"/>	BEAD	<input type="checkbox"/>	GAR					CT		490	COST								
SHINGLE	<input type="checkbox"/>	THERM	<input type="checkbox"/>						8 1/2		180									
SHAKE	<input type="checkbox"/>	ECONO	<input type="checkbox"/>						2 1/2		24									
ASBESTOS	<input type="checkbox"/>	ENGINR	<input type="checkbox"/>						DT		176									
B & B	<input type="checkbox"/>	ENGINR	<input type="checkbox"/>																	
ALUMINUM	<input type="checkbox"/>	ENGINR	<input type="checkbox"/>																	
BRICK VEN	<input type="checkbox"/>	ENGINR	<input type="checkbox"/>																	
STONE VEN	<input type="checkbox"/>	ENGINR	<input type="checkbox"/>																	
WINDOWS										COMPUTATIONS										
DH	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	FEW	FAIR	GOOD	REC								APPR. DATE					
CSMT	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	AVG	AVG	230														
SLID	<input type="checkbox"/>	AL	<input type="checkbox"/>	MNY	GOOD															
TYRS	<input type="checkbox"/>	THAT	<input type="checkbox"/>	REC																
FL	<input type="checkbox"/>	A	<input type="checkbox"/>																	
SLID GL	<input type="checkbox"/>	DOORS	<input type="checkbox"/>																	
REMARKS										FOUNDATION										
										CONCRETE RAISED										
										CONCRETE SLAB										
										CONCRETE BLOCK										

ITEM	FACT.	AREA OR NO.	UNIT COST	COST
RES.	-			
13		FW AREA	490	1860
14		FW COST		1170
15		FENCE COST		
16		MISC		580
17		POOL COST		3320
18		POOL DATE	61	1 58
19		DOCK IMPS COST		
20		DOCK IMPS DATE		
21		DEFERRED MAINT	<input type="checkbox"/>	NO <input type="checkbox"/>
22				
23				
24		RCN RES		580
25				
26		RES		
27		Pool & Dock		170
28		TOTAL		78

CLERK SAA DATE 11-14-66

Figure 19. Orange County Assessor Residential Unit Appraisal Record.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 CONTINUATION SHEET

Primary# _____
 HRI# _____
 Trinomial# _____

Resource Name or #: 211 Emerald Bay

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ADDRESS 211 EMERALD BAY TRACT 977 PMT.
 DIST. LAGUNA BEACH CITY LOT 277 DATE
 OWNER BLOCK AMT.

ROOF			BUILT-INS		ROOM AND FINISH DETAIL										UNIT APPRAISAL FACTORS																																																																																																																																																																																																	
JT	L	M	F.P.	X	ROOMS	FLOORS	FLOOR FINISH	WALLS	INTERIOR FINISH	63	A.P. NO.	53-073-41	64	SHEET	3 OF 3	65	C.E. DATE		66	USE CODE TYPE		67	DISTRICT		68	TRACT NO.	977	69	CONST. DATE	34	70	DESIGN TYPE	001	71	USE TYPE	01	72	EFFECTIVE YEAR	34	73	DEPRECIATION TABLE	01	74	FUNCTIONAL PLAN 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	75	CONDITION	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	76	WORKMANSHIP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	77	TOTAL ROOMS	4	78	LIVING RMS	1	79	DINING RMS		80	FAMILY RMS		81	DEN		82	NO. OF BED RMS	2	83	NO. OF BATH RMS	1	84	OTHER		85	CENTRAL HEAT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	86	CENT. COOLING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	87	COST LEVEL BASE	64	88	QUALITY CLASS	B 55A	89	AREA FOR MOD.	400	90	1st FLR AREA	400	91	2nd FLR AREA		92	2nd FLR FACTOR		93	3rd FLR AREA		94	3rd FLR FACTOR		95	ATTIC AREA		96	ATTIC FACTOR		97	FIN BSMT AREA		98	FIN BSMT FACTOR		99	UNFIN BSMT AREA		100	UNFIN BSMT FACTOR		101	ADDITIONS		102	ADDITIONS FACTOR		103	PORCH TOTAL COST	210	104	COV PATIO COST		105	UNCOV PATIO COST		106	FP COST	350	107	AC COST	100	108	EXT KIT COST		109	EXT PLBG COST		110	GAR CLASS DET		111	GAR CLASS ATT		112	GAR AREA		113	FW AREA		114	FW COST		115	FENCE COST	1570	116	MISC		117	POOL COST		118	POOL DATE		119	DOCK IMPS COST		120	DOCK IMPS DATE		121	DEFERRED MAINT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	122			123			124	RCN RES		125	RCN	% RCLND		126	RES		127	Pool & Dock		128	TOTAL	

Figure 20. Orange County Assessor Residential Unit Appraisal Record.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
 HRI# _____
 Trinomial# _____

Resource Name or #: 211 Emerald Bay

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**ORANGE COUNTY ASSESSOR
 RESIDENTIAL UNIT APPRAISAL RECORD**

A.P. No. 53-073-41
 SHEET 1 OF 3

LAND VALUE COMPUTATIONS					LAND OR UNIT ATTRIBUTES						
YEAR	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE							
1966				35000	1	WIDTH <u>E 150.00</u>					
1966				27500	2	DEPTH <u>E 100.00</u>					
1966				47500	3	SQ. FT.					
1973				51200	4	ACRES					
1974					5	REPRESENTATIVE YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
SUMMARY					6	IRREGULAR YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
ASSESSMENT YEAR	<u>1969</u>		<u>1973</u>		7	CUL-DE-SAC YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
APPRAISER	<u>L. SALES</u>		<u>LOZOTOLINO</u>		8	CORNER YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
DATE MONTH YEAR	<u>5-5-69</u>		<u>10-16-74</u>		9	ALLEY YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
R. C. N.					10	VIEW 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>					
R. C. L. N. D.					11	NON-ST. FRONT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
LAND VALUE	<u>47500</u>		<u>23600</u>		12	ARCH. ATTRACT. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>					
SUMMATION INDICATOR			<u>51200</u>		13	UNIT CONFORM. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>					
M. D. I.					14	UTILITIES 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>					
INDICATED SALES PRICE					15	LAND IMPS. 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>					
LISTED PRICE					16	LOT UTILITY 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>					
TOTAL PROPERTY VALUE					17	WATER FRONT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
LAND VALUE					18	DOCKING RIGHTS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
IMP. VALUE					19	ZONING <u>R1</u>					
PERSONAL PROPERTY VALUE					20	ZONING CONFORM. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
REMARKS					21	LAND USE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>					
<p>FORMERLY 53-073-30731 - 69 74 CLASS CHANGE FROM D TO B L.S.B. EFF 4P CHANGE FROM 36 TO 45</p>					22	MISPLACED IMP. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
					23	THE UNIT 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>					
					24	MINERAL RIGHTS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
					25	EXCESSIVE TRAFFIC YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
					26						
					27						
					28						
					NEIGHBORHOOD ATTRIBUTES					29	SINGLE FAM. USE YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
					<p>72 USE CASE <u>006</u></p>					30	MULTI FAM. USE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
										31	CLUSTER TYPE YES <input type="checkbox"/> NO <input type="checkbox"/>
32	TREND 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>										
33	ZONING CONFORM. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>										
34	PLANNING 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>										
35	DESIRABILITY 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>										
36	LOT SIZE COMPARISON 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>										
37	DATE OF IMPS. <u>60</u>										
38	AVAIL. FINANCING 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>										
39	PREDOM. OWNER OCCUPIED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>										
40	SOCIAL SERVICES 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>										
41	PUBLIC SERVICES 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>										
42											
CONCLUSION					49	TOTAL PROP. VALUE					
<p>IMPROVEMENTS DESCRIPTION H.C. 5074 - 508 H.C. 5173 - 518 1000 - 2000000 - 7-1000</p>					50	LAND VALUE <u>51200</u>					
					51	IMP. VALUE					
					52	PERS. PROP. VALUE					
53											
54											
55											
56											
57											
58											
59											
60											
61											
62											

A.P. No. 53-073-41

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Figure 21. Orange County Assessor Residential Unit Appraisal Record.

Resource Name or #: 211 Emerald Bay

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B10. Significance (Continued from page 2)

History of Planned Communities

Planned communities have a long history in the United States, beginning with St. Augustine, Florida circa 1600.⁸ St. Augustine is the earliest extant example of a European planned community in the United States, and with its distinctive 16th century Spanish Colonial plan, the St. Augustine Town Plan Historic District is registered as a National Historic Landmark.⁹ Founded in 1670 and planned in 1672, Charles Town, South Carolina, which would become Charleston in 1783, was the first American city to utilize classical continental street planning with streets laid out in "broad and...straight lines."¹⁰ Charleston became the model for the future of planned communities, including Philadelphia in 1682, Albany in 1685, Williamsburg in 1699, Annapolis in 1718, and New York City in 1731.¹¹

Llewelyn Park, New Jersey is regarded as the first master planned and gated community in the United States. Llewelyn Haskell, a pharmaceuticals magnate, purchased a tract of land in 1852, which included a farmhouse and 40 acres of forest. Fifteen acres were used for a "picturesque landscape garden," and architect Alexander Jackson Davis remodeled the farmhouse and assisted in the layout of the Neighborhood Park, a planned community designed in the Picturesque style.¹² The park was intended for individuals of means to be surrounded by nature without sacrificing convenient access to city. In 1857, Haskell acquired 350 acres, and by 1870, the Park had grown to 750 acres with 100+ home sites planned. Intended to be a "retreat from the degradation of living conditions, air quality and health hazards that were enveloping crowded cities," Llewelyn Park's Gatehouse was the "architectural jewel" at the entrance. Tuxedo Park in New York, founded in the 1880s, was developed as a 2,600 acre gated community, with centuries-old trees, pristine lakes, a golf course, and Gilded-Age mansions.¹³

Into the 1900s, American suburban communities built are the culmination of intense efforts on the part of the federal government, architects and city planners, and residential real estate developers termed the Community Builders, to create a clean, safe, and appealing environment suitable for American families. Stemming from decades of unregulated and unmitigated development in major American cities, and the resultant urban ills, from the late 1910s forward the American public sought respite from the city while still maintaining proximity. The Federal Government provided the regulatory framework for the creation of exclusive suburban single-family residential districts and promoted its primary housing policy through the endorsement of national campaigns such as the 1918-1919 *Own Your Own Home* campaign and the *Better Homes in America* movement. At its inception in 1922, the *Better Homes in America* movement sought to improve the condition of American homes through an agenda that held women's activities, community service, and home economics education at its core. Started under the private initiative of *The Delineator* editor Marie Meloney, and later sponsored by the United States Department of Commerce, the *Better Homes* campaign expanded to a national movement that endorsed home ownership and efficient and sensitive design principles for the construction and maintenance of single-family homes.¹⁴ In operation through 1942, the *Better Homes in America* movement maintained momentum through sponsorship of local housing competitions, held nationwide, in which *Better Homes* committees exhibited model residences in their communities during a nationally designated *Better Homes* week. As American home ownership was promoted, so was city planning and the creation of Euclidian zoning, resulting in the development of exclusive use single-family neighborhoods throughout the country. In 1926, the United States Supreme Court case *Village of Euclid v. Ambler Realty Company* established the constitutionality of comprehensive zoning. Argued by zoning advocate and attorney Alfred Bettman, the decision ensured that the allocation of land for specific land uses was allowable under the law.

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Community Builders promoted their suburban developments in conjunction with government agencies and private consultants, and often helped craft legislation, zoning, and associated land use designations intended to ensure the protection of the suburban lifestyle they developed. The garden cities of England, based on the work of Sir Ebenezer Howard in his 1898 book *Tomorrow: A Peaceful Path to Real Reform*, (republished in 1902 as *Garden Cities of To-Morrow*) served as the philosophical and aesthetic model for residential subdivisions designed and constructed by Community Builders. Howard promoted a utopian concept of the marriage of town and country. Outlining the three magnets: Town, Country, and Town-Country, Howard postulated that the ideal place for people was a Town-Country setting, which offered among other benefits, "beauty of nature, social opportunity, bright homes & gardens, no smoke, no slums, freedom, co-operation"¹⁵

The regulatory models that provided the framework for the creation of such garden style subdivisions were set forth in enabling legislation and planning models published by the Department of Commerce in 1922 and 1928, and were further prompted by the growing concept of regional planning and the importance of neighborhoods within a region. The Committee On [The] Regional Plan Of New York And Its Environs published the eight-volume *Regional Plan Of New York And Its Environs* in 1929. Volume seven entitled *Neighborhood and Community Planning*, contained three monographs relating to the topic. The first monograph, written by noted planner Clarence Perry, formally introduced Perry's Neighborhood Unit Theory, which served as a model for residential subdivision designs in the 1920s and 1930s.¹⁶ Perry first espoused the Neighborhood Unit design scheme in 1924, as he put it, to serve as a "frame-work of a model community and not as a detailed plan. Its actual realization in an individual real estate development requires the embodiment and garniture which can be given to it only by the planner, the architect, and the builder."¹⁷

Radburn in Fair Lawn, New Jersey is regarded as a benchmark community design, and a stellar example of Ebenezer Howard's "Garden City." Emerging as a "new town for the motor age" in 1928, Radburn was only midway complete when the Great Depression began.¹⁸ Nonetheless, its open space, pedestrian walkways, and street pattern have served as a model for planned communities since. During the 1920s, planned communities including Palos Verdes, California (1913), Longview, Washington (1923), Kingsport, Tennessee (1917), Venice, Florida (1925), and Chicopee, Massachusetts (1848), were established. Some were developed with expensive residences for the upper-middle class, while others were developed as industrial towns for the working class.

From the 1940s forward the suburban landscape was transformed by the creation of new residential communities using the same methods first employed by the Federal Government in the planning and development of greenbelt communities and wartime housing projects. A number of socio-economic and cultural factors additionally influenced the development of new planned communities: white flight from downtown areas and surrounding first ring subdivisions, removal of streetcar systems, increased reliance on the automobile, significant investments in highways and interstates, widespread use of residential mortgage financing programs backed by the United States government, and the "Baby Boom" that occurred between 1946 and 1964. National examples of comprehensively constructed communities, including Levittown, New York (1947), Park Forest, Illinois (1948), and Lakewood, California (1949), served as models for the new suburban landscape. These communities, and similar developments across the nation, are recognized as modern suburbs.

In Southern California, gated communities began as early as 1876, when sea captain Nathan Vail purchased 17 acres of rural land on Adams Boulevard in Los Angeles, erecting an imposing stone and steel gate which remains to the present day. In 1899, then owner Charles Silent subdivided the undeveloped property into lots, naming it Chester Place.¹⁹ Shortly after, Fremont Place, a 50-acre site also in Los Angeles, was announced in the *Los Angeles Times* in 1911 as a park-like refuge including 48 200x200" lots and four elegant gateways. The first home was constructed in 1916.²⁰ San Clemente was among the first master planned communities built

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from open land in the United States. In December 1925, town founder Ole Hanson enticed over 600 prospective buyers to embrace his vision of a Spanish Colonial city, including dwellings, restaurants, public space, and equestrian trails, on the bluffs above the Pacific Ocean. Within six months, 1,200 lots had been sold, ranging from average lots at \$300 to prime lots at \$1,500.²¹

Southern California began to grow in earnest in the 1960s with master planned communities including Irvine, Mission Viejo, and Laguna Niguel. The Laguna Niguel Corporation was established in 1959 with 7,100 acres, making it one of the first master planned communities in California. Land sales began in 1961, and one third of the community was designated as open space.²² In the 1980s and 1990s, Aliso Viejo, Rancho Santa Margarita, Ladera Ranch, and others followed suit.²³ In 1960, the Irvine Company commissioned architect and urban planner William Pereira to create a master plan community for Irvine Ranch, encompassing 93,000 acres in Orange County. 1,000 acres were donated to the University of California for the establishment of University of California, Irvine, and a "city of intellect" was designed around it. The first residential village, the 619-acre Village of Eastbluff, was introduced in 1964.²⁴ In 1961, a joint venture was announced between developer Harry Summers and brothers Lawrence and Donald Daley, who inherited 5,800 from their uncle George Daley, a pioneer rancher in San Diego County.²⁵ The joint venture would develop the ranch into a self-contained planned community called Rancho Bernardo, including housing, employment, schools, and community and recreation centers. The San Diego City Council approved Rancho Bernardo's annexation in February 1962. Developed in the 1950s, Hidden Hills, a gated community of 1-acre lots in the San Fernando Valley, was incorporated in 1961 to prevent annexation to Los Angeles and preserve its semirural character, including equestrian activities and absence of sidewalks and streetlights.²⁶

California's common interest developments (CIDs) include planned developments, condominiums, and cooperatives. During the 1990s, nearly 3 million California homes, or 1/4 of the state's housing stock, were located within CIDs, with CIDs accounting for 60% of residential construction, with more than 40% of new single-family home sales purchased specifically in planned developments.²⁷

Community of Emerald Bay

Located between the cities of Laguna Beach and Newport Beach, the unincorporated community of Emerald Bay is sited on the west and east side of the Pacific Coast Highway, with several private entry gates as key circulation points as well as a private beach-access tunnel. Governed by the Emerald Bay Community Association, the community includes more than 500 homes, 14 on ocean front lots, and is composed of 11 separate subdivision tracts. Initially platted in 1929, the community was envisioned as a Mediterranean style waterfront community, reminiscent of the Italian Riviera, and today includes a mix of historic-era and contemporary-period dwellings in a range of architectural styles including Spanish Revival, Monterey Revival, Colonial Revival, Mediterranean / Period Revival, Ranch, and Contemporary styles.

The lands comprising Emerald Bay are rooted in larger holdings established in the Mexican and American periods of California history. The area is within the boundaries of Rancho San Joaquin, a 48,803-acre holding formed through the combination of two smaller holdings, Rancho Cienega de las Ranas and Bolsa de San Joaquin. In 1867, the Public Land Commission issued a land patent to Jose Sepulveda for Rancho San Joaquin. Sepulveda initially filed the claim in 1852 and, while waiting for Public Land Commission approval, in 1864, sold the holding to Benjamin Flint, Thomas Flint, Llewellyn Bixby, and James Irvine for \$18,000. In 1866, the group acquired additional acreage in surrounding Ranchos including Rancho Lomas de Santiago and Rancho Santiago de Santa Ana. In 1876, Irvine purchased these holdings from his partners and formed his 185-square mile Irvine's Subdivision, also known as Irvine Ranch. By 1906 Irvine sold 148-acres of his land to Los Angeles resident William Miles and Harry Callender, for \$26,535.70. Mr. Miles died in 1918, and in 1925, Mr. Callender sold the Emerald Bay property to Bert Clogston for \$235,000. In 1926, the segment of Pacific

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Coast Highway through Emerald Bay, was completed providing more accessibility and development potential. In subsequent years, the lands comprising Emerald Bay were held by the Title Insurance and Trust Company, who in 1929 platted Subdivision A of Emerald Bay, recorded as tract No. 940 on April 9, 1929. The 10 subsequent tracts within the community were platted in 1929, 1930, 1931, 1943, 1945, and 1947. Table 1, below, summarizes the subdivision history of Emerald Bay.

Table 2. Subdivision Tracts of Emerald Bay. Source: Orange County Public Works.

Tract No.	Date Recorded	No. of Lots	Owner of Record
940 / Subdivision A	April 9, 1929	106	Title Insurance and Trust Co.
941 / Subdivision B	December 7, 1929	32 (Resubdivision of a portion of Tract 940)	Title Insurance and Trust Co.
942 / Subdivision C	August 13, 1930	92	Title Insurance and Trust Co.
974 / Subdivision D	January 16, 1931	78	Title Insurance and Trust Co.
975 / Subdivision E	March 24, 1931	56	Title Insurance and Trust Co.
976 / Subdivision F	April 14, 1931	6 (Resubdivision of a portion of Tracts 940 and 941)	Title Insurance and Trust Co.
977 / Subdivision G	August 11, 1931	118 (Resubdivision of Tract 974)	Title Insurance and Trust Co.; Southern Counties Gas Company; Emerald Bay Community Association
1076 *Not titled as "H"	February 19, 1943	16 (Resubdivision of a portion of Tract 976)	Title Insurance and Trust Co.
1104 / Subdivision I	October 25, 1945	24	Title Insurance and Trust Co.
1108 / Subdivision J	October 11, 1945	57 (Resubdivision of a portion of Tract 977)	Title Insurance and Trust Co.
1092 / Subdivision K	September 6, 1947	124	Title Insurance and Trust Co.

Development opportunities at Emerald Bay were initially led by the Charles Jonas Company of Los Angeles. Mr. Jonas previously launched a speculative effort to create a new development in California's Coachella Valley, "The Walled Oasis of Biskra" intended to emulate the ancient city of Biskra in Algeria. The speculative venture of Biskra was not built. Stymied by the Great Depression and a general lack of investment interest, Jonas' speculative scenario in the desert was abandoned. One year later, at Emerald Bay, Jonas recruited additional real estate professionals to facilitate lot sales in his latest venture including the Davis Baker Company of Pasadena and realtor Charles W. Casey of Los Angeles. By September of 1931, lot sales in the community would be represented exclusively by the Hugh Evans Company of Los Angeles. Advertisements for the new community appeared in Southern California regional newspapers attracting would-be buyers to the proposed Mediterranean Riviera community with Northern Italian architectural parameters established by an architectural and art commission that included Mark Daniels, Landscape Architect; Roland E. Coate and Henry Palmer Sabin, Architects; Alson S. Clark, Artist; and Frederick H. Ruppel, Estate Construction Specialist. The group's extent of day-to-day involvement is not clear, however design parameters for Emerald Bay were described in a May 1929 *Los Angeles Times* article.

While the Mediterranean style of architecture will be followed generally, Mr. Daniels has so modified restrictions that strict adherence with white walls and red roofs will not be compelled and it is his expectation to develop at the bay a typical California treatment of building, distinctive as to the south coast.

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Color harmony, prohibition of flat roofs, and the fact that all garages must be a part of the dwelling are important details.²⁸

The design parameters of the community as well as the role of the commission was further described in a July 1929 edition of *The Pasadena Post*.

The style of architecture has been placed in charge of an architectural and art commission that intends to maintain a harmonious atmosphere in the designs although no restriction has been placed on the amount of money that can be expended on a dwelling.

Experts on Board

Members of the commission are: Mark Daniels, landscape architect; Roland E. Coate, Alson S. Clark and H. Palmer Sabin, leading Los Angeles and Pasadena architects, and Frederick H. Ruppel, specialist in estate construction. This commission will serve for one year, at which time they will be reappointed and others named. The body will control the design and location of structures, landscaping and all other details of physical development of the property.

Building Program

Idealism, beauty and utility have been incorporated in the building program of the bay. Mr. Daniels has outlined 10 salient points. They follow:

1. To make it possible for pedestrians (children particularly) to go to the ocean front without crossing a through traffic artery.
2. To space the building sites so that the maximum vision and landscaping effect would be attained.
3. A careful control of the exterior design and decoration of every structure before erection.
5. Community facilities, such as a very handsome clubhouse, shrubs and trees, a minimum of intersections with the state highway, and a beach boardwalk.
6. A reservation of beach frontage for the community.
7. improvements of the highest type are contemplated, such as macadam streets, curbs, water, gas, ornamental street lights, sewers, with underground conduits for electricity and telephone.
8. A unique feature is the pedestrian way passing under the state highway, separating a portion of the property from the beach.
9. The area has been platted so that each area must be a building site designed to get the maximum in beauty and utility.
10. Prices per unit are so moderate they are well within the reach of those of modest means.²⁹

The same *Pasadena Post* article cited that by July 1929, roughly one-third of the lots in Tract 940 were sold. The first reference to a specific lot sale was published in the *Santa Ana Daily Register* in October 1929 and in January 1930 in the *Los Angeles Times*; Mr. and Mrs. William B. Dyer purchased a lot and commissioned a home in the new community. The Dyers previously lived in Pasadena and Mr. Dyer worked as a photographer. The Dyer home was constructed by the Smith Brothers of Laguna.³⁰ William B. Dyer passed away in Emerald Bay in 1931.³¹ In 1930, construction of homes for Mr. and Mrs. Lawrence Booth of San Marino, and the family of Ted Cook, newspaper columnist, were reported in local papers along with reports other new owners moving in to Emerald Bay: Mr. and Mrs. Scoffin, Mr. and Mrs. Phelan from Pasadena, and Mr. and Mrs. Haut from Whittier.³² In 1931, R. B. Kennedy, a publisher and Whittier resident, initiated construction of his home in Emerald Bay. Simultaneous to these early lot development efforts, larger community improvements were underway including street grading and undergrounding of utilities. Despite initial progress, Emerald Bay was slow to develop and experienced an economic downturn similarly to other Mediterranean Riviera communities on the Southern California Coastline including San Clemente in Orange

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County, initially developed in 1926, and Sunset Cliffs in San Diego, initially developed in 1925. The Great Depression significantly delayed residential starts and implementation of these Mediterranean inspired community plans, which led to relaxed architectural requirements and a less cohesive architectural aesthetic within the communities.

By November 1930, ownership and management interests of Emerald Bay were restructured as the Emerald Bay Corporation, managed by Webster W. Wyman. The new backers, led by majority shareholder Henry I. Harriman of Boston, intended to invest roughly \$600,000 in improvements, as much of the community, approximately 90%, remained undeveloped.³³ The Emerald Bay Corporation retained Hugh Evans Company Ltd., as the exclusive real estate agent representing all lot sales in the community boundaries.³⁴ In November 1931, the new agents reported a surge in lot sales during September and October that were expected to exceed combined sales in the summer months of June to August, however, precise tallies of the lots sold were not published. A review of references to Emerald Bay, in regional newspapers between 1930 and 1950, reveals consistent advertisements for vacant lots and in later years, homes for sale. By 1936, approximately 44 homes had been constructed in the community. In April 1941, all of Harriman's interests were sold to the Emerald Bay Corporation which had been again restructured to include a group of 25 homeowners within Emerald Bay. The transaction included 73-acres of undeveloped land and more than 100 vacant lots situated east and west of Coast Highway. The five-member architectural review committee remained in place and the new Emerald Bay Corporation was led by Palmer Sabin, President, Charles O. Bradley, First Vice President of the Los Angeles Realty Board, served as Vice President, with J.Y. Blaikie appointed as the Sales Director.³⁵

Subsequent to the 1941 reorganization, few articles were identified that detailed substantial development programming or other community improvements, indicating that with the initial infrastructure, legal framework, and limited design standards in place, the community continued to develop incrementally with custom designed homes on individual parcels under the administration of the Emerald Bay Community Association. In the post-WWII period, the three final tracts were subdivided at Emerald Bay, Nos. 1104 (1945), 1108 (1945), and 1092 (1947). By 1945, upwards of 185 lots were developed. The community continued to evolve in the post-WWII period including stronger administration and advocacy by the Emerald Bay Community Association. Today the community includes custom built homes exhibiting a variety of architectural styles, and although Emerald Bay does not portray the Mediterranean and Northern Italian aesthetic originally envisioned by its early developers, it remains a treasured residential enclave that is associated with the history of planned residential communities and exclusive use districts in Orange County.

Period Revival (Mediterranean and Italian Renaissance Revival)

Homes constructed in Emerald Bay exhibit a range of Period Revival styles that were popularized in the eclectic period, ca. 1880-1940 throughout the United States. By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early 20th century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By WWII, Period Revival architecture had largely given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past. Early architectural parameters established for the Emerald Bay community encouraged adherence to a generalized Mediterranean and Northern Italian aesthetic within the Period Revival umbrella, but as the community developed into the post-WWI period and beyond, homes were constructed with a variety of revival styles including Mediterranean and Italian Renaissance Revival, Spanish Revival, Colonial Revival, and limited French Revival. Early sketches prepared for the community reveal model homes envisioned with stucco walls and textured roofing (likely wood shake or terra cotta), featuring deep set windows with grillework, turrets, and attached garages. Other

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sketches included stickwork at exterior walls reminiscent of English and Tudor Revival style homes, as well as open porches and balconies on character-defining / primary view facades.³⁶

The Mediterranean and Italian Renaissance Revival styles offer eclectic adaptation of earlier Italian Renaissance palazzos and villas as well as the generalized architecture of the Mediterranean region with influences attributed to Spanish Revival, Spanish Eclectic, French Eclectic / Provincial, and Beaux Arts aesthetic. The Italian Renaissance Revival style was popularized prior to WWI and fell from favor into the late 1930s, with some examples demonstrating the transition to a Minimal or Modernistic aesthetic and featuring less architectural detail. Parallel to Italian Renaissance Revival, the Mediterranean style similarly peaked in the 1920s and 1930s and was built throughout temperate coastal regions in the US, especially California and Florida. Both styles are generally observed at larger parcels, giving evidence to the historicist massing typical to estate properties. At these revival style homes, massing, composition, and rooflines vary and may include a symmetrical hipped roof with or without projecting wings, an asymmetrical hipped roof, or a flat roof, all generally two stories in height, with Palladian or fanlight windows, bracketed eaves, and belt course. Entrances and porches may feature additional arched elaborations, some with columns, drip molding, or other classical articulations. Cast plaster details and wrought iron at balconies are also typical. Renaissance Revival and vaguely Mediterranean homes overlap with some Georgian / Colonial Revival style dwellings, built from ca. 1870s to the 1920s, with all types featuring a similar central block massing, hipped roof, bracketed eaves, belt course, and Palladian or fanlight windows. In the absence of more specific elaborations, these homes are colloquially referred to as Period Revival style.

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B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The community of Emerald Bay is associated with the themes of "Planned Communities" and "Period Revival Architecture." Accordingly, the 211 Emerald Bay property has been evaluated for individual significance under these themes. Historical research did not identify evidence that the 211 Emerald Bay property was utilized as a model home, sales office, or other outward-use to depict the original vision and architectural aesthetic of the Emerald Bay as a planned residential community. The property developed incrementally in 1934 (accessory dwelling), ca. 1936 (main dwelling altered in 1945 and 1975), and ca. 1945-1953 (detached garage) and was one of numerous homes depicted in aerial images of Emerald Bay from ca. 1940-1945 forward. Located on the east side of the Pacific Coast Highway, it is not within the boundaries of the original tract, No. 940, sited west of the highway which appears to have the earliest developed lots in the community and may have served as early examples for future buyers. Relative to Criterion 1, no specific information was identified to support the notion that the 211 Emerald Bay property could be regarded as more important than other individually built homes in the community. The property, composed of an altered main dwelling, an ancillary dwelling, and a detached garage, does not in and of itself adequately represent a direct and singular association with Emerald Bay's history as a planned community by simply being built within its boundaries.

211 Emerald Bay has not been directly associated with an event that has made a significant contribution to the broad patterns of local or regional history, or the larger cultural heritage of California. The property is recommended individually ineligible under CRHR Criterion 1.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

211 Emerald Bay was owned and occupied by several individuals that were well regarded in their local community including Mylene Zava, a talented classically trained pianist, and Margery Brown Swanson and her husband John Thomas Swanson, an active member of the Emerald Bay Community Association. No information was identified to suggest that Mrs. Zava taught or trained at 211 Emerald Bay, and her association with the property ended in 1934 prior to the construction of the main dwelling two-story dwelling. Margery Brown Swanson and her husband John Thomas Swanson occupied the property from ca. 1936-1937 until her death in 1973 at which time her estate was deeded to Mr. Swanson, who retained ownership until his passing. The bulk of modifications, including additions, alterations and fenestration changes to the main dwelling, landscape and hardscape changes, and the construction of a detached garage occurred under the Swansons ownership and occupancy period. Mr. Swanson was active in the community association's business and programs and his work is commemorated via the naming of nearby Swanson Park in his honor. No specific information was identified to support a finding of significance under Criterion 2 relative to Mr. Swanson being a person important to local, California, or national history. While he served on the Emerald Bay Community Association, little information was identified to support an assertion that he should be regarded as an individually significant person such that the subject property should be asserted significant 2. As such, the property is recommended individually ineligible under CRHR Criterion 2.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The community of Emerald Bay is associated with the themes of "Planned Communities" and "Period Revival Architecture." Accordingly, relative to Criterion 3, the 211 Emerald Bay property has been evaluated for individual significance under these themes. The property is composed of a main dwelling built in ca. 1936 in

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the Period Revival style with a Mediterranean Revival influence, an ancillary dwelling built in 1934 with limited Period Revival features, and a detached garage built in ca.1945-1953 with materials that are compatible to the main dwelling. The identity of any original architects, designers, and builders was not located during historical research. The community of Emerald Bay maintained an art and architectural commission led by noted architects and designers, however, it is unclear if all homes within the community were designed by the commission, or simply underwent review for conformance to the established architectural guidelines. Commission member and architect Henry Palmer Sabin is credited with numerous residential designs in Emerald Bay, however he has not been validated as the architect of the subject property through historical documentation. Similarly, architect Roland Coate, also a member of the commission and an owner in Emerald Bay, has not been proven as the architect of the 211 Emerald Bay property. It appears that property owners commissioned an architect and builder of their choice given occasional newspaper references to other architects and builders awarded projects in the community. Because the original architect and builder is not identified, the property does not appear to represent the work of a master, nor does it possess high artistic value.

Built throughout temperate coastal regions in the US, especially California and Florida, the Mediterranean style peaked in the 1920s and 1930s. Character-defining features of the style include:

- Variety in massing, composition, and rooflines,
- Symmetrical hipped roof with or without projecting wings, or an asymmetrical hipped roof, or a flat roof,
- Generally, two stories in height,
- Palladian or fanlight windows,
- Bracketed eaves,
- Belt course,
- Entrances and porches may feature additional arched elaborations, some with columns, drip molding, or other classical articulations,
- Cast plaster details,
- Wrought iron at balconies.

Renaissance Revival and vaguely Mediterranean homes overlap with some Georgian / Colonial Revival style dwellings, built from ca. 1870s to the 1920s, with all types featuring a similar central block massing, hipped roof, bracketed eaves, belt course, and Palladian or fanlight windows. In the absence of more specific elaborations, these homes are colloquially referred to as Period Revival style. The main dwelling at 211 Emerald Bay exhibits limited character-defining features including a hipped roof over a two-story central block with an asymmetrical single-story wing, simple belt course that wraps the perimeter, a single balconette with wrought iron railing, and a deeply recessed entry door at the south elevation that is perhaps the most dramatic aspect of the home's design. The lattice articulations at the windows and may be intended to emulate more historicist drip moulding or other ornamental surrounds, however, the use of lattice is not typical to the style and may be viewed as a budget conscious decision to adorn windows or offer limited shading from the sun.

Homes in Emerald Bay were designed to maximize views of the ocean; thus for 211 Emerald Bay, Urbana asserts that the main dwelling's west elevation, with north-and-west facing facades, is the primary elevation. The south elevation appears secondary relative to how the home was lived in and it does not offer views of the ocean. Extensive change has occurred to the west elevation including:

- Extension of the west elevation footprint via the north elevation addition (as evidenced by visual inspection and Assessor records),

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- Enclosure of the original 6' by 19' 2nd level porch / balcony at the west-facing facade (as evidenced by visual inspection, Assessor records, and exposed framing and soffit materials),
- Change in fenestration / installation of new openings with new French doors below the enclosed balcony / porch (as evidenced by visual inspection), and
- Removal of the original north-facing exterior wall and enclosure of the original north-facing facade porch / walkway (as evidenced by visual inspection and exposed framing).

Substantial rehabilitation is necessary to return the main dwelling to its original design and level of integrity. The extent of changes observed negate the home's ability to convey an original Mediterranean / Period Revival style home in Emerald Bay. The south elevation entry facade offers a limited perspective on the home's overall design integrity and gives the initial impression that the home is intact and unaltered. More in-depth observation of the other elevations reveals a high level of touch at the property that negates any perceived or asserted significance under an architectural context. Consequently, Urbana recommends the main dwelling as individually ineligible under CRHR Criterion 3.

Constructed in 1934, the ancillary dwelling appears generally intact, however, as an ancillary dwelling or potential 'starter' unit at the property, with limited Period Revival features including board and batten siding, a square bay, multi-lite wood windows, and plain solid wood shutters, the building doesn't rise to a level of significance needed to embody the distinctive characteristics of a Mediterranean / Period Revival style home that conforms to the architectural conditions established in Emerald Bay. The dwelling's intact condition and generally charming appearance do not equate to individual significance under CRHR Criterion, and because the main dwelling is not eligible, the accessory dwelling has not been identified as a significant contributing element to the property. Similarly, the detached garage, built in ca. 1945-1953, is not significant either individually or as a contributing element to the property.

For these reasons, the 211 Emerald Bay property, composed of the main dwelling, the accessory dwelling, and the detached garage, is recommended ineligible under CRHR Criterion 3.

CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Research and analysis of the 211 Emerald Bay property has not yielded, nor does it appear to have the potential to yield further information important in prehistory or history. The property is recommended ineligible under CRHR Criterion 4.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHR because it meets one or more criterion, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a property is fully established can the issue of integrity be addressed. Although, the 211 Emerald Bay property as ineligible for designation, an integrity analysis is included below with an emphasis on the main dwelling.

The property retains integrity of **location** as it was built onsite and has not been relocated. It does not retain integrity of **setting** as its setting has changed significantly since original construction such that all lots have

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been infilled and ample contemporary construction exists within the immediate environs. There is not adequate nearby or connective architecture to express the Mediterranean Revival aesthetic envisioned by the original developers of Emerald Bay in a meaningful manner. Moreover, the setting within the property boundary has changed because of incremental alterations including additions and new construction, and changes to the main dwelling. At the main dwelling, the **design** aspect of integrity is substantially reduced through the extensive alterations at the west and north elevations, limited changes to the south elevation (windows), and construction of the adjacent detached garage such that the home / property does not convey its original appearance nor that associated with a purported 1931-1936 period of significance. Relative to exterior building materials, the **materials** aspect of integrity is generally retained although reduced through previously described alterations. The home retains its smooth stucco walls, and tile roof with a compatible tile roof installed on the adjacent garage. Some facades / elevations have been altered through additions and fenestration changes removing some original stucco, and the west elevation 2nd level porch enclosure likely removed original exterior woodwork including railing, posts, etc. The property is in generally fair to poor condition, and the original construction and **workmanship** appears to have been standard or substandard, and thus while some exterior workmanship is evident on some untouched facades, this aspect of integrity has been reduced through design changes and through later repairs such as installation of drainage grates at multiple entry thresholds indicating that the house experienced water infiltration due to improper slope conditions. The **feeling** aspect of integrity is not retained as first-person observation of the property reveals the extent of change that has occurred leaving the property to feel like an altered home that would require substantial rehabilitation to achieve eligibility. While the south elevation entry facade gives a sense of Mediterranean Revival architecture, the remainder of the exterior does not. The **associative** aspect of integrity is not present as the home has not been directly and individually associated with the original or early development of Emerald Bay, it was not utilized as a model home advertising the developer's vision for the tract, has not been directly associated with a master architect or builder, and has not been found to have a direct association with an important person / persons in local, regional, state, or national history.

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***B12. References (Continued from page 2):**

¹ Historic images reveal that Architect Roland Coate utilized wood lattice panels as railing / balustrade material at his Emerald Bay home's 2nd level balcony and as surrounds at some windows. The design of 211 Emerald Bay has not been specifically attributed to Mr. Coate, who died in 1958. Images of Mr. Coate's home are available from the UC Santa Barbara Art, Design & Architecture Museum via Calisphere.

<http://www.adc-exhibits.museum.ucsb.edu/items/show/664>. Accessed January 2024.

² Interior views further support the assertion that the north-facing walls of the west elevation have been altered. Recent interior demolition has revealed a header sited several feet back in the ceiling from the north facing wall. This demonstrates the location of the original exterior / north-facing wall. The room was extended out necessitating installation of a secondary / lower shed roof and the original eave overhang was absorbed by the addition / enclosure of original porch space.

³ "Real Estate Transfers" *Santa Ana Daily Register*, April 11, 1934 (18: 6).

⁴ "Florence Meldrum" *New York State, Marriage Index, 1881-1967* via Ancestry.com.

⁵ UCLA Yearbook, 1937. U.S., School Yearbooks, 1900-2016 via Ancestry.com.

⁶ "Swanson, John T (Marjorie F.)" Orange County Directory, 1937. https://www.ancestry.com/discoveryui-content/view/1417151345:2469?tid=&pid=&queryId=1fddf467-a3f8-45bo-b868-77f7004f5511&_phsrc=rQB135&_phstart=successSource. Accessed January 2024.

⁷ *Ibid.*, 1939. https://www.ancestry.com/discoveryui-content/view/1394929397:2469?tid=&pid=&queryId=288a96ce-2b30-4f8c-8b67-bfbdb84c5047&_phsrc=rQB141&_phstart=successSource. Accessed January 2024.

⁸ "St. Augustine Town Plan Historic District, St. Augustine, Florida," National Park Service. Accessed October 22, 2019, https://www.nps.gov/nr/travel/american_latino_heritage/St_Augustine_Town_Plan_Historic_District.html.

⁹ "Florida, St. Augustine," National Park Service. Accessed October 22, 2019, <https://www.nps.gov/nr/travel/geo-flor/24.htm>.

¹⁰ "An Overview of the Charleston Area," Explore Charleston. Accessed October 22, 2019, <https://www.charlestoncvb.com/media/media-kit/historic-overview/>.

¹¹ "The Long History of Master Planned Communities in the United States," Connerton. Accessed October 22, 2019, <http://www.connerton.com/the-long-history-of-master-planned-communities-in-the-united-states/>.

¹² "Llewelyn Park History," Llewelyn Park Historical Society and Archives. Accessed October 22, 2019, <http://www.llewellynpark.com/Page/13266-101499/ErrorNotFoundhttpwwwllewellynparkcom8oHistory-of-Llewellyn-Park>.

¹³ Tanya Mohn, "America's Most Exclusive Gated Communities," *Forbes*, July 3, 2012. Accessed October 22, 2019, <https://www.forbes.com/sites/tanyamohn/2012/07/03/americas-most-exclusive-gated-communities/#7d7e8fa66feo>.

¹⁴ Hutchison, Janet "Shaping Housing and Enhancing Consumption," *From Tenements To Taylor Homes: In Search of an Urban Housing Policy in Twentieth Century America*, ed., John F. Bauman, Roger Biles and Kristin M. Szylvian, (Pennsylvania: Pennsylvania State University Press, 2000) 87.

¹⁵ Howard, Ebenezer, *To-morrow: A Peaceful Path to Real Reform*, London: Swan Sonnenschein & Co., Ltd., 1898.

¹⁶ Perry, Clarence Arthur, "The Neighborhood Unit, A Scheme of Arrangement For The Family-Life Community," *Regional Survey of New York and Its Environs*, Volume VII, (New York: Committee On Regional Plan Of New York And Its Environs, 1929) 34.

¹⁷ *Ibid.*

¹⁸ John M. Levy, "Contemporary Urban Planning," Routledge, Taylor & Francis Group. New York and London: 2017 (46).

¹⁹ Hadley Meares, "Chester Place: The Grandeur of L.A.'s First Gated Community." *Home & Garden*, August 8, 2013. Accessed October 22, 2019, <https://www.kcet.org/home-garden/chester-place-the-grandeur-of-las-first-gated-community>.

²⁰ "History of Fremont Place," Fremont Place Association. Accessed October 22, 2019, <http://fremontplace.org/about/history/>.

²¹ "San Clemente's History," City of San Clemente. Accessed October 22, 2019, <https://www.san-clemente.org/about-us/city-information/history>.

²² "History," Laguna Niguel, California. Accessed October 22, 2019, <https://www.cityoflagunaniguel.org/388/History>.

²³ "A Brief History of Orange County," Orange County Historical Society. Accessed October 22, 2019, http://www.orangecountyhistory.org/wp/?page_id=38.

²⁴ "History," Irvine Company. Accessed October 22, 2019, <https://www.irvinecompany.com/about/history/>.

²⁵ "The History of Rancho Bernardo," Rancho Bernardo Historical Society. Accessed October 22, 2019, <https://rbhistory.org/about-us/history/>.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: 211 Emerald Bay

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²⁶ Scott Garner, "Neighborhood Spotlight: Hidden Hills offers gated seclusion A-listers seek," *Los Angeles Times*, May 4, 2018. Accessed October 22, 2019, <https://www.latimes.com/business/realestate/hot-property/la-fi-hp-neighborhood-spotlight-hidden-hills-20180505-story.html>.

²⁷ Tracy M. Gordon, "Planned Developments in California: Private Communities and Public Life," Public Policy Institute of California, 2004 (v). https://www.ppic.org/content/pubs/report/R_304TGR.pdf

²⁸ "Beach Park Planned at Sea Tract" *The Los Angeles Times*, May 26, 1929 (4: 8).

²⁹ "Beautiful Beach To Be Developed" *The Pasadena Post* July 27, 1929 (23: 2).

³⁰ "Orange County Projects Begin" *The Los Angeles Times*, January 26, 1930 (5: 1).

³¹ "Wed in Santa Ana" *Santa Ana Daily Register*, October 27, 1929 (8: 3). "William B. Dyer" *Luminous-Lint – Photography: History, Evolution and Analysis*.

https://luminous-lint.com/app/photographer/William_B__Dyer/ABCDEF/

³² "Laguna Beach" *Santa Ana Daily Register*, May 15, 1930 (11: 5). "Laguna Beach" *Santa Ana Daily Register*, July 11, 1930 (22: 5).

³³ "Property Organizers Organized" *The Los Angeles Times*, November 2, 1930 (2: 2).

³⁴ "Advertisement – Emerald Bay" *The Los Angeles Times*, September 6, 1931 (44: 7-8).

³⁵ "Beach Property Involved in Deal" *The Los Angeles Times*, April 20, 1941, (36: 3).

³⁶ Review of sketches contained within the Henry Palmer Sabin Papers (Identifier/Call Number: 0000171), Drawer 34, Flat File 22 Jones, Charles H. Emerald Bay Corporation houses (Emerald Bay, Calif.) Undated (1 site plan; 23 plans and sketches for various plots in Emerald Bay, Calif.) and Drawer 36, Flat File 15 Unidentified homes (Emerald Bay, Calif.) 1929 (1 perspective drawing and 2 copies). Architecture & Design Collection, Art, Design, & Architecture Museum, University of California, Santa Barbara.

APPENDIX B.

PREPARER QUALIFICATIONS

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—
Bachelor of Arts – History
San Diego State University

REGISTRATIONS

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—
2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—
2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—
2002-2005: Historian / Planner
Architectural Resources Group

—
2001-2002: Historian / Planner
Historic Research Services

—
2000-2001: Historian
Office of Marie Burke Lia, Esq.

—
1996-1999: Asst. Coordinator +
Researcher:
SHPO/CHRIS
South Coastal Information Center

PROJECT EXPERIENCE*

In-Progress	<i>Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
In-Progress	<i>USACE Santa Fe Dam Evaluation; Los Angeles, CA.</i>
2021	<i>City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.</i>
2021	<i>Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>Historic Resource Research Report: 3800 University Ave; San Diego, CA.</i>
2021	<i>860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.</i>
2021	<i>Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.</i>
2021	<i>Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.</i>
2021	<i>Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.</i>
2021	<i>Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.</i>
2021	<i>528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.</i>
2021	<i>4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.</i>
2021	<i>Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.</i>
2021	<i>East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.</i>
2021	<i>5265 N. 4th Street Historical Resource Summary; Irwindale, CA.</i>
2021	<i>Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.</i>
2021	<i>1033 Pandora Drive Historic Designation; La Mesa, CA.</i>
2021	<i>7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.</i>
2020	<i>Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.</i>
2020	<i>Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.</i>
2020	<i>Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.</i>
2020	<i>Red Fox Room Retroactive Review, JCG Development, San Diego, CA.</i>

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016 — Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015 — Education Committee Member: California Preservation Foundation, 04/2012-04/2014 — Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012 — Director & Education Chair: San Diego Architectural Foundation, 11/2008- 2011 — Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008- 02/2010 — Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward — Founding President – Jack London District Association, 2005-2006
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SELECT AWARDS

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District). — 2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. *Historic Preservation Element prepared by WLTB / Urbana.

- 2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*
- 2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*

RELATED EXPERIENCE

- Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place*; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012



- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*
- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*

SELECT AWARDS (CONT.)

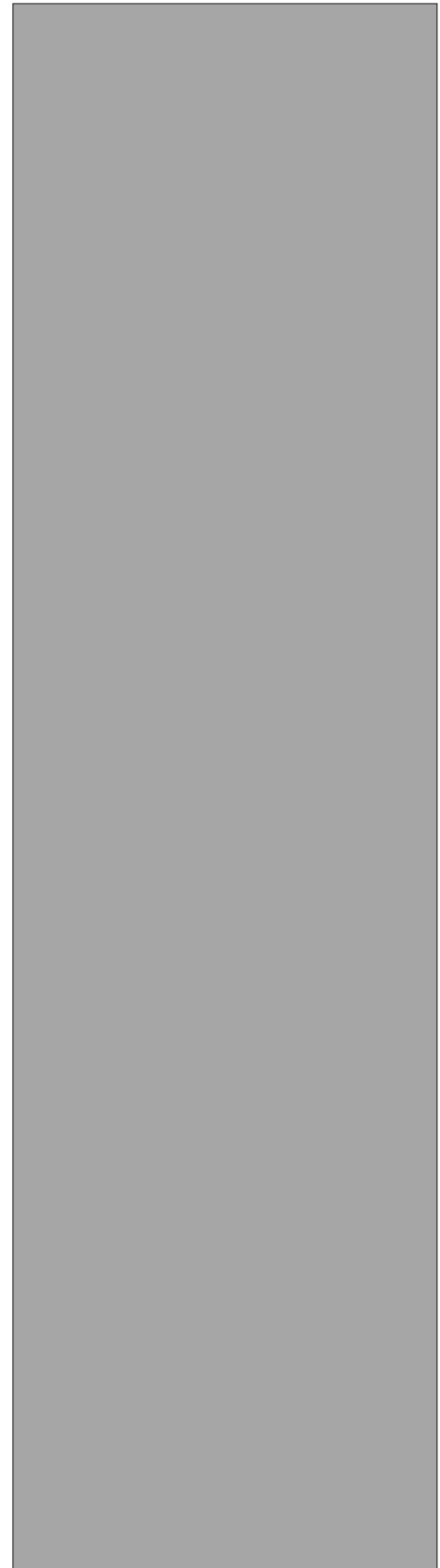
- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).
-
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* *Historic Preservation Ordinance & Program prepared by WLTB / Urbana.
-
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).
-
- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).
-
- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).
-
- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

- 2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*
- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*

RELATED EXPERIENCE (CONT.)

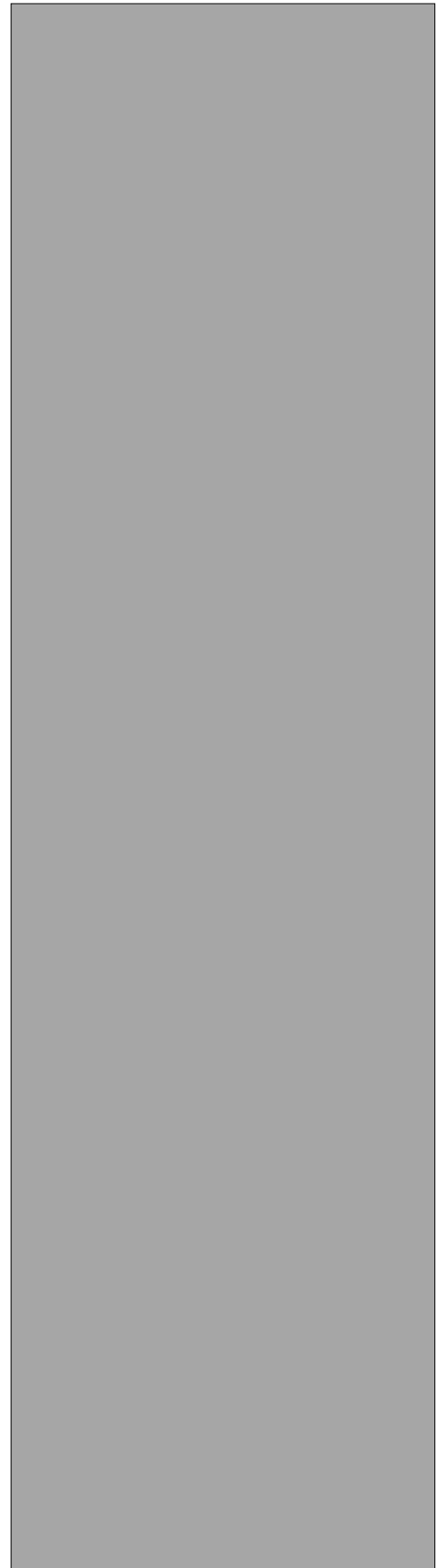
- Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
- Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
- Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
- Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
- Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
- Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
- Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999
- COURSES CREATED & TAUGHT**
- BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
- BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
- BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
- BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
- ART 40436 - American Architectural History I & II (UCSD 2008-2014)
- CP 670 - History of Urban Planning (SDSU 2012)

- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*

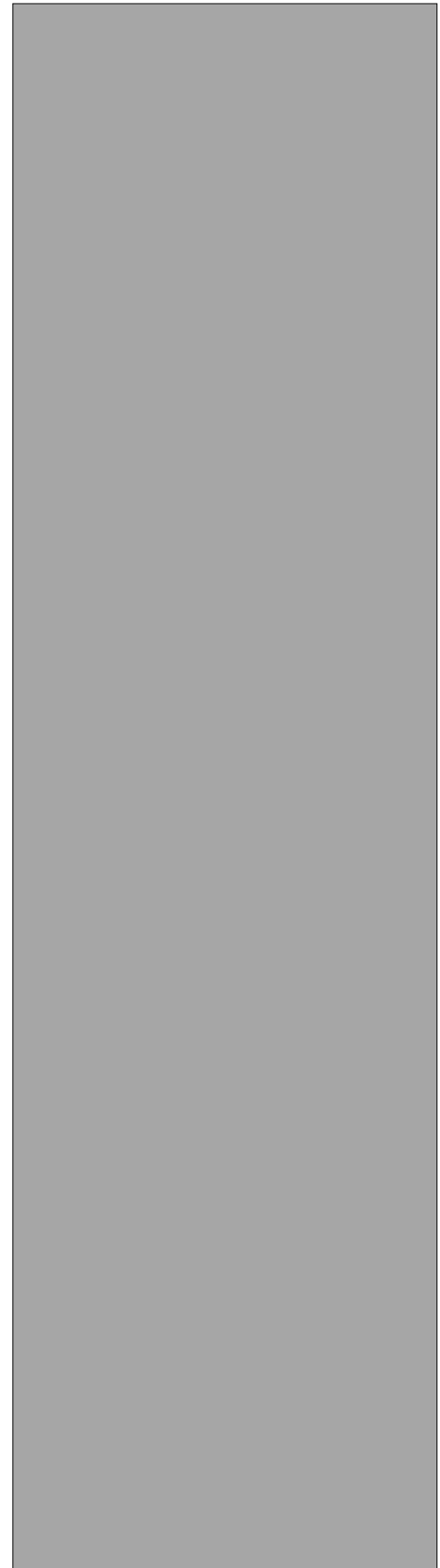




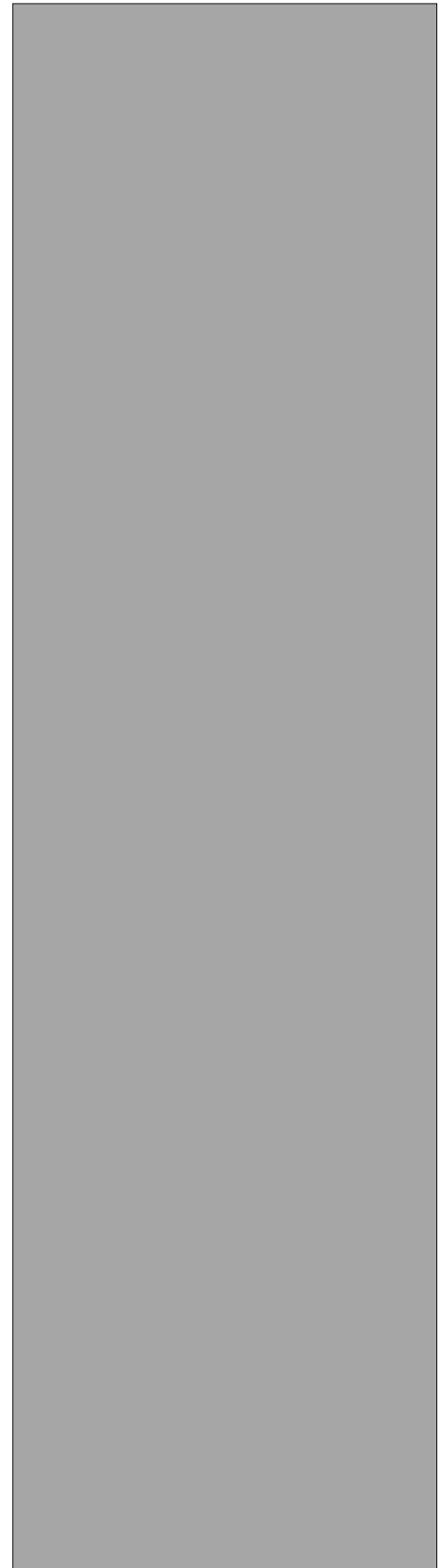
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
- April 2014 *4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
- March 2014 *Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
- February 2014 *Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*
- January 2014 *1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
- November 2013 *Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney’s Office.*
- September 2013 *Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
- October 2013 *NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
- June 2013 *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- January 2013 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
- January 2013 *Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
- October 2012 *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- October 2012 *City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
- 2011-2013 *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson’s Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*



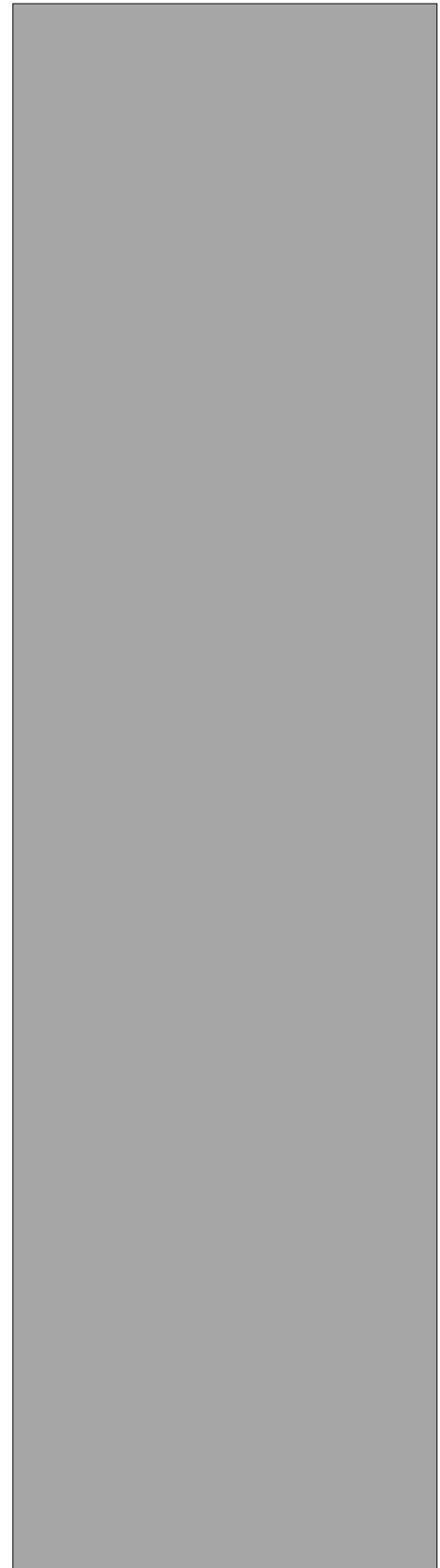
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*



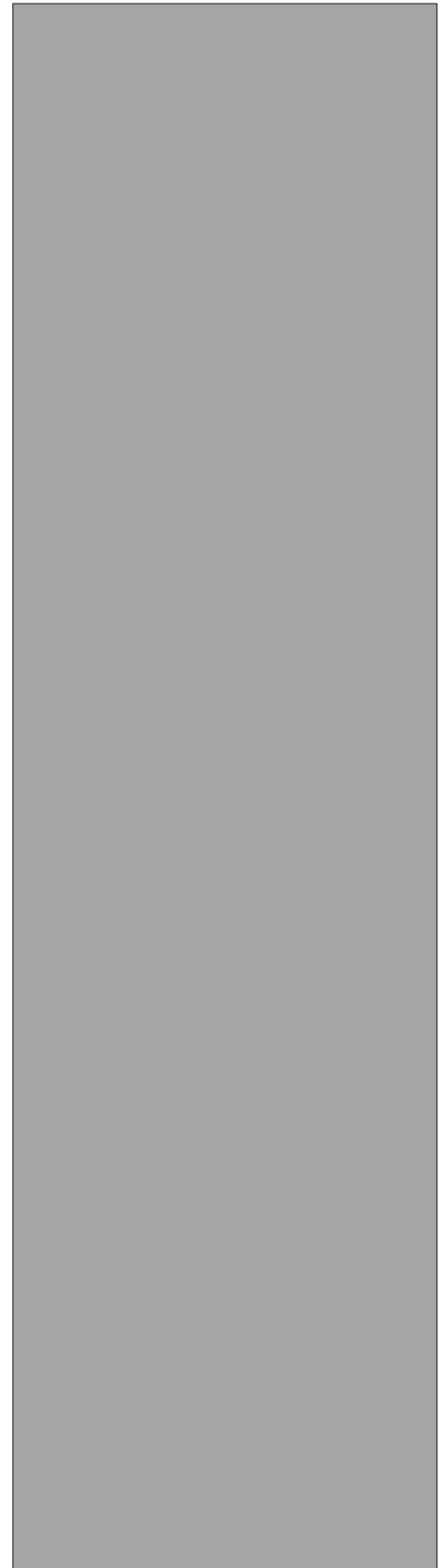
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*



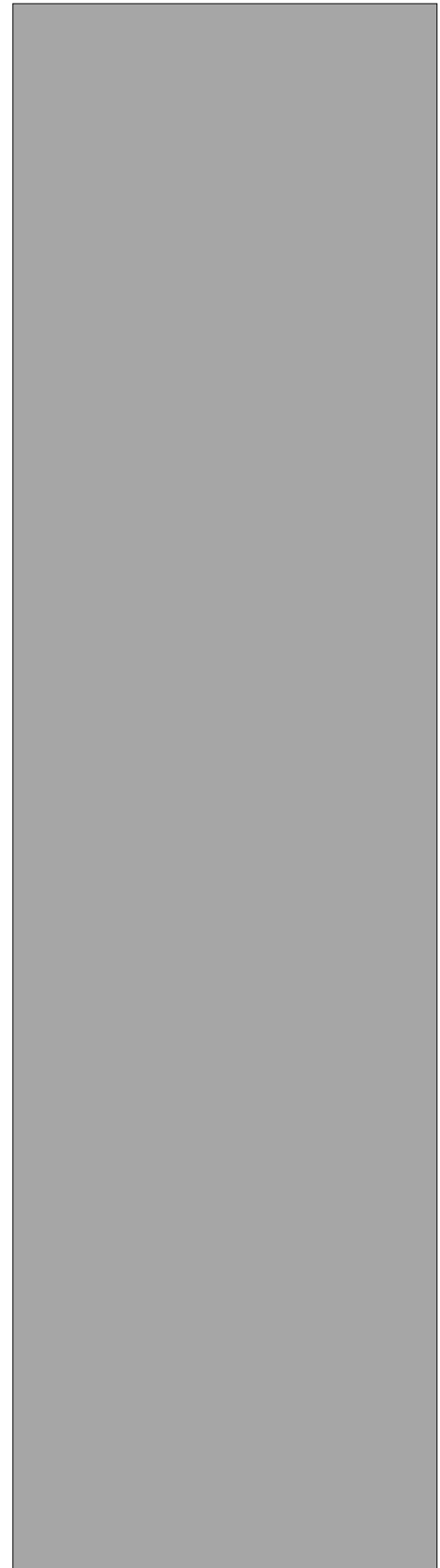
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*



- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*



- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*



- August 2001 *Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- August 2001 *Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
- July 2001 *Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
- June 2001 *Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
- April 2001 *East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
- April 2001 *Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
- January 2001 *Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
- January 2001 *Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site* November 2000
Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113*

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