

Canning, Kevin

From: Bill Cooley <bcooley@successce.com>
Sent: Monday, May 22, 2023 10:01 AM
To: Canning, Kevin
Cc: Kirk, Justin; Shannon, Kevin; Salazar, Cindy; Margarita Jerabek; Valerie Smith; Alison Garcia Kellar; Larry Nokes; Denise Coury
Subject: Re: 211 Emerald Bay - New Project does not qualify for Class 1, 2, or 3 exemption!
Attachments: Emerald Bay Local Coastal Program.pdf; Historical Pictures 211 EB.pdf; Historical Pictures for LCP.pdf

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin, Justin, Kevin, Cindy,

Thank you for the information, and your attention to what we believe is a untruthful application by 211 Emerald Bay and is without merit!

I am asking Dr. Margarita Jerabek, Alison Kellar, and Valerie Smith to provide each of you with information on the historical application.

Attached are historical photos of the home and Emerald Bay with arrows pointing to the location of 211 EB.

Also attached is the Emerald Bay Local Coastal Program for your review.

As you review (PA22-0227) and the CEQA , please see the responses and issues below, against any type of approval of a categorical exemption.

We wanted to ensure that no exemption of any kind would be issued for 211 Emerald Bay, as the home no longer qualifies for any exemption based on Class 1, 2, and 3 requirements for exemption especially since the capacity of the new development is much larger than any previous applications.

Any approval for any type of exemption from your office, we believe, would be a violation as any application for 211 Emerald Bay does not meet any of the requirements for a Class1,2, or 3 exemptions, nor does it meet the requirements of the Emerald Bay Local Coastal program.

Please see Section II-8, page # 4, under "Scenic Resources" as attached, and "yellow" highlighted areas of the document.

Certainly, the CEQA exemption could not be granted as the home blocks the ocean views from surrounding homes thus violating the Emerald Bay and Laguna Beach Local Coastal programs.

Additionally, this new project is not in keeping with the character of the community.

And since this is a new development, the project would also be subject to the archaeological and paleontological guidelines for Orange County.

September 6th, 2022

Orange County Planning
Orange County Public Work
South Coast District
California Coastal Commission

RE: 211 Emerald Bay Redevelopment - Unincorporated Orange County
RE: Violations of Laguna Coastal Plan certified by the California Coastal Commission, which was initially approved by the Orange County Board of Supervisors, and Orange County Planning Commission and Emerald Bay HOA in 1989.

Good Day!

As a concerned citizen, I believe that the proposed new development at 211 Emerald Bay creates a variance and discrepancy in the Coastal Zone and violates provisions of the Laguna Coastal Plan, approved and dated in 1989.

We are requesting that the new development and expansion be halted until the violations below are remediated to the satisfaction of everyone in the neighborhood.

The next meeting where HOA approval for demolition is anticipated will be September 27th, hosted by Bill Stoffregen, 949-494-8571, BStoffregen@ebca.net.

It is anticipated that approval will be given to demolish the historic home at 211 and build a new home to an extraordinary height.

Please see the Laguna Coastal Plan (LCP) approved by The Orange County Planning Commission on January 24th, 1989, Approved by the Orange County Board of Supervisors dated February 22, 1989, and July 11th, 1989.

Additionally, approved by the California Coastal Commission on September 13th, 1989.

We believe there are multiple violations of the LCP in the new plans to demolish the current structure and have new development and an all-new structure at 211 Emerald Bay.

Here are what we believe to be violations of the Laguna Coastal Plan

1.) Violation of II-3 d. (Page II-6) regarding Fire Hazards

Section 3 d. designates "Emerald Bay as an area of "High Fire hazard"

The redevelopment plans show that the driveway next to the property is only approximately 18 feet wide, whereas the requirement is 28 feet for fire trucks to enter, exit, and fight a fire.

Please remember the "Coastal" fire in South Laguna with a narrow access road and the large number of homes that burned due to narrow or non-access.

2.) Violation II-2 (Page II-3) regarding Scenic Resources ensuring that existing ocean views of surrounding property owners within the community are preserved. Also, under Section 4, Page II-8 ensuring that existing ocean views of surrounding property owners within the community are preserved.

The current new redevelopment plans of 211 Emerald Bay completely and/or partially obstructs the current Ocean and Sunset views from one or more of the surrounding properties.

3.) We believe that the expansion and redevelopment is not in keeping with the character of the "Historic Hillside" area of the Emerald Bay community.

Please see the Laguna Coastal Plan approved by The Orange County Planning Commission on January 24th, 1989, approved by the Orange County Board of Supervisors dated February 22, 1989, and July 11th, 1989.

Additionally, approved by the California Coastal Commission on September 13th, 1989.

4.) Violation of 5. Cultural, Scientific, and Historic Resources, (Page II-8) regarding preservation of historic resources.

The original "Coastal California" historic home now located at 211 Emerald Bay will be destroyed and new development in its' place.

We believe that the destruction of this architecturally significant home would be an historic loss to the community, and items of cultural and ethnic significance would be lost.

All new development is subject to the archeological and paleontological policy of the Orange County Board of Supervisors (Resolution No. 77-866)

"All reasonable and proper steps be taken to achieve the preservation of archaeological and paleontological remains"

The new development plans to remove up to 4 feet of soil from the property, which due to its' location, may contain archaeological and paleontological remains.

This soil removal creates a variance and discrepancy.

We have included pictures from 1929 to present day of the property at 211 Emerald Bay.

Picture # 9 shows the current home and the poles (5 feet from camera) which will block the view for the surrounding neighbors.

If there are questions, please feel free to contact me at 949-235-4400 or
BCooley@SuccessCE.com

Thank you and please feel free to contact me!



**J. William "Bill" Cooley, PE,
MBA**
President / CEO

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From: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Sent: Monday, May 22, 2023 9:06 AM

To: Bill Cooley <bcooley@successce.com>

Cc: Kirk, Justin <justin.kirk@ocpw.ocgov.com>; Shannon, Kevin <Kevin.Shannon@ocpw.ocgov.com>; Salazar, Cindy <Cindy.Salazar@ocpw.ocgov.com>

Subject: Re: 211 Emerald Bay - New Project does not qualify for Class 1, 2, or 3 exemption!

Thank you for your correspondences (the message below and one sent about an hour earlier). To respond to a couple of your comments:

1. The application (PA22-0227) has been filed and is currently under review. No notices have been sent out regarding the application.
2. The CEQA review is underway, no decisions have been made. There are no provisions for public notification regarding a potential Categorical Exemption.
3. A minimum of ten days prior to any hearing before the Zoning Administrator, all property owners within 300' of the site and all occupants within 100' of the site will receive a mailed public notice. The site will also be posted with this notice, and a notice will be published in a newspaper of general circulation. We do not have an anticipated hearing date.

If you have specific documentation regarding the property's recognized designation as an historic site, please forward that information to us.

One of the letters you attached said that you had included pictures of the property from 1929 to present. These were not included in the copy you sent to me. Please forward these photographs.

Thank you.

Kevin Canning | Contract Planner | OC Development Services / Planning
601 North Ross Street | Santa Ana, California 92701-4048
714.667.8847 | kevin.canning@ocpw.ocgov.com

NOTICE: I have adjusted my office hours to Tuesdays through Thursdays, a response to messages received on other days may be delayed

From: Bill Cooley <bcooley@successce.com>
Sent: Saturday, May 20, 2023 11:05 AM
To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>
Cc: Kirk, Justin <justin.kirk@ocpw.ocgov.com>
Subject: 211 Emerald Bay - New Project does not qualify for Class 1, 2, or 3 exemption!

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Canning,

We appreciate your attention to this matter!

Listed below are just a few of the reasons that 211 Emerald Bay does not qualify under any class of exemptions, in addition to being a violation of the Emerald Bay Local Coastal program, and are as follows:

Class 1 - Does not Qualify

Although an exemption may be granted for a small structure, we believe the new project and its buildings at 211 EB is not in substantially the same location as the current structure.

Additionally, this residence has been submitted for historical status with the State of California.

Class 2 - Does not Qualify

The new proposed structure at 211 will have a much larger capacity than the current structure.

Class 3 - Does not Qualify

The proposed structures are not a limited number of new or small facilities.

Please contact me with any questions at 949-235-4400.



**J. William "Bill" Cooley, PE,
MBA**
President / CEO

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Email: BCooley@SuccessCE.com


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EMERALD BAY
LOCAL
COASTAL
PROGRAM

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY



SEPTEMBER 1989

EMERALD BAY
LOCAL
COASTAL
PROGRAM 

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY



EMERALD BAY
LOCAL COASTAL PROGRAM

Approved by:

The Orange County Planning Commission

On January 24, 1989

Approved by:

The Orange County Board of Supervisors

On February 22, 1989 and July 11, 1989

Certified by:

The California Coastal Commission

On September 13, 1989

ORANGE COUNTY PLANNING COMMISSION

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Second District	Alvin M. Coen
Third District	H. G. Osborne
Fourth District	C. Douglas Leavenworth
Fifth District	Thomas Moody

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Michael Ruane	Director of Planning
Kenneth C. Winter	Manager, Coastal & Community Planning Division
Ronald L. Tippets	Chief, Coastal Planning Section
Patricia F. Shoemaker	Project Manager
Kingston B. Thomas	Project Planner
Frank Munoz	Graphics

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I. Introduction

EMERALD BAY
LOCAL COASTAL PROGRAM



I. INTRODUCTION

This Local Coastal Program (LCP) comprises the Land Use Plan (LUP) and Implementing Actions Program (IAP) for the Emerald Bay Community and adjacent land in southern Orange County (Figure 1).

The Coastal Act of 1976 sets forth state-wide goals concerning the environment within the coastal zone. To achieve these goals the Act mandates each local government to prepare a "local coastal program" for areas within the coastal zone under its jurisdiction. Accordingly, the underlying objectives of the County's Emerald Bay Local Coastal Program are to:

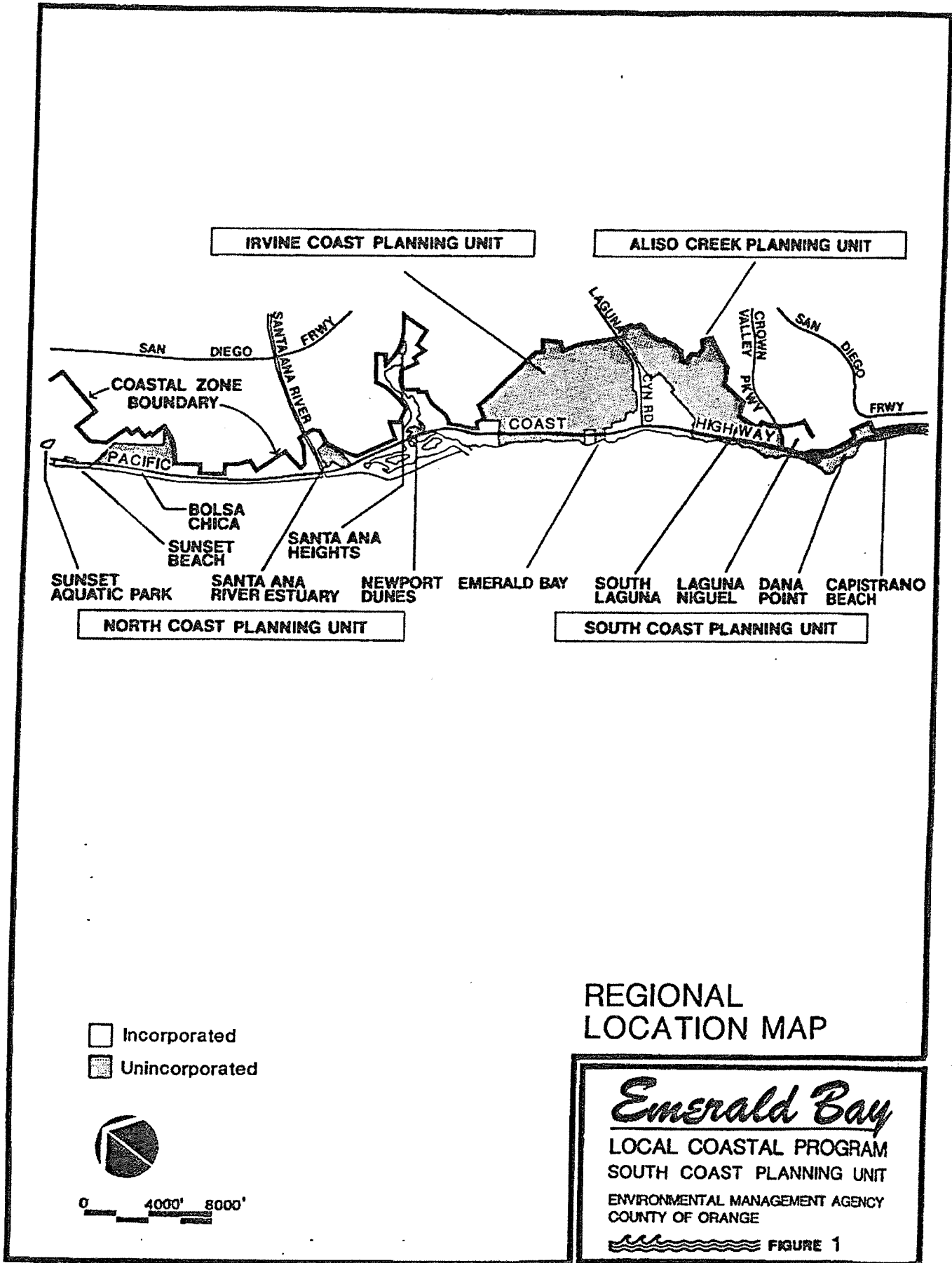
1. Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
2. Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
3. Maximize public access along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
4. Assure priority for coastal-dependent and coastal related development over other development on the coast.
5. Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Consistent with the policies of the Act, this LCP focuses on the protection of coastal resources through orderly, comprehensive planning, and the regulation of development in the coastal zone. The LCP consists of a Land Use Plan (LUP) and an Implementing Actions Program (IAP) comprising policy guidelines and regulatory requirements, respectively. The policies contained in Chapter 2 are the core of the Land Use Plan in that they establish parameters for evaluating future development projects within the LCP-area. The LUP sets forth the measures that the County should take to achieve the degree of resource protection required by the Coastal Act and serves as the foundation for the IAP (ordinances) which will carry out the land use plan through zoning.

The Emerald Bay LCP area is composed of the Emerald Bay Community and the Brinderson Property (Figure 2). The LCP recognizes these properties as separate and provides specific land use policies accordingly.

A. Emerald Bay

Emerald Bay is a private, locked gate community of single family custom homes located on the coast at the northern boundary of the City of



IRVINE COAST PLANNING UNIT

ALISO CREEK PLANNING UNIT

SAN DIEGO
COASTAL ZONE
BOUNDARY

PACIFIC

BOLSA
CHICA
SUNSET
BEACH

SANTA ANA
HEIGHTS

SUNSET
AQUATIC PARK

SANTA ANA
RIVER ESTUARY

NEWPORT
DUNES

EMERALD BAY

SOUTH
LAGUNA

LAGUNA
NIGUEL

DANA
POINT

CAPISTRANO
BEACH

NORTH COAST PLANNING UNIT

SOUTH COAST PLANNING UNIT

- Incorporated
- Unincorporated



0 4000' 8000'

REGIONAL
LOCATION MAP

Emerald Bay

LOCAL COASTAL PROGRAM
SOUTH COAST PLANNING UNIT

ENVIRONMENTAL MANAGEMENT AGENCY
COUNTY OF ORANGE

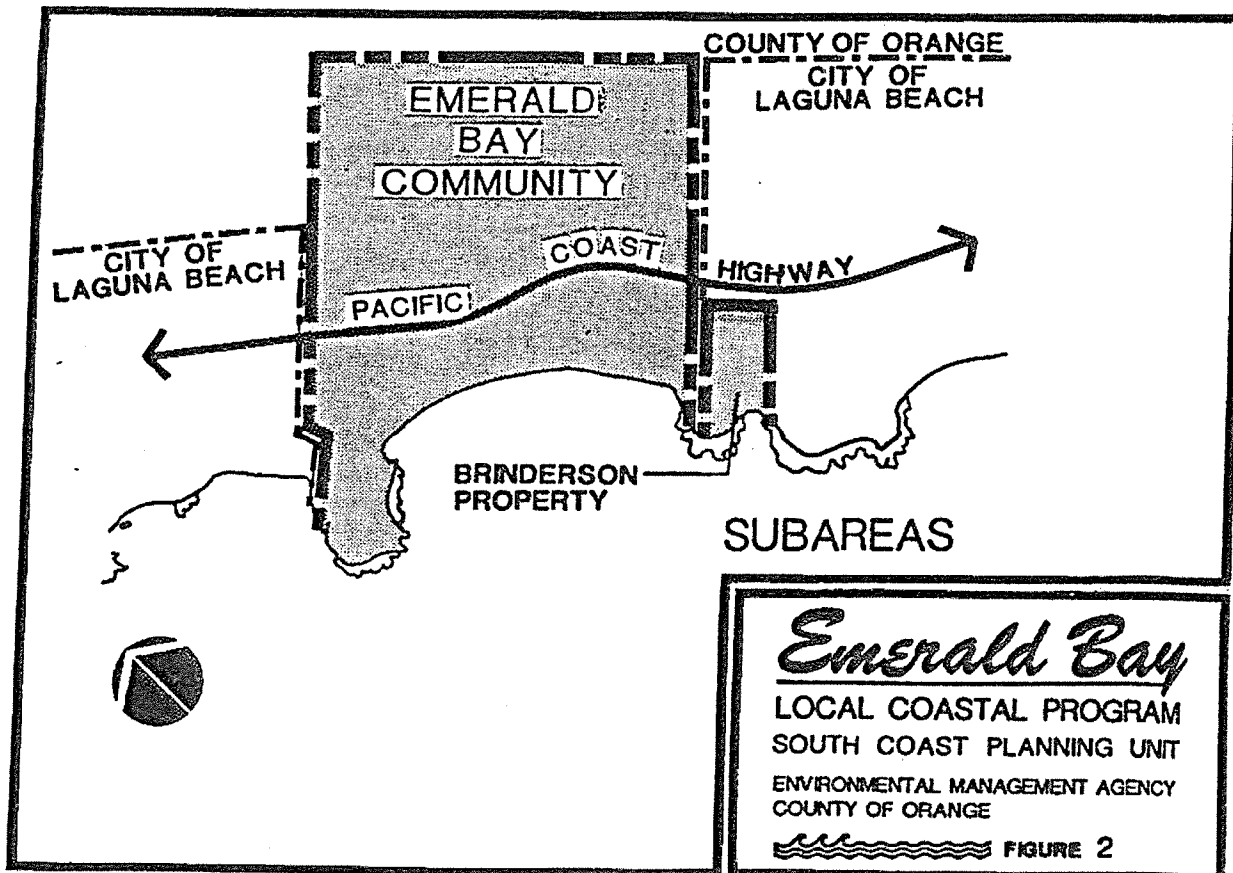
FIGURE 1

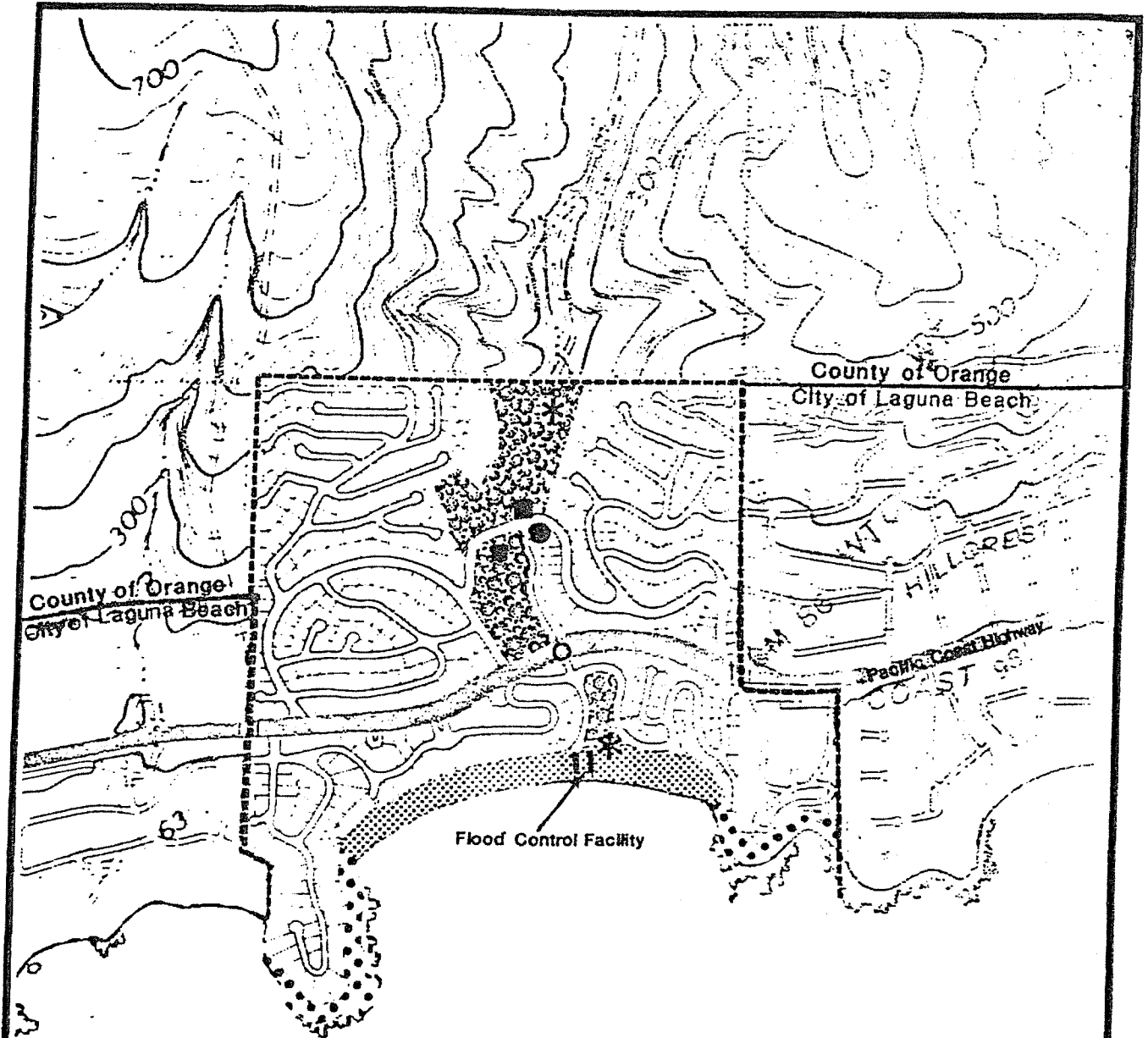
Laguna Beach. All roads within the community as well as the recreational amenities are owned and maintained by the Emerald Bay Community Association.

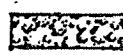
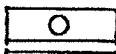





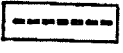

The dominant feature of the seaward portion of this community is a 2,000-foot long sandy beach which is isolated from adjacent beaches by two points projecting several hundred feet into the ocean (Figure 3). The largest of the two points, located at the west end of the beach, extends approximately 900 feet into the water. From its rocky base, this point ascends at a near vertical angle approximately 100 feet to a level top upon which approximately 20 homes are built. Passage around this point to gain access to the beach from adjacent property outside the Emerald Bay Community is not possible. The eastern point projects approximately 300 feet into the water with an elevation of about 80 feet. Although not as long as the western point, the slope of this less rocky point also restricts passage to the community via the shore.

B. Brinderson Property

The Brinderson Property is a 10-acre parcel located immediately south of the seaward portion of the Emerald Bay Community. The privately owned estate is physically and legally separate from the Emerald Bay Community. Development on the site consists of one single family residence and related, accessory uses.






- | | | | |
|---|-----------------|---|--------------------|
|  | Park/Open Space |  | Undercrossing |
|  | Fire Station |  | Community Building |
|  | Sandy Beach | | |
|  | Rocky Shore | | |
|  | Bluff | | |
|  | Parking | | |
|  | LCP Study Area | | |



0 400' 800'

COMMUNITY FEATURES

Emerald Bay
 LOCAL COASTAL PROGRAM
 SOUTH COAST PLANNING UNIT
 ENVIRONMENTAL MANAGEMENT AGENCY
 COUNTY OF ORANGE

 FIGURE 3

II. Land Use Plan
A. Resources Component

EMERALD BAY
LOCAL COASTAL PROGRAM



II. LAND USE PLAN

The Land Use Plan (LUP) consists of four components: Resources, Transportation, Access, and New Development. Each component includes a summary of relevant Coastal Act policies, an identification of issues, a description of existing conditions, and where appropriate, an issue analysis. The last section, Land Use Plan Policies, provides new development guidelines to insure conformity with the Coastal Act.

The LUP is sufficiently detailed to indicate the kinds, locations and intensity of land uses. The plan incorporates relevant portions of the County's General Plan, sets forth appropriate resource protection and development policies and, where necessary, lists implementing actions consistent with Coastal Act Section 30108.5.

A. Resource Component

The Coastal Act provides policy guidelines for the protection of a broad range of environmental elements including marine, water, biological, cultural and historic, and scenic and visual resources.

Marine resources are protected under Sections 30230 and 30231. The former requires maintenance, enhancement and, where feasible, restoration of marine resources. It also calls for protection of areas and species of special biological or economic significance. Furthermore, it requires that uses of the marine environment be carried out such that the biological productivity of coastal waters is sustained. Section 30231 protects biological productivity and the quality of coastal waters and other water bodies through required control and management of waste water discharges, runoff, surface flows and use of ground water supplies.

Section 30236 promotes water resource protection by limiting substantial alterations of waterways to necessary: (1) water supply projects, (2) flood control projects, and (3) development projects for the improvement of fish and wildlife habitat.

Biological resources, particularly environmentally sensitive habitat areas, are protected under Section 30240. Only those uses dependent upon such biological resources are allowed within sensitive habitat areas. Development proposed adjacent to sensitive habitat areas must be compatible with and designed to prevent impacts to such biological resources.

Cultural and historic resources are addressed in Section 30244 which requires mitigation measures in conjunction with development that will have an adverse impact on archaeological and paleontological resources.

Scenic and visual qualities of the coastal zone are protected as a public resource under Section 30251. New development must be sited and designed such that views to and along the ocean and scenic coastal areas are preserved, visual compatibility with the character of surrounding areas is achieved, and the alteration of natural landforms is minimized. Related to these ends is the assurance sought by Section 30253 that new development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way

require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The foregoing Coastal Act policies influence resource management planning for the Emerald Bay LCP area. Five major topics are identified and discussed below.

- o Permanent protection of environmentally sensitive habitat areas; opportunities for location of buffer zones adjacent to sensitive habitat areas and parks.
 - o Maintenance and enhancement of marine resources, and ocean and ground water quality.
 - o Mitigation measures required for development that may adversely affect archaeological and paleontological resources.
 - o Geologic, flood, erosion and fire hazard protection.
 - o Protection and enhancement of existing views to and along the ocean and other scenic vistas; measures to ensure that new development will be visually compatible with surrounding areas and will minimize the alteration of natural landforms.
1. Environmentally Sensitive Habitat Areas

Environmentally sensitive habitat areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (Coastal Act, Section 30107.5)." The intent of the Coastal Act is preservation of significant habitat resources.

A report by Donald Bright and Associates indicates that the rocky intertidal habitat areas along the north and south promontory points harbor a highly diverse number of species. The dominate species are California Mussel (*Mytilus californianus*), Ochre Seastar (*Piaster ochraceus*), Barnacles (*Balanus* sp.), periwinkle (*Littorina* sp.), limpets (*Lottia* sp.), chitons (*Nuttalina* sp., *Mopalia*), shore crabs (*Pachygrapsus crassipes*), turban snails (*Tegula*) and sea anemone (*Anthopectura* spp.). A variety of subtidal habitats in the Emerald Bay waters have also been documented. Giant kelp (*Macrocystis pyrifera*) is the dominant organism.

The Bright report concludes that while the oceanographic characteristics of Emerald Bay are not unique, the marine resources, which provide habitat for various marine life, are worthy of protection from 1) overexposure to human activities, 2) air pollution, and 3) pollution from sewage outfalls and storm drainage systems. It should be noted that the quality and value of these habitats is generally less significant than that of the nearby state designated Marine Life Refuge areas of Irvine Coast and Laguna Beach.

No officially recognized rare, endangered, or threatened species are known or expected to exist within the Emerald Bay LCP area.

2. Watershed Management

The Emerald Bay area is approximately 95 percent developed and, thus, new development poses minimal threat of degradation to coastal water quality due to runoff. Notwithstanding, vacant infill parcels with development potential may contribute silt and toxic substances through runoff waters from construction, grading and vegetation removal which could cumulatively damage marine resources.

Available survey data indicate that the soil types (e.g., Capistrano, Myford and Cieneba sandy loam) in the LCP area have a moderate to high erosion hazard potential if exposed. Enforcement of the County's Grading and Excavation Code will serve to minimize development impacts on marine water quality through erosion control requirements and procedures.

3. Environmental Hazards

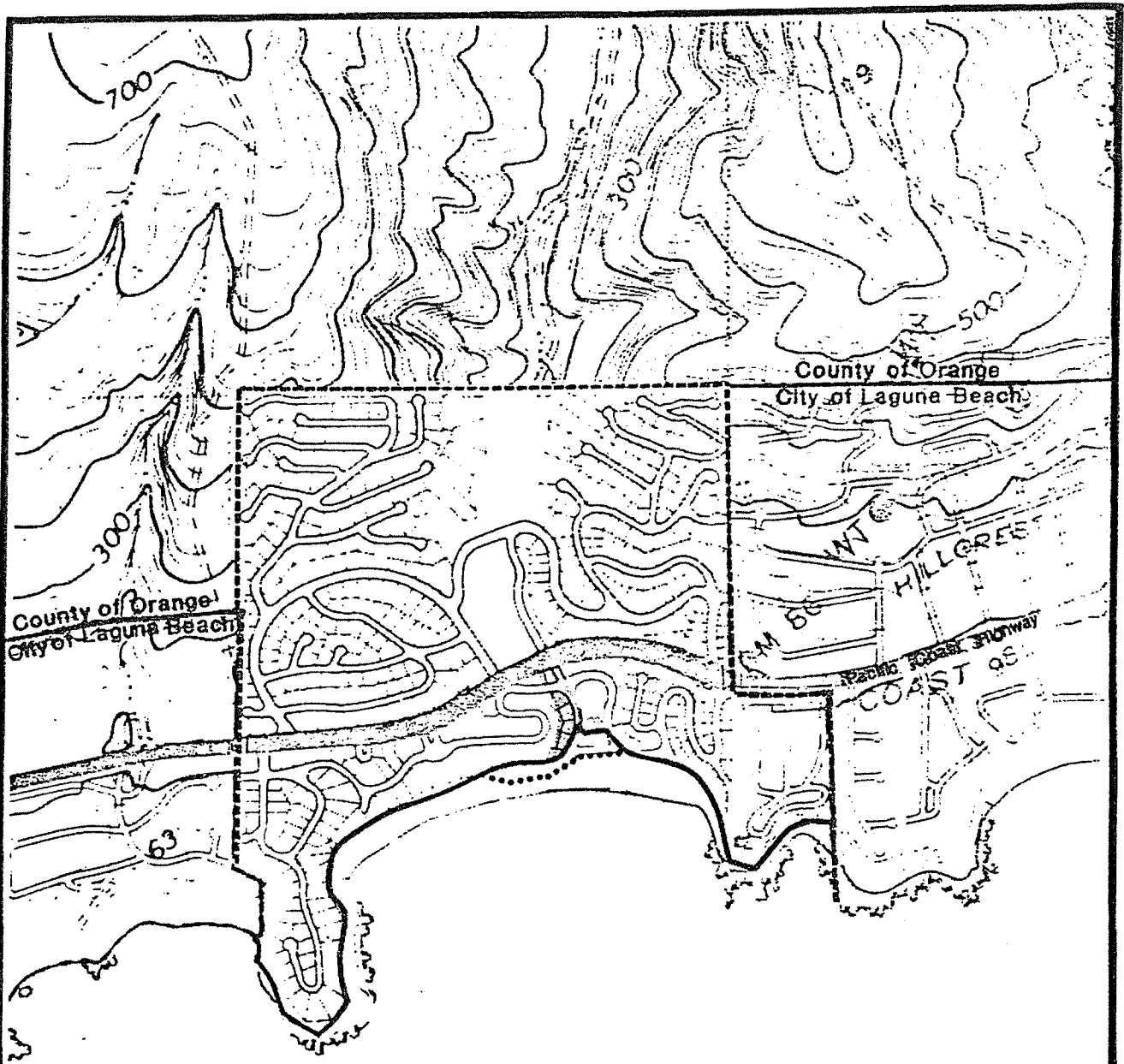
a. Geologic Hazards




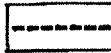
Three geologic units are present in the LCP area: igneous bedrock, sedimentary bedrock, and unconsolidated deposits. There are two kinds of igneous rock. One, the Intrusive Volcanic material from the antesite classification, is found in the promontory points and three other pockets within the LCP area.

Three sedimentary bedrock units from the Miocene period exist in the area. The Monterey Formation is comprised of shale, siltstone and sandstone. This formation is generally stable and is found in the interior flanks of the points which form Emerald Bay. The San Onofre Breccia is composed of blue-grey and green schist-breccia, sandstone and conglomerates. Landslides have occurred in this formation which is found in the inland portion of the LCP area; however no landslides have been documented. The Bommer member of the Topanga Formation consists of massive sandstone with siltstone interbeds. When exposed, this porous and permeable bedrock will erode into caves. The Topanga-Bommer bedrock is found in the northeastern reaches of the LCP area.

The environmental hazards which may affect new and existing development are faults and earthquake activity (Figure 4). Several faults are thought to exist in this LCP area, none of which are apparent on the surface. Figure 4 indicates the approximate location of two earthquake epicenters. The first was the epicenter of six mild quakes (magnitude equal to 2.0) between 1934 and 1935. A second epicenter, located approximately 1,000 feet offshore, was the site of a moderate trembler (magnitude equal to 4.5) in 1969.

No landslide, soil creep, or mudflow areas have been identified within the LCP area.



-  FP-2
-  FP-3
-  Ocean Protection Device Stringline
-  LCP Study Area



0 400' 800'

FLOOD HAZARDS

Emerald Bay
 LOCAL COASTAL PROGRAM
 SOUTH COAST PLANNING UNIT
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 COUNTY OF ORANGE




FIGURE 5

b. Flood Hazards

The Emerald Canyon watershed which extends beyond the northeasterly reaches of the LCP area drains through the Emerald Bay Community. No danger from heavy storm runoff is presented to residential structures since they are all built well above the canyon floor. Runoff from the canyon passes under Pacific Coast Highway through a 10 foot wide, circular concrete storm drain. The runoff reaches its ocean destination via a concrete channel extending onto the sandy beach. The County's Development Monitoring Program (Vol. 8, February 1987) indicates that there are no deficiencies in flood control facilities in the area.

The areas subject to flood related hazards are primarily located along the coastline. The County determined flood hazard areas, which are consistent with the Federal Flood Insurance Rate Maps, are shown in Figure 5. The County of Orange Coastal Development Flood Plain Study (prepared by: Moffatt and Nichol, Engineers; January, 1985) provides design standards for new development in these flood prone areas. The study also establishes a stringline beyond which no ocean protection device (OPD) may be constructed. The OPD stringline is coterminous with the flood plain (FP-3) except where indicated in Figure 5.

c. Beach Erosion

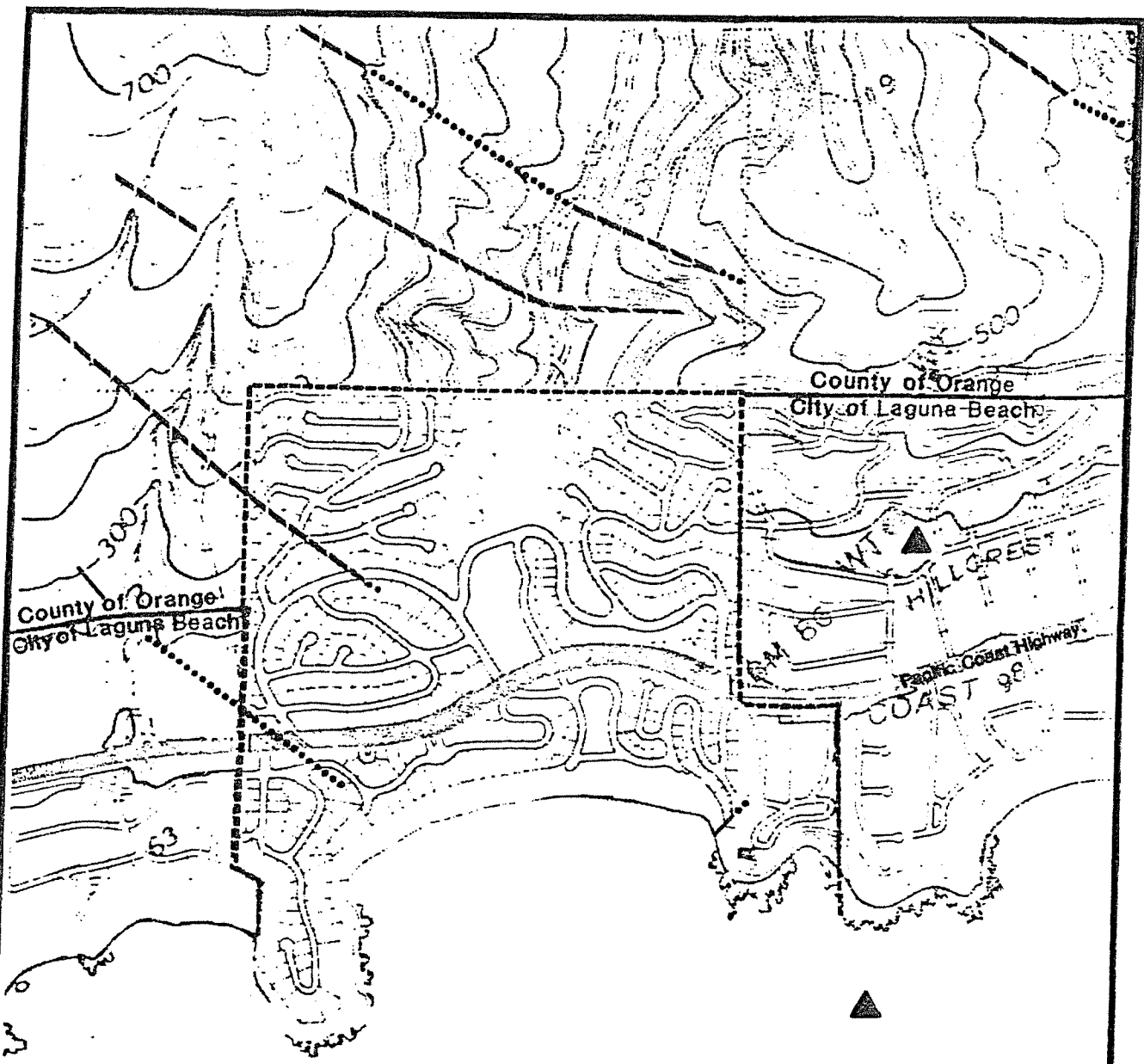
The runoff system described above also allows the transport of sand to the beach. Under normal conditions, slope-wash debris carried through the canyon system and deposited into the ocean provides adequate replenishment of beach sand.





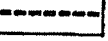
The heavy storm activity during the winter of 1980, however, washed large amounts of sand from the beach. To restore the beach to its prior condition, the Emerald Bay Community Association imported sand. Since that time, no further erosion problems have occurred.

d. Fire Hazard

The Safety Element of the Orange County General Plan identifies the area encompassing Emerald Bay as an area of "High Fire Hazard." An existing fuel modification zone of 400 feet in width serves as a firebreak between the residential units in the Emerald Bay Community and the canyons of the Irvine Coast Wilderness Regional Park. Maintenance of the existing firebreak should serve to safeguard structures. Fire safety is also provided through implementation of existing County ordinances which require use of fire retardant roofing materials in new development and major structural modifications to existing buildings located within 1,000 feet of brush areas.

Fire protection for Emerald Bay is provided by the Emerald Bay Volunteer Fire Department in conjunction with the County. The Fire Department has its own firehouse on Emerald Bay property under lease to the County of Orange.



-  Approximated Fault
-  Certain Fault
-  Concealed Fault
-  Epicenter
-  LCP Study Area




0 400' 800'

Source : US Mines and Geology

GEOLOGIC HAZARDS

Emerald Bay
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 ENVIRONMENTAL MANAGEMENT AGENCY
 COUNTY OF ORANGE

 **FIGURE 4**

4. Scenic Resources

Scenic and visual resources in the LCP area are defined in terms of view opportunities and existing community character. In general, existing public access to these resources is extremely limited.

View opportunities to the ocean and inland canyons of the Irvine Coast Wilderness Regional Park from the LCP area are almost exclusive to the residents of the private community at Emerald Bay. Due to existing development, the ocean and park are not visible to the motoring public utilizing the segment of Pacific Coast Highway through the LCP area.

Much of the existing community character is a reflection of pre-1930s development in Emerald Bay and community-imposed architectural standards. All new development is monitored and influenced by the Emerald Bay Community Architectural Committee. The committee, which comprises members of the Emerald Bay Board of Directors and architects, reviews construction and landscape plan proposals to:

- o Ensure project conformity with recorded restrictions;
- o Ensure project compatibility with the architectural design and character of the community; and
- o Ensure that existing ocean views of surrounding property owners within the community are preserved.

5. Cultural/Scientific/Historic Resources

The LCP area is underlain by sedimentary bedrock units from the Miocene period which are considered to be of moderate to high paleontologic sensitivity.

Two archaeological sites are known to the LCP area. The sites, CA-ORA-2 and CA-ORA-3, are located seaward of Pacific Coast Highway. County records indicate that shell midden was found at the ORA-2, and that the site has been destroyed. In addition, a recent report on ORA-3 (Breece, June 1987) indicates that a mano, scraper, a "rubbing stone," a "mawl stone" and various species of marine shellfish were found by J. R. Briggs in 1949 when the site was officially recorded.

The historic resources in the area consist of several Mediterranean Revival style dwellings built circa 1930. These buildings were recognized as significant by the Environmental Coalition of Orange County in its 1981 survey of the Laguna Beach area.

All new development is subject to the archaeological and paleontological policy of the Orange County Board of Supervisors (Resolution No. 77-866) which states that:

"all reasonable and proper steps be taken to achieve the preservation of archaeological and paleontological remains, or in the alternative, their recovery, identification and analysis, so that their scientific and historical values are preserved."



#12 (ONE)

#2



#2

#3

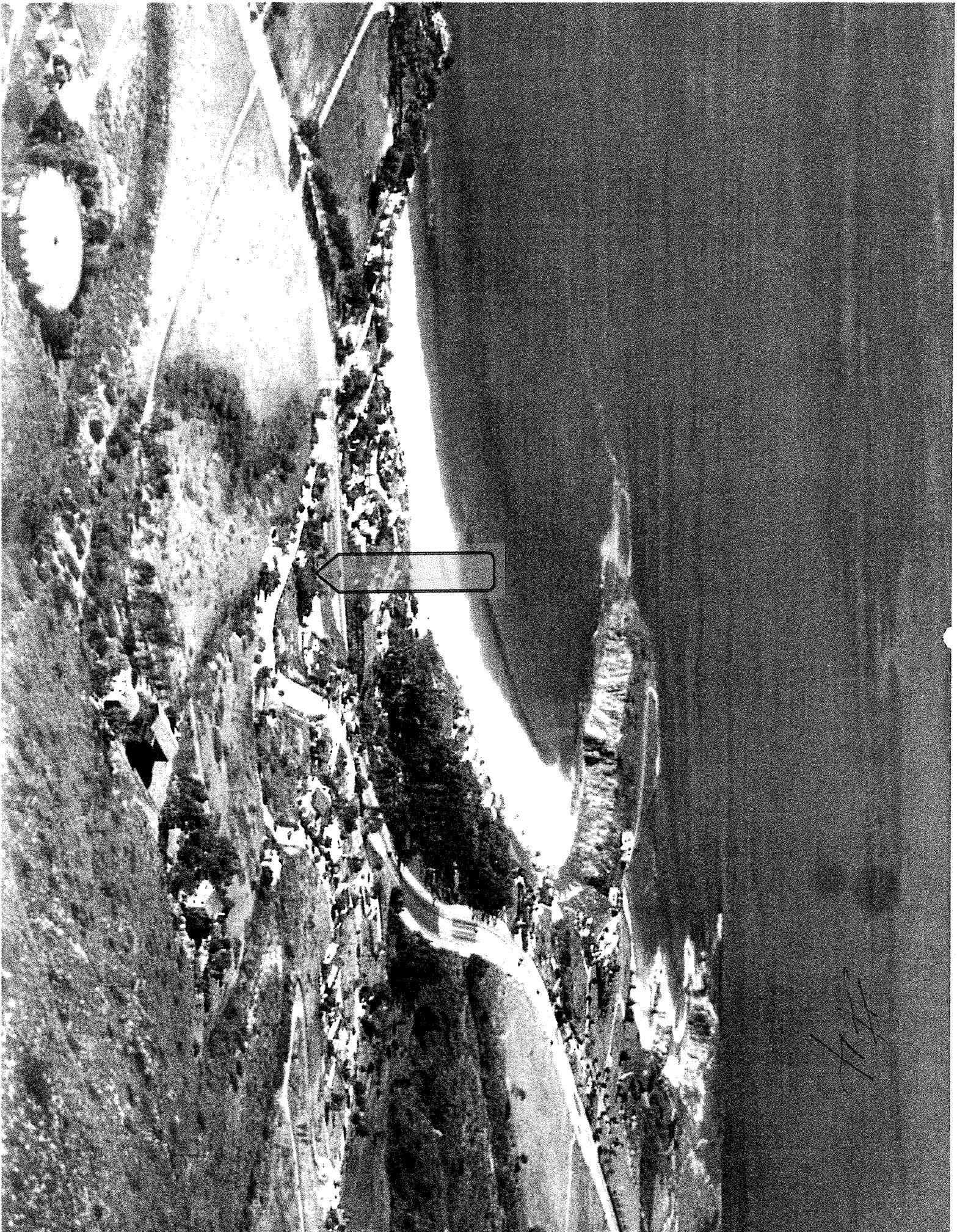
#3



Circa 1936



Circa 1936



44



#5



27

#7

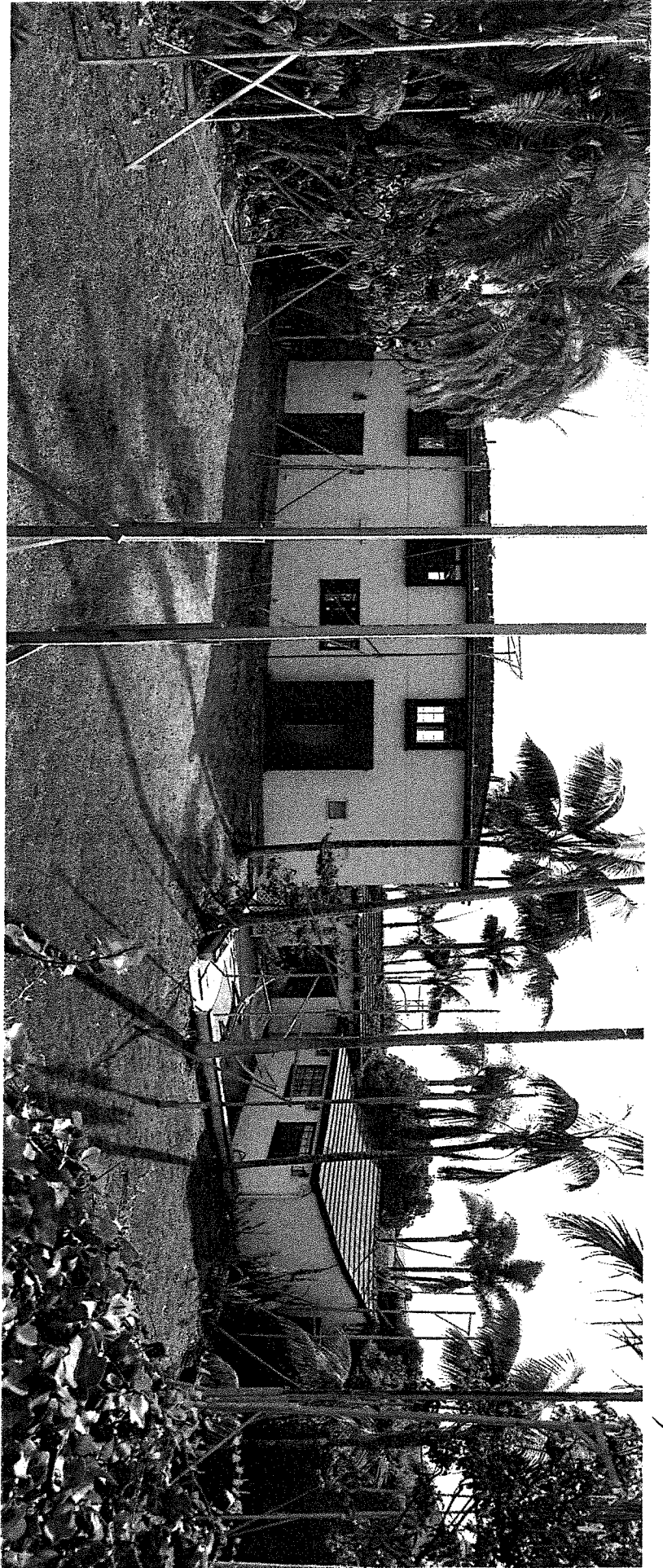


#7

#3



#3



#9

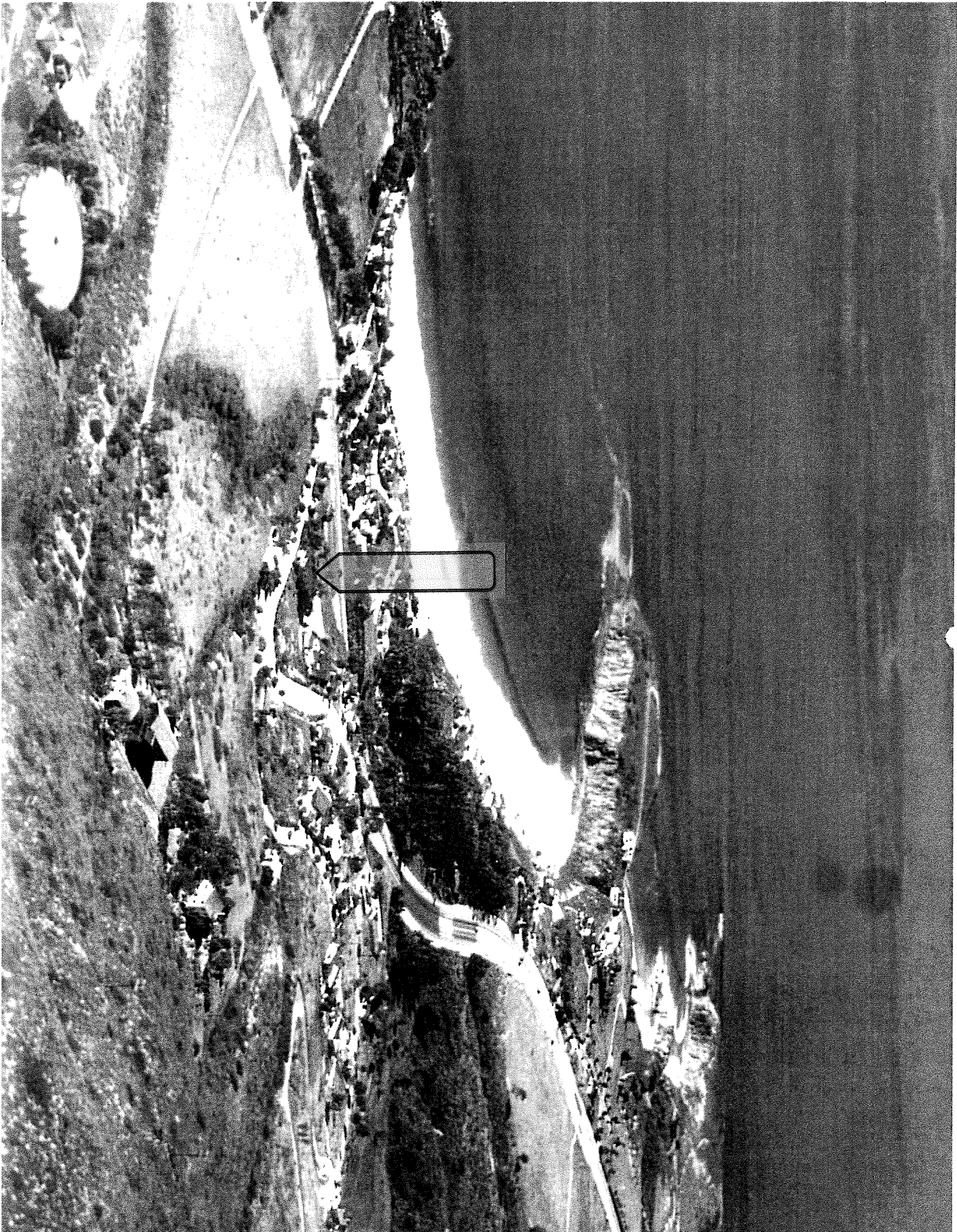




Circa 1936



Circa 1936











626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 [phone](#)
213.599.4301 [fax](#)

esassoc.com

January 4, 2023

Kevin Canning, Contract Planner
Orange County Development Services
601 N. Ross Street
Santa Ana, CA 92701

Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92701

Emerald Bay Architectural Review Board, Emerald Bay Homeowners Association
600 Emerald Bay
Laguna Beach, CA 92651

Subject: Preparation of California Register Nomination for 211 Emerald Bay, Unincorporated Orange County

Dear Mr. Canning,:

This letter is to inform you of the legal responsibility of the County regarding historical resources and any property improvements proposed for 211 Emerald Bay. A property owner and member of the Emerald Bay community commissioned ESA to prepare a California Register Nomination for 211 Emerald Bay (Nomination) because the property is threatened with demolition.

ESA's qualified architectural historians conducted a pedestrian site survey, property history and neighborhood history research for the property. Based upon this evidence, the property retains architectural integrity and has historical significance in the early settlement history of Emerald Bay to be eligible for listing in the California Register of Historical Resources. The results of ESA's research have been documented in a California Register Nomination for the property. On July 11, 2023, ESA notified the clerk of Orange County and the Orange County Historical Commission by certified mail that the Nomination was to be filed with the California Office of Historic Preservation (OHP). Additionally, ESA included a copy of the Nomination, and requested that the clerk of Orange County and the Orange County Historical Commission provide written comments regarding the Nomination to ESA within 90 days, as required by OHP. At the end of 90 days, on October 18, 2023, the Nomination was submitted without comment to OHP for consideration by the State Historical Resources Commission (SHRC). The Nomination is currently under review by OHP.

The property is now considered a presumptive historical resource pursuant to CEQA Section 15064.5. The property is situated in the Emerald Bay Local Coastal Program (EBLCP) and the coastal zone, and therefore expansion or redevelopment of property improvements are discretionary and subject to a Coastal Development Permit. Legally, any proposed project would therefore need to undergo formal review for compliance with CEQA including analysis of potential adverse impacts to historical and cultural resources and conformance with the Secretary of the Interior's Standards. Although the EBLCP is over 30 years old (1989), it is still utilized by Orange County as the current community plan. The project would also need to be reviewed for consistency with the EBLCP which includes assessment of potential impacts to historical and archaeological resources.

Please feel free to reach out to me should you have any questions or wish to discuss this further.



Dear Mr. Canning,
January 4, 2023
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Margarita Jerabek". The signature is fluid and cursive, written over a light gray horizontal line.

Margarita Jerabek, Ph.D.
Historic Resources Strategic Development Director

cc. J. William "Bill" Cooley, PE, MBA
Lawrence P. Nokes, Esq., Nokes & Quinn
Justin Kirk, AICP, Planning Division Manager, OC Public Works
John Canedo, General Manager with Emerald Bay
Karl Schwing, District Director, CA Coastal Commission
Shannon Vaughn, Coastal Program Manager



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May 17, 2023

Jay Correia, Supervisor
Registration Unit
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Hugh Nguyen
Orange County Clerk – Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Historical Commission
13042 Old Myford Road
Irvine, CA 92602

Subject: Preparation of California Register Nomination for 211 Emerald Bay, Laguna Beach, Unincorporated Orange County

Dear Sir:

This letter is to inform you that ESA is preparing a California Register Nomination for 211 Emerald Bay (Nomination). The owner of a neighboring property has commissioned preparation of a Nomination for the 211 Emerald Bay property, which appears to be threatened with demolition. ESA's qualified architectural historians have conducted a pedestrian site survey, property history and neighborhood history research for the property. Based upon this evidence it appears that the property retains architectural integrity and has historical significance in the early settlement history of Emerald Bay to be considered potentially eligible for listing in the California Register of Historical Resources. ESA is currently in the process of conducting further evaluation and we will be soon presenting the results in a California Register Nomination which will be submitted to the California Office of Historic Preservation (OHP) for consideration by the State Historical Resources Commission (SHRC), and the County of Orange for consideration by the Orange County Historical Commission. Once the Nomination is completed, ESA will notify the clerk of Orange County by certified mail that an application will be filed with the Office of Historic Preservation (OHP) along with a copy of the Nomination, and request that Orange County provide written comments within 90 days. At the end of 90 days, the Nomination will be forwarded with any comments from Orange County to the OHP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Margarita Jerabek-Bray'. The signature is fluid and cursive, written over a white background.

Margarita Jerabek-Bray, Ph.D.
Director of Historic Resources



Sir
May 17, 2023
Page 2

cc. J. William "Bill" Cooley, PE, MBA
Lawrence P. Nokes, Esq., Nokes & Quinn
Justin Kirk, AICP, Planning Division Manager, OC Public Works



May 19, 2023

VIA ELECTRONIC AND FIRST CLASS MAIL

Jonathan Canedo
Director of Architecture & Compliance

office@ebca.net

William Stoffregen
Bay Building Inspector
EMERALD BAY COMMUNITY ASSOCIATION
600 Emerald Bay
Laguna Beach, CA 92651

Re: 211 Emerald Bay: Proposed Project

Dear Messrs. Canedo and Stoffregen;

I represent William Cooley, owner of 215 Emerald Bay. Emerald Bay recently received and processed a planning and building application for the property at 211 Emerald Bay. The proposal is to replace this historic property with a significant and massive structure that will block views and change the look and feel of the property and properties surrounding it. While Mr. Cooley has voiced his concerns to the applicant and to Emerald Bay, the local approval authority and the applicant have been largely dismissive of his concerns. Mr. Cooley asked that I write to you in the hopes we can draw Emerald Bay's attention to the significant violations of the Coastal Act, CEQA and Emerald Bay internal requirements.

On September 13, 1989, the Coastal Commission certified the Local Coastal Program ("LCP") for Emerald Bay. The Land Use Plan portion of the certified LCP recognizes that much of the community character is a reflection of the pre-1930s development in Emerald Bay. The representation made to the Coastal Commission in seeking certification of the LCP was that the Architectural Committee would review construction and landscape plans to "Ensure that existing ocean views of surrounding property owners within the community are preserved." The proposed plan at 211 Emerald Bay ("211") completely obliterates views from 215 Emerald Bay ("215") and is not compatible with the architectural design and character of the community, another important requirement of the LCP.

Another significant aspect of this project is that it will destroy an historic resource. Emerald Bay simply failed to look at the historicity of 211, even though the issue was brought to your attention by Mr. Cooley. As a result, Mr. Cooley has involved the State Office of Historic Preservation. It appears that the trees on the property date back to the time of original construction, so care must be taken to ensure that the property remain intact, including the trees, during this assessment period.

J. Canedo, W. Stoffregen – EBCA
Re: 211 Emerald Bay
May 19, 2023
Page 2

The current plans up for "Final Approval" of 211 are to move a minimum of four feet of earth and soil, which we believe should require an Initial Study and paleontological, environmental, archaeological, biological and historic studies to be performed, as required by CEQA.

Mr. Cooley certainly wishes he had not been placed in this situation. However, it appears Emerald Bay is intent on moving forward with this invasive and aggressive project without consideration of the LCP or CEQA requirements dealing with historic resources.

The courtesy of your reply is appreciated.

Very truly yours,



Laurence P. Nokes

LPN/dkc
cc: Client
Margarita Jerabek-Bray, Ph.D., ESA

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 45 *Resource Name or #: (Assigned by recorder) 211 Emerald Bay, Laguna Beach

P1. Other Identifier: _____

*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 _____ T ___; R ___; ___ of ___ of Sec ___; ___ B.M.
Address 211 Emerald Bay City Laguna Beach Zip 92651

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)

APN: 053-073-41

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 211 Emerald Bay is a two-story, single-family residence that is L-shaped in plan. It is sited on an 8,469 square-foot roughly square-shaped parcel located northeast of the Coast Highway and north of the City of Laguna Beach in unincorporated Orange County. The property sits on combined lots 6, 7, and 8 and includes a main residence, and two ancillary buildings - an original beach cottage which is now used as a guest house, and a garage. The property is located near Gate #2 of the private, unincorporated community of Emerald Bay. Emerald Bay is a fully developed, planned residential neighborhood featuring curvilinear streets, mature street trees, and single-family lots with improvements dating from 1929 to the present. [See Continuation Sheet].

*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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) South elevation, view north, May 16, 2023

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1931-1936/ Orange County Tax Records, Historic Aerials

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Valerie Smith, ESA, 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017

*P9. Date Recorded:
June 27, 2023

*P10. Survey Type: (Describe)
Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*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): _____

State of California <input type="checkbox"/> The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # _____ HRI# _____	BUILDING, STRUCTURE, AND OBJECT RECORD
--	-------------------------------	---

*Resource Name or # (Assigned by recorder) 211 Emerald Bay, Laguna Beach *NRHP Status Code 3CS
 Page 2 of 45

B1. Historic Name: 207 Emerald Bay
 B2. Common Name: 211 Emerald Bay
 B3. Original Use: Single-family property B4. Present Use: Vacant

*B5. Architectural Style: Mediterranean Revival (main house), Beach Cottage (guest house)

*B6. Construction History: (Construction date, alterations, and date of alterations)

Original building permits or construction plans for the subject property were not located through the Orange County Assessor's office. A brief history of the subject property was compiled from aerial imagery and property documents available at the Orange County Archives. The date of construction for 211 Emerald Bay ranges from 1931 to 1936.

[See Continuation Sheets]

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

*B8. Related Features:

Multi-lite windows, textured stucco, balconettes, lattice work, sculpted chimney

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme The Development of Emerald Bay, Mediterranean Revival style, Beach Cottage
 Architecture style Area Emerald Bay, Orange County

Period of Significance 1931-1936 Property Type Single-family property Applicable Criteria 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Development of Emerald Bay (1864 – 1945)

Emerald Bay is located to the north of the City of Laguna Beach and to the south of Newport Beach. The community is in unincorporated Orange County, within the Emerald Bay Local Coastal Plan Area (CPA). The gated community consists of single-family residences located to the east and west of the Pacific Coast Highway, and a 2,000-foot-long beach flanked by two projecting cliffs, isolating the beach from adjacent areas. The community's private roads, parks, and amenities within the gates are managed by the Emerald Bay Community Association. [See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

[See Continuation Sheet]

B13. Remarks:

*B14. Evaluator: Valerie Smith, ESA

*Date of Evaluation: June, 2023

(This space reserved for official comments.)



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CONTINUATION SHEET

Property Name | 211 Emerald Bay, Laguna Beach |

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*P3a. Description (continued):

The subject property sits on three combined lots, with a swimming pool and paved deck in the southeast, the main residence which sits centered on the parcel with an attached ADU, garage, and detached beach cottage at the northern extent of the property, and a grassy landscaped area at the northeast. An easement along the southeastern extent of the property leads off of Emerald Bay to a paved parking area for adjacent residence and leads to the subject property's garage, ADU, and beach cottage. The perimeter of the property is heavily landscaped with mature trees and foliage. The southeast facade includes pavers and a wood gate door extends to the northeastern yard along the north of the elevation.

The subject property was designed in a simplified Mediterranean-Revival style and includes vernacular beach cottage influences (**Figure 1**). The house is irregularly shaped in plan with a two-story main volume oriented north-south, a one-story volume oriented west, and an attached garage and detached beach cottage oriented east-west. The building's southeast-facing façade is asymmetrically composed with its two-story volume at the north, and its one-story volume at the south. The building includes wood-frame construction and is clad in an original smooth, lightly textured stucco finish (painted). The two-story volume includes a low-pitched hipped roof with shallow projecting eaves and exposed rafter tails, and the one-story volume has a side-gable roof. The residence has been reroofed with non-original fiber cement shingles. An original stucco exterior chimney punctuates the west gable end of the one-story volume and features a decorative sculptural design. Several original decorative wood lattice frames surround the windows and doors (**Figure 2-3**).

The southeast facade's two-story volume is vertically centered with a ground floor entrance surmounted by a Juliette balcony. The facade contains a wooden Dutch-door (original) in a recessed opening which is slightly splayed and includes a wide protruding stucco surround (**Figure 4**). Above the ground floor's recessed main entrance sit Juliette balcony elements which are contrasted with a horizontally oriented band course, low-pitched horizontal hipped roof and side-gabled one-story side wing. The Juliette balcony includes an original wrought iron balconette with a simple wrought-iron railing and decorative scalloped detailing. The French doors above the main entrance are a pair of original 4-lite, full-height wood casement windows. The French doors have original decorative wood lattice surrounds that step inward at the stucco belt course and have shallow scalloped decorative detailing similar to that found on the balconette. A real estate image from 2021 shows the primary entrance formerly included a wood decorative lattice door surround which has since been removed.

A visually prominent band course wraps around the two-story volume. Character-defining windows at the two-story volume consist of original wood-frame multi-lite casement windows, while the ground floor level has original wood-frame multi-light fixed windows, multi-light casement windows and a multi-lite bay window. The original wood lattice frames with hounds-tooth details appear to remain extant on all four elevations which frame views of the Pacific Ocean to the west and mountains to the east. The second-floor master bedroom projects west over the first floor and includes four large multi-paned casement windows that wrap around the northwest corner providing expansive ocean views (**Figure 5**). The north side of the one-story volume features an enclosed shed-roofed sun porch with original wood-frame multi-lite French doors that overlooks a brick patio. The one-story portion of the southern facade contains a non-original corner window that wraps around to the west elevation (**Figure 6**). A non-original 1-story rear wing addition extends to the north.

There is an original beach cottage which was later used as a guest house at the rear (northwest) of the property, and a garage located on the northeast portion of the lot (**Figure 7**). While the dates of construction for both the main house and the beach cottage are unknown, the guest house appears to be an intact early twentieth-century vernacular beach cottage which may have been constructed on the parcel before the main residence according to County tax roll information. The south-facing beach cottage is a one-story wood-frame vernacular dwelling that has a side gable roof, brick chimney, and front wood pergola supported by wood posts. It has two separate single-leaf front doors (multi-lite 6/1 half glass) with wood screens and shutters on the north elevation, projecting bay windows on the east and west gable ends, and vertical board and batten siding (**Figure 8**). The cottage's wood multi-lite casement windows and bay window are similar in style as those on the main residence. The smooth stucco rear elevation of the beach cottage is situated at the rear lot line and features a centered multi-lite casement window with wood shutters.

The stucco garage is located on the north portion of the lot towards a vehicular easement and contains a low-pitched gable roof clad in flat concrete shingles, and has a tilt up garage door. Aerial images show that the garage was expanded to the south with an ADU addition. A swimming pool (circa 1960s), visible in aerial imagery, is located to

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the southwest of the house on lot 6, and a recreation yard is located to the northeast of the house on lot 8. The property contains mature trees and landscaping, and a brick wall encloses the property. An easement used as a vehicular driveway is located to the southwest of the property and wraps around to the rear providing access to neighboring houses situated to the north and west of the subject property.

*B6. Construction History (continued)

The subject property's historic address was recorded as 207 Emerald Bay in the 1940 United States Federal census.¹ The address was later updated to 211 Emerald Bay, potentially when Lots 7, 8, and 9 combined. Figures 9-12 illustrate the construction chronology of the subject property and the surrounding Emerald Bay neighborhood.

1931 - In October 1931, the Title Insurance & Trust Company deeded Lot 7 to Angelo Zava.² Angelo was married to Mylene Zava.³

1932 - Orange County tax records indicate a small, \$250 improvement on Lot 7.⁴ This may have been the original beach cottage (now guest house), or the garage due to the improvement's small, assessed value amount. The guest house appears to be an intact early twentieth-century vernacular beach cottage containing similar wood multi-lite casement windows and a bay window in the style of the main residence, and its board-and-batten siding, gable roof and two front doors make it an excellent remaining vernacular example of its type. A garage is located on the north portion of the lot towards the vehicular easement and contains a low-pitched gable roof clad in flat concrete shingles and tilt up garage door.

1933 - Orange County tax records indicate that a larger improvement, valued at more than \$1,200, was assessed. This may have been the main house at 211 Emerald Bay due to the larger assessed value. Due to the differences in assessed valuation and the changes in ownership during this period, it is possible that the beach cottage was constructed and occupied in 1932 while the main house was constructed the following year. In any case, physical evidence indicates the guest house and main house were built around the same time due to similar construction materials and shared stylized detailing.⁵

1934 - The Zava family sold lot 7 to Florence Meldrum Brown.

1935 - John Thomas and Margery Swanson, were living in Emerald Bay according to a personal account by John Thomas. An address was not identified with their Emerald Bay residence in 1935, but the couple may have been residing in the guest house as Margery's relative owned the property at this time.⁶

1936 - Elizabeth Brown Hall attained possession of Lots 6 and 7 (potentially granted to her in Florence Brown's will after her death).⁷

Later that year, Hall sold Lots 6 and 7 to Margery Brown Swanson for \$5,000, indicating that the main house was constructed by this time due to the substantial change in assessed value. While it is unclear if John Thomas and Margery Swanson built the main residence or if one of the former owners did, the possible date of construction ranges from 1931 to 1936 due to early sales and improvements on the subject property as indicated by Orange County tax records.⁸

¹ 1940 U.S Federal Census, "John Thomas Swanson," Ancestry.com website.

² County of Orange, Official Records, OR 509/460, Orange County Archives.

³ 1940 U.S Federal Census, "Angelo Zava," Ancestry.com website.

⁴ A small improvement was made on the property in 1932 which resulted in a tax of \$250.00, the following year a large improvement of more than \$1,200 is reflected in tax rolls. Two outbuildings are present on lot 7 that could have been built in 1932 or 1933; County of Orange, Official Records, Orange County Assessor Book 30 page 28, Orange County Archives.

⁵ Ibid.

⁶ Elizabeth Quilter, *Emerald Bay, 1906-1991*, 2nd Edition, Privately Printed, 1991, 60.

⁷ County of Orange, Official Records, OR 666/131, OR 1026/325 Orange County Archives.

⁸ County of Orange, Official Records, OR 1026/325, Orange County Archives.

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1938 - The first aerial image depicting the subject property on the lot.⁹ (Figure 9)

1944 - Title Insurance Trust Company sold Lot 8, the final lot comprising the property, to Margery Brown Swanson.¹⁰

1944 to 2012- Lots 6,7 and 8 were owned by Margery Brown Swanson until her death in 1973, and her will deeded John Thomas Swanson the entire estate.¹¹

2012 - John Thomas Swanson remained the estate owner until his death in 2012. The subject property sold for \$3,600,000.¹²

2015 - Permits issued for beach cottage and garage re-roofing¹³

2016 - Electrical permit issued to upgrade main service panel¹⁴

2018 - The subject property sold for \$7,500,000.¹⁵ Multiple building permits issued including mechanical and plumbing permits to remodel kitchen, two bathrooms, powder room and master bathroom. Remodeling work was to include new light outlets, countertops, cabinets, appliances and fixtures.¹⁶ Permits issued to re-pipe entire house with copper piping and to replace all existing sewer lines, electrical work to include rewiring entire house.¹⁷

2021 - The subject property sold for \$8,950,000.¹⁸

Undated modifications – A south-facing addition to the garage, an addition to the rear of the main residence, and the addition of a swimming pool (potentially circa 1960s)

Ownership/Occupancy History

Year	Source	Owner/Occupancy
1931-1934	Orange County Official Records	Angelo Zava (owner)
1934- c. 1936	Orange County Official Records	Florence Meldrum Brown (owner)
c. 1936	Orange County Official Records	Elizabeth Brown Hall (owner), John Thomas and Margery Swanson (possible occupants as early as 1935)
1936 -2012	Orange County Official Records	John Thomas and Margery Swanson (owner)
2012- 2018	U.S. Index to Public Records, Orange County Building Permits	James Morrison (owner)

⁹ Prior aeriels from 1932 to 1937 were not located for this area; Aerial image 1938, USDA, June 21, 1938, EDR Aerial Photo Decade Package.

¹⁰ County of Orange, Official Records, OR 1240/258, Orange County Archives.

¹¹ County of Orange, Official Records, OR 11113/1500 Doc#7708, Orange County Archives.

¹² "211 Emerald Bay," Trulia website, <https://www.trulia.com/p/ca/laguna-beach/211-emerald-bay-laguna-beach-ca-92651--1147859077>.

¹³ County of Orange, Residential Building Permit, RS151264, October 6, 2015; County of Orange, Residential Building Permit, RS151268, October 6, 2015.

¹⁴ County of Orange, Electrical Permit Summary, EL160121, January 29, 2016.

¹⁵ "211 Emerald Bay," Compass website, <https://maurashort.com/properties/211-emerald-bay-laguna-beach-ca-92651-us>.

¹⁶ County of Orange, Mechanical Permit, ME180727, July 25, 2018; County of Orange, Plumbing Permit, PB181285, July 26, 2018; and County of Orange, Residential Building Permit, RS180926, July 26, 2018.

¹⁷ County of Orange, Electrical Permit, EL181460, September 6, 2018; and County of Orange, Plumbing Permit, PB181510, September 6, 2018.

¹⁸ Ibid.

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Year	Source	Owner/Occupancy
2016-2020	U.S. Index to Public Records	Tiffany C. Ensign
2018- 2021	Orange County Building Permit	Gregory Fox
2021	Real Estate Listing	Current Owner

*B10. Significance (continued)

Irvine Ranch and Early Land Sales

Prior to becoming Emerald Bay, the land was part of the Rancho San Joaquin and recorded on early maps as an area characterized by undulating land and high hills.¹⁹ In 1864, the land was sold to developers James Irvine, Llewellyn Bixby, Benjamin Flint and Thomas Flint for \$18,000.²⁰ Irvine purchased the land from his three partners in 1876 which was subdivided into Irvine's Subdivision, or the Irvine Ranch, with land that stretched northeast from the ocean (**Figure 13**).²¹

By 1904, neighboring areas of Laguna Beach were growing and the Laguna Hotel was established in Arch Beach.²² In 1906, William Miles of Los Angeles visited the area and stayed at the Laguna Hotel.²³ Miles had acquired several properties in Los Angeles and was interested in exploring land acquisition opportunities in Laguna Beach.²⁴ Miles was informed by local cigar maker Joe Jahraus Sr., that Irvine was selling 148.6 acres of the southern portion of the Irvine Subdivision to pay off debts.²⁵ Miles and his partner Harry Callender, who ran a well-known real-estate company in Los Angeles, soon purchased all of the land that would become Emerald Bay for \$26,535.70.²⁶

In 1906, the *Los Angeles Times* noted this large purchase to be one of several summer resort areas to be developed along the coast in Orange County.²⁷ The sale of the Emerald Bay land included a windmill and watering trough located in the present-day Swanson Park to the northeast of the Pacific Coast Highway.²⁸ Swanson Park was used as farmland by Miles which included corn and lima beans that were shipped to hotels in San Francisco. Miles had to build a fence to keep the cattle from the Irvine Ranch to the north from grazing on his land.²⁹ In 1907, Miles built a house in what would later become Tract 940 of Emerald Bay. His house was later replaced by the road that that goes around what became known as the Emerald Green, a landscaped plaza gathering and recreational space near the ocean for the community.³⁰ He also built a non-extant redwood beach cabana near the water as well as non-extant outbuildings and sheds used for farming when he owned the land. Miles had a road constructed from Emerald Bay to Laguna Beach to get supplies, and water was brought down from Niguel Canyon. The property at Emerald Bay originally contained cactus, poison oak, white and blue elderberries, and some wild roses. Miles had thousands of eucalyptus trees planted to provide shade and landscaping to Emerald Bay.³¹

¹⁹ County of Los Angeles, Map of Rancho San Joaquin, L.A. Book 3, 1870, available at Orange County GIS Open Data Portal, <https://www.ocgis.com/ocpw/landrecords/>.

²⁰ Quilter, 5.

²¹ Official Records of Orange County, Irvine Subdivision map, Orange County Archives.

²² Quilter, 6.

²³ Ibid.

²⁴ Ibid.

²⁵ Ibid.

²⁶ "Another Beach Resort," *Los Angeles Times*, October 2, 1906: 23.

²⁷ Ibid.

²⁸ Joan Irvine Smith, "Crystal Cove State Park – 'An Island in Time,'" Crystal Cove State Park website, <https://www.crystalcovestatepark.org/wp-content/uploads/2021/10/Crystal-Cove-an-Island-in-Time.pdf>, 20-21.

²⁹ Quilter, 7.

³⁰ Ibid., 6.

³¹ Ibid.

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Miles passed away in 1918 and his partner Callender put all of Emerald Bay up for sale for \$125,000 after reluctantly getting approval from Miles' son and widow.³² Years later Miles' son William would own house #168 with his wife Mildred.³³ It does not appear that Callender was successful in selling Emerald Bay until 1925 when Bert Clogston purchased it for \$235,000.³⁴ Plans for the construction of the Pacific Coast Highway had begun in the early 1920s and a condition of the transfer of title to Clogston was that a strip of land was to be dedicated to the State of California for the construction of the Pacific Coast Highway which would soon be cutting through the Emerald Bay development.³⁵ This portion of highway was completed in 1926 making Emerald Bay land more accessible and profitable for development.³⁶

Emerald Bay Planned Community

In 1928, Emerald Bay was sold to W.T. Craig who put the land in trust to Title Insurance and Trust Company who was given permission to subdivide the land and develop Emerald Bay.³⁷ In 1929, the Trust granted developer Charles H. Jonas Tract 940, subdivision A, to develop and supervise the sale of lots (**Figure 14-15**).³⁸ Recreational Properties Inc. was the company that marketed the tract for Jonas including brochures and price lists for Emerald Bay.³⁹ Located on the west side of the Pacific Coast Highway, Tract 940 was originally referred to by locals in Emerald Bay as "Vieux Carre."⁴⁰ Jonas was already known in Southern California for a successful development near Indio called Biskra.⁴¹ Work began in 1929 to make the Emerald Bay land more conducive for development and a sand dune was leveled to prepare for home construction in the seaside residential tract.⁴² Jonas also began to develop improvements including: street grading, underground utilities, water, gas, electricity, and a boardwalk.⁴³

Board member Charles Casey was hired in 1929 by Jonas to sell lots in Tract 940 and was noted by the *Los Angeles Evening Express* as a "prominent Southland real estate operator" and the agent who created a unique leasing plan for Rancho Malibu in 1926.⁴⁴ Real estate company Davis-Baker of Pasadena was also hired a few months later, and W. Bradley Tyrell was the real estate agent who sold the lots.⁴⁵ Emerald Bay was frequently advertised in the *Pasadena Post* by Davis-Baker, and lots were sold to Pasadena and Los Angeles residents for the development of summer houses during the early history of the neighborhood.⁴⁶ Around twenty Emerald Bay lots were sold in 1929 between \$4,000 to \$5,000 each.⁴⁷ When the first house was completed, two dozen real estate brokers from Pasadena were invited to visit Emerald Bay as guests of Davis-Baker.⁴⁸ Despite initial prospective excitement and extensive marketing, Emerald Bay was slow to develop. The *Los Angeles Times* noted that by 1930, only 10 out of 148 acres had been developed (**Figure 16**).⁴⁹ In 1931, Tract 974, subdivision G, was laid out and then re-subdivided the same year as Tract 977 by the Title Insurance & Trust Company (**Figure 17**).⁵⁰

³² Ibid, 7.

³³ Ibid.

³⁴ Nancy Turner Casebier, "A History of Emerald Bay: Stories and Recollections, 1906-1956," Privately Printed, 1999, 11.

³⁵ Ibid.

³⁶ Quilter, 7.

³⁷ Ibid.

³⁸ Casebier, 13.

³⁹ Quilter, 8.

⁴⁰ Ibid.

⁴¹ "Emerald Bay Map Recorded," *Los Angeles Evening Express*, May 11, 1929: 14.

⁴² "Sand Dune Removed in Few Hours," *Los Angeles Times*, June 2, 1929: 78.

⁴³ Ibid.

⁴⁴ Chas. W. Casey to Direct Seashore Sales Campaign, *Los Angeles Evening Express*, April 27, 1929: 19.

⁴⁵ "Work Progresses at Emerald Bay," *Pasadena Post*, August 9, 1929: 21.

⁴⁶ Ibid.

⁴⁷ Quilter, 6.

⁴⁸ "Davis-Baker Opens First Emerald Bay Subdivision Unit," *Pasadena Post*, July 27, 1929: 23.

⁴⁹ "Property Operators Organized," *Los Angeles Times*, November 2, 1930: 62.

⁵⁰ County of Orange, Official Records, MM 31/33 and MM 31/8-10, Orange County Archives.

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Emerald Bay's Tract 977, located east of the Pacific Coast Highway, was referred to as the "Casbah" section by locals.⁵¹ Although it did not front the ocean like the earlier tracts, many of the lots were flat which was an appealing feature of this tract. Hugh Evans Company Ltd. was hired to sell these lots and advertised that the entire community was exclusive, gated, with "paved roads winding through flowering shrub-lined parkways," and no access for the public to Emerald Bay's beach.⁵² The *Pasadena Post* noted the community's "unusual charm" and referring to it as an artistic community with a strong appeal to interested homeowners. Postcards from the 1930s and 1940s prominently depicted the intentional community aesthetics such as wide curvilinear streets, landscaping, ocean views, and the design of the houses reflecting a Mediterranean style (**Figures 18-21**).⁵³

By 1932, Jonas was no longer involved in the development of Emerald Bay and Harriman was the largest investor of the Trust with an investment of \$300,000.⁵⁴ By 1936, there were 44 houses constructed throughout the various tracts of Emerald Bay.⁵⁵ There was no postal delivery to the community and year-round residents had post office boxes in Laguna Beach to retrieve their mail.⁵⁶ Homeowner John Thomas Swanson added house numbers to all the lots around 1940 and the same numbering remains today (**Figure 22**).

Before the end of World War II, Raymond Parr and Fred Howarth purchased Harriman's shares of the Trust, and the two individuals then sold some of the remaining lots in Emerald Bay to prospective homeowners.⁵⁷ By 1945, there were 186 developed lots of which around 42 lots were occupied by year-round residents. Fifty-five acres of an undivided parcel was sold to Everett Davis & Sons around 1950 and the final tracts of Emerald Bay, referred to as "Low Tor" and "High Tor," were developed.⁵⁸ While Emerald Bay continued to develop after 1945 with Low and High Tor as well as later infill construction, the early period of development for Emerald Bay is represented from 1929 to 1945.⁵⁹

Neighborhood Design and Character

For Emerald Bay, landscape architect Mark Daniels designed curvilinear streets and lots that were carefully plotted to consider the hilly, coastal terrain, with 85 percent of the original lots situated with ocean views.⁶⁰ Prior to Emerald Bay, Daniels was internationally known for designing Bel Air near Beverly Hills and Pebble Beach along the central coast of California.⁶¹ He also designed garden suburbs in the early 1900s including St. Francis Wood and Forest Hill in San Francisco, and Thousand Oaks in Berkeley, California.⁶² Today, both St. Francis Wood and Forest Hill are considered historically significant garden suburbs that retain original features of Daniels' designs.⁶³ When designing Forest Hill in 1909, he stated that "It became evident some five or six years ago that the mere cutting up of property into rectangular blocks without regard to grades or scenic effects, and other natural advantages which the property

⁵¹ Quilter, 9.

⁵² "Company to Sell Beach Properties," *Los Angeles Times*, September 6, 1931: 46; and Advertisement, *Los Angeles Times*, November 8, 1931: 63. Although Baker-Davis advertised their company as the sole agents for Emerald Bay, the company in Pasadena continued to be involved with selling lots in the development through the 1930s; Work Opens at Emerald Bay Colony," *Pasadena Post*, March 21, 1931: 20.

⁵³ Ibid.

⁵⁴ Casebier, 16.

⁵⁵ Ibid, 19.

⁵⁶ Quilter, 14.

⁵⁷ Ibid., 8-9.

⁵⁸ Low Tor and High Tor are the names given by local Emerald Bay residents, Ibid.

⁵⁹ Research was conducted at the Orange County Archives and the Laguna Beach Historical Society for information regarding the subject property, history of Emerald Bay, tax assessment information, and early photographs.

⁶⁰ "Beach Park Planned at Sea Tract," *Los Angeles Times*, May 26, 1929.

⁶¹ "Mark Daniels, Landscape Architect of the Forest Hill residence park," Outside Lands website, <https://www.outsidelands.org/daniels.php>.

⁶² Daniella Thompson, "Mark Daniels excelled in developing and marketing scenic beauty," BAHA East Bay Then and Now blog, April 18, 2007, http://berkeleyheritage.com/eastbay_then-now/mark_daniels.html.

⁶³ Richard Brandi and Denise Bradley, "Gardens in the City: San Francisco Residence Parks, 1906-1940, Historic Context Statement, Prepared for the City of San Francisco, 2021, 83-98.

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might have, was rapidly becoming a thing of the past," an approach which he likely applied to his landscape designs for Emerald Bay.⁶⁴

Emerald Bay was designed by Daniels to include one circulating traffic artery containing wide streets for automobiles and incorporated walkways for pedestrian circulation.⁶⁵ Tunnels connecting the tracts on either side of Coast Highway were also planned and a park located on east side of the was later named Swanson Park.⁶⁶ Due to its unique design and landscaped character, Emerald Bay came to be known as a "residential park at the seashore," reflective of a garden suburb near the coast.⁶⁷ Daniels designed plazas and green spaces including "Emerald Green" in Tract 940 near the ocean which became a gathering place for the community.⁶⁸ Sewers, utilities, and telephone wires were all constructed underground to create a pleasant and nature-like aesthetic throughout the development.⁶⁹

In 1929, Jonas formed an art commission, which would later become known as the architectural review board, whose purpose was to "create an outstandingly beautiful seashore colony with an artistic and cultured environment."⁷⁰ The commission, according to the *Pasadena Post* included "leading building and landscape architects" who were well known in their respective fields and responsible defining a unified aesthetic for Emerald Bay as well as for the approval of plans for any buildings in the community.⁷¹

The original art commission consisted of a group of residents who were established professionals including Walter Gordon Clark, engineer; Frederick "Fritz" Ruppel, estate construction specialist; Mark Daniels, landscape architect; Roland E. Coate and H. Palmer Sabin, architects; and Alson S. Clark, artist and interior designer.⁷² Daniels and the art commission placed restrictions on house designs including pitched roofs and garages incorporated into the dwelling. There was not a strict rule about red tile roofs or white walls as was commonly found in Mediterranean Revival and Spanish Colonial Revival houses, however, color harmony was important to the commission.⁷³ Daniels' design along with Jonas' vision was a development that referenced the Italian, French or Spanish Riviera but was uniquely coastal Californian and took advantage of the natural beauty of the bay.⁷⁴ A 1929 advertisement for Emerald Bay in the *Los Angeles Times* also detailed the features Jonas wanted Emerald Bay to include:

...and at Emerald Bay adjoining the Artists' Colony at Laguna Beach, where the sparkling Pacific merges from deepest green to sapphire blue in the farther reaches of water, the higher elevations of Catalina rise from the ocean skyline with the same morning color. In the details of coastline, tints of land and rock formations at Emerald Bay, and in the groves of graceful Eucalyptus extending from the shoreline to the higher slopes of the coastal hills is seen the most striking duplication of the Mediterranean Riviera region **(Figure 23)**.⁷⁵

To emphasize the architectural review board's control and organization of the community's development, a 1929 advertisement by Jonas detailed that:

Architectural design and location of all structures conforming to an artistic plan are of first importance. Size of dwellings is optional. Many small villas, as individual and interesting as the larger homes are being planned at very moderate cost.⁷⁶

⁶⁴ Ibid., 88.

⁶⁵ Quilter, 6.

⁶⁶ Quilter, 6.

⁶⁷ "Unique Features Planned for South Coast Development," *Los Angeles Evening Express*, May 25, 1929: 16.

⁶⁸ Quilter, 6.

⁶⁹ Ibid.

⁷⁰ "Davis-Baker Opens First Emerald Bay Subdivision Unit," *Pasadena Post*, July 27, 1929: 23.

⁷¹ "Work Progresses at Emerald Bay," *Pasadena Post*, August 9, 1929: 21.

⁷² "Beauty in Architecture Matches Scenic Charm at Emerald Bay," *Pasadena Post*, August 23, 1929: 2.

⁷³ "Beach Park Planned at Sea Tract," *Los Angeles Times*, May 26, 1929.

⁷⁴ "Emerald Bay Map Recorded," *Los Angeles Evening Express*, May 11, 1929: 14.

⁷⁵ Advertisement, *Los Angeles Times*, June 21, 1929: 5.

⁷⁶ Quilter, 6.

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Both Roland E. Coate and H. Palmer Sabin were well-known Pasadena architects who were early members of the Emerald Bay Community Association with their own summer houses in the community.⁷⁷ They were engaged as the lead art commission architects and designed houses for new homeowners in the community. Both Sabin and Coate are notable for developing a purely Southern California single-family home design aesthetic as demonstrated in Pasadena and other Southern California locations.⁷⁸ Their contributions to Emerald Bay are lesser known but are unique and significant as notable architects that contributed to the aesthetics of a coastal planned community from the 1930s and 1940s.

In 1929, Coate designed a gate house for Emerald Bay in a picturesque Spanish Colonial Revival style which was to be located near Gate 1 (**Figure 24**).⁷⁹ It is unclear if the gate house was ever constructed however a tract office is mentioned in Elizabeth Quilter's *Emerald Bay, 1906-1991* that was located at Gate 1 and may have been constructed from Coate's design.⁸⁰ In 1931, Coate designed a beach house for his family in Emerald Bay (**Figure 25**).⁸¹ The house was designed in a Monterey Revival style with beach cottage characteristics including board and batten siding, wood lattice details, and a pergola.⁸²

In 1933, Sabin won second prize in a *Home Beautiful* competition for his Monterey Revival style house design in Emerald Bay (**Figure 26**).⁸³ The design was published in the *Los Angeles Times* which detailed that Sabin was in the process of constructing his own Emerald Bay house, #10 near the entrance known as Gate 1, for \$13,000.⁸⁴ His house appears to have been demolished and replaced with a contemporary house design. Sabin was an advocate for the Italian Mediterranean Revival style and Monterey Revival style and designed many of the early Emerald Bay houses for homeowners (**Figure 27**). Sabin also proposed and designed a community center, yet it is unclear if it was ever constructed. The Finding Aid for the Henry Palmer Sabin papers located at the University of California at Santa Barbara's Art, Design & Architecture Museum included several Sabin-designed homes in Emerald Bay.⁸⁵

- Phelan, M.H. house, 44 Emerald Bay, 1929
- Seltzer, J.R. house, address unknown, 1929
- Client unknown, 52 Emerald Bay, 1929
- Waite and Scoffin, Messrs house, address unknown, 1929
- Boothe, Laurence house, 46 Emerald Bay, 1930
- Cook, Ted house, address unknown, 1930
- Beach house, client and address unknown, 1933
- Sabin, Dorothea U. beach house, 10 Emerald Bay, 1933
- Recreation Properties Incorporated house, client and address unknown, 1935
- Babcock, J.E. house, 51 Emerald Bay, 1936
- Kayser, C.R. house, address unknown, 1939

⁷⁷ Ibid, 9.

⁷⁸ City of Pasadena, "Applications and Building Biography," City of Pasadena website, https://ww2.cityofpasadena.net/councilagendas/2008%20agendas/Jun_02_08/6C%20ATTACHMENT%20A.pdf, 7.

⁷⁹ "Beauty in Architecture Matches Scenic Charm at Emerald Bay," *Pasadena Post*, August 23, 1929: 2; and Marc Appleton, Bret Parsons, Steve Vaught, *Master Architects of Southern California 1920-1940: Roland E. Coate*, (Angel City Press, 2021), 135.

⁸⁰ A detailed windshield survey of the neighborhood should be conducted to confirm if this exists. Elizabeth Quilter, *Emerald Bay, 1906-1991*, 1991, 8.

⁸¹ Ibid.

⁸² Ibid; There are two main entrances to Emerald Bay, Gate 1 on the Ocean (west side) and Gate 2 on the hill (east side) of Coast Highway. Pacific Coast Architect Database, "Coate, Roland E., Sr., Beach House, Emerald Bay, Laguna Beach, CA," PCAD website, <https://pcad.lib.washington.edu/building/1011/>.

⁸³ "Orange County Resorts Active," *Los Angeles Times*, August 20, 1933: 22.

⁸⁴ Ibid.

⁸⁵ "Finding Aid for the Henry Palmer Sabin papers, 1920-1955," Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8dv1j70/entire_text/. Finding aids for the "Roland Eli Coate, Sr. papers, 1925-1956," and the "Henry Palmer Sabin papers, 1920-1955" at the Architectural and Design Collection at the Art, Design & Architecture Museum, University of California, Santa Barbara were reviewed to determine if the subject property was included in either architect's collection. A request to the UCSB archives regarding photographs and plans of Coate and Sabin-designed Emerald Bay properties designed the late 1920s and early 1930s has not yet been fulfilled. This DPR form will be updated if archival information is attained.

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- Community Center, possibly unbuilt, address unknown, 1945
- Fithian, Robert G., proposed residence, 28 Emerald Bay, 1946
- Jones, Harold house, 164 Emerald Bay, 1946
- Gilfillian, Sennett house, 102 Emerald Bay, 1948
- Pelletier, A.C. house, address unknown, 1948
- Penniman, J.G. house remodel, address unknown, 1946-1947; 1949
- Jones, Charles H., Emerald Bay Corporation houses, date, address, and year unknown

In addition to Sabin and Coate, other prominent architects were commissioned to design houses for homeowners in Emerald Bay including Myron Hunt, Garrett Van Pelt, Manfred Ahna, Ralph C. Flewelling, and William Wurster.⁸⁶

Emerald Bay Association and Corporation

The Emerald Bay Community Association and Emerald Bay Corporation were formed between 1929 and 1930.⁸⁷ At the time of formation, homeowners in Emerald Bay automatically became members of the association. The association was the sole governing body and the Emerald Bay Corporation, a trust, was formed to manage property homeowners who joined as corporation board members.⁸⁸ Title Insurance and Trust Co. was granted Tract 940 around this time to manage the sale of lots in Emerald Bay.⁸⁹

The association's weekly membership meetings were held in Los Angeles with the newly appointed Board of Directors: Charles H. Jonas, M.D. Dunne, Charles W. Casey, C.C. Madison and L. Anderson.⁹⁰ Membership resulting in homeownership was restricted during the early development of Emerald Bay and African Americans and people of the Jewish faith were barred from owning Emerald Bay property. Even after the Supreme Court ruled that imposing neighborhood restrictions was illegal in 1948, membership forms for Emerald Bay continued to require applicants to disclose their race and religion.⁹¹

Henry I. Harriman, a Boston elevated railroad board member and President of the Boston Chamber of Commerce took an interest in Emerald Bay after spending summers in Southern California. In the 1930s, Jonas had financial troubles and encouraged Harriman to assist by purchasing stock in the Emerald Bay Corporation. By 1931, Harriman owned majority stock in the Emerald Bay Corporation and was elected President of the corporation.⁹²

Remaining Historic Properties

211 Emerald Bay appears to be one of the few remaining intact residences constructed during the early development of Emerald Bay between 1931 and 1936. A review of aerial photographs and a brief survey of the neighborhood suggests that while some original Emerald Bay homes constructed between 1929 and 1945 remain, many appear to have been demolished or are substantially altered (**Figure 28-31**). A desktop review of the original Sabin-designed houses with addresses listed above indicates that some have been altered or replaced. Lots between original houses have been developed with infill construction with mostly contemporary houses that appear to have been constructed between the 1970s to the present. An in-depth survey of Emerald Bay could reveal additional early houses that remain and further, if any architect-designed houses remain intact. A current aerial image and a brief survey of the neighborhood revealed that Daniels' original plan of the curvilinear streets, original trees and plantings, historic gate

⁸⁶ "New Homes for Laguna Scheduled," *Los Angeles Times*, June 11, 1933: 18; "William M. Clarke Architectural Negative Collection: Finding Aid," The Huntington Library, San Marino, California, Online Archive of California website, <https://oac.cdlib.org/findaid/ark:/13030/c8s75mt5/dsc/?query=quilter;dsc.position=1#hitNum1>; "Inventory of the William W. Wurster/Wurster, Bernardi & Emmons Collection, 1922-1974: Finding Aid," Environmental Design Archives, College of Environmental Design, University of California, Berkeley. Online Archive of California website, https://oac.cdlib.org/view?docId=tf8k40079x&doc.view=entire_text&brand=calisphere%20%C2%A0.

⁸⁷ Quilter, 8-9.

⁸⁸ Ibid.

⁸⁹ Ibid.

⁹⁰ All new owners automatically became members of the Emerald Bay Community Association which was separate from the Board of Directors, Quilter, 8.

⁹¹ Quilter, 54.

⁹² "Work Opens at Emerald Bay Colony," *Pasadena Post*, March 21, 1931: 20.

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entrances 1 and 2, the tunnels and the Emerald Green and Swanson Park remain intact (**Figure 32-33**). The beach flanked by two cliffs at Emerald Bay remains private with no public access (**Figure 34**).

Previous Emerald Bay Historical Resources Surveys

A 1981 DPR form (30-2651-25-D) prepared by Environmental Coalition documented an eligible historic district comprised of early Mediterranean Revival style homes and original landscaped features in Emerald Bay.⁹³ Within the same survey form, five Emerald Bay single-family residence were recorded with a "5D2" status code, indicating that they were considered "Eligible] for Local Listing only-contributor to District listed or eligible under possible Local Ordinance."⁹⁴ These properties included 2 Emerald Bay (c. 1929), 23 Emerald Bay (c. 1929), 25 Emerald Bay (c. 1929), 46 Emerald Bay (c. 1929), and 49 Emerald Bay (c. 1929), all of which were designed by architect and early Emerald Bay resident Palmer Sabin in the Mediterranean Revival style. This DPR form was likely prepared as part of a 1981 Environmental Coalition of Orange County survey, the version of which that mentioned Emerald Bay was not located in its entirety.⁹⁵ The Emerald Bay community and its associated resources were not included in the final version of the *Laguna Beach Historic Resources Inventory Survey* created by Heritage Orange County, Inc. between 1980 and 1981.

In 1989, the eligible Emerald Bay historic district and its contributing residential buildings as surveyed in 1981 were referenced in the *Emerald Bay Local Coastal Program* planning document. The document noted that "The historic resources in the [Emerald Bay] area consist of several Mediterranean Revival style dwellings built circa 1930. These buildings were recognized as significant by the Environmental Coalition of Orange County in its 1981 survey of the Laguna Beach area."⁹⁶

Mediterranean Revival Style Architecture (1918-1942)

The Mediterranean Revival style is a period revival style that draws on the architecture of Italy for inspiration. In the United States, the style was most popular from 1918, when construction resumed in the United States after the end of World War I, to 1942, the year that construction nationally ceased as a result of the start of World War II.⁹⁷ The Mediterranean Revival style proliferated across Southern California in conjunction with several closely related styles, including the Spanish Colonial Revival style, which was first introduced at the 1915 Pan American Exposition.⁹⁸ During this period, several other closely related styles that drew on Italy or Spain were popular, including Mission Revival, Monterey Revival, Churriguesque, and Romanesque Revival.⁹⁹ These styles share similar characteristics but differ in the application of stylistic elements.¹⁰⁰ These interrelated revival styles flourished for several reasons. They were flexible and could be applied to many different building types; they could be executed in similar but still differentiated ways; and they emerged during a period of rapid construction in Southern California. While they can be considered distinct styles, many resources in Southern California mixed elements of several similar Revival styles into a single building.¹⁰¹

⁹³ Karen Turnbull, "Historic Resources Inventory: Emerald Bay," State of California – The Resources Agency Department of Parks and Recreation, prepared by Environmental Coalition, 1981.

⁹⁴ California State Office of Historic Preservation, Department of Parks and Recreation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory," California State Office of Historic Preservation, November 2004.

⁹⁵ Orange County Planning Commission, *Emerald Bay Local Coastal Program*, January 1989, II-8. An official request was filed with the Orange County Public Works Planning Department regarding a copy of the survey detailed in the Emerald Bay Local Coastal Program but the department was unable to locate a copy of the survey. Documents as part of the Laguna Beach Historic Survey Board records at the University of California, Irvine's Special Collections and Archives were also reviewed.

⁹⁶ Ibid.

⁹⁷ Daniel Prosser and Leslie Heuman, "Los Angeles Citywide Historic Context Statement: Mediterranean & Indigenous Revival Architecture, 1893-1948," prepared for the City of Los Angeles Department of City Planning Office of Historic Resources, November 2018, https://planning.lacity.org/odocument/097f6db5-fee-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf, 1.

⁹⁸ McAlester, 522.

⁹⁹ Prosser, "Mediterranean & Indigenous Revival Architecture," 1.

¹⁰⁰ Ibid.

¹⁰¹ Ibid, 4.

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In 1928, architect Rexford Newcomb noted this tendency, saying that “called upon to do ‘Spanish’ work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted.”¹⁰² The Mediterranean Revival and Spanish Colonial Style are most closely related. The two styles share common features, including a common use of clay tiles for roofs and coping, although they differ in several essential ways. The Mediterranean Revival style more simplified, austere, and formal than the more exuberant Spanish Colonial style which tends to utilize more elaborate decorative detailing.¹⁰³ Mediterranean Revival homes tend to have fewer projections and interruptions to the facades and place minimal emphasis on separate massing. While the Spanish Colonial style typically utilizes a gable roof, Mediterranean Revival home often, although not exclusively, have a hipped roof.¹⁰⁴

Another prime difference between the two styles is their use of exterior landscaping and garden space. The Spanish Colonial style emphasizes exterior courtyards encased by walls, while the Mediterranean style more frequently utilizes landscaping that expands away from the home itself. This is reflective of the differing traditions of Italian versus Spanish landscape design traditions. Outdoor spaces on Spanish Colonial residences tend to be enclosed courtyards or patios. In contrast, Mediterranean Revival buildings have outdoor spaces that typically expand outward from the building and are not enclosed.¹⁰⁵ Other character-defining features of the Mediterranean Revival style include the following: stucco exterior walls; low-pitched clay tile roof, most commonly hipped; simple horizontal massing; smaller and less elaborate upper story windows; arched openings and arched focal windows; limited use of decoration; and landscaping and gardens extending away from the building.¹⁰⁶

From the 1920s through the mid-1930s, many commercial and residential buildings were constructed in popular Period Revival styles, including Mediterranean Revival and Spanish Colonial, in Laguna Beach. According to historian Karen Turnbull, “this architectural line of thinking sought to recreate the architecture of Europe on the Southern California Coast.”¹⁰⁷ Homes in these styles were often constructed based on images of European mansions albeit on a reduced scale.¹⁰⁸ The influx of artists and motion picture industry workers who flocked to Laguna beach in the 1920s also influenced an eclectic array of architectural styles in the city. This resulted in architectural development in the city that, according to historian Karen Turnbull, was the result of “one-of-a-kind interpretations of styles as well as strong European influences.”¹⁰⁹ The most popular Period Revival styles in Laguna Beach were the Spanish-Mediterranean and the Provincial Revival styles.¹¹⁰ Like other popular Period Revival styles of the first several decades of the twentieth century, Mediterranean Revival architecture was applied to a wide range of homes, from expansive villas like the subject property to small bungalows.

Beach Cottage Architecture (1910–1940)

The beach cottage type was prevalent in the Laguna Beach area in the early twentieth century. The vast majority of the beach cottages in the area are vernacular derivatives of the Craftsman style, Period Revival styles, and eclectic cottages (as in the case of the subject property). Karen Wilson Turnbull in her book, *The Cottages and Castles of Laguna: Historic Architecture 1883–1940*, states that the beach cottage “style is indigenous to Laguna and South Laguna. There is no national architectural style called the ‘Beach Cottage.’”¹¹¹

¹⁰² Ibid, 44.

¹⁰³ Ibid.

¹⁰⁴ Lauren Weiss Bricker, *The Mediterranean House in America*, (New York: Abrams, 2008), 8-12.

¹⁰⁵ Ibid; Prosser, “Mediterranean & Indigenous Revival Architecture,” 44.

¹⁰⁶ Character defining features were compiled from several sources, including: Prosser, “Mediterranean & Indigenous Revival Architecture,” 44; City of Laguna Beach, *City of Laguna Beach Historic Resources Element*, July 1981 and updated January 2006, <https://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2678>, 20.; McAlester, 496-508; and Bricker, *The Mediterranean House in America*.

¹⁰⁷ Karen Turnbull, “A Short History of Laguna Beach,” re-printed in the *City of Laguna Beach Historic Resources Element*, July 1981, <https://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2678>, 15.

¹⁰⁸ Ibid.

¹⁰⁹ Ibid.

¹¹⁰ Ibid.

¹¹¹ Karen Wilson Turnbull, *The Cottages & Castles of Laguna: Historic Architecture 1883–1940*, (Laguna Beach: Copy Cats, 1987), 9.

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Beach cottages were constructed on a budget, as reflected in their informal design and use of materials, such as wood-frame construction with minimal architectural ornamentation, resting on brick foundations. Many examples of the type were quickly constructed as small seasonal residences. Additions were then made in multiple stages. Beach cottage architecture emphasized simple focal points: decorative shingling or board and batten siding exterior treatments, gables, bay windows, porches, windows, and doors.

The varied Laguna Beach terrain dictated the design of beach cottages. The structures were built with a low profile, recessed along a canyon wall, sited high on an elevated lot, or built into the slope of a lot. Generally, beach cottages were designed at a small scale to allow for the maximum amount of yard, courtyard, and patio space to promote outdoor living. The housing boom of the 1920s established the character of each neighborhood and the eclectic design spirit of the beach cottages persists today.

In Laguna Beach during the 1930s, architects such as Charles A. Hunter and Aubrey St. Clair designed numerous eclectic beach cottages, several of which were featured in *Architectural Digest*. Hunter designed a wide range of beach cottages but applied traditional Colonial Revival style elements to the exterior, such as gables, shutters, wood multi-paned windows, bay windows and clapboard siding to the common beach cottage form. As a New Jersey born architect, Hunter moved to Pasadena to work with Reginald Johnson until 1928, after which he worked independently until his death in 1972.¹¹² His traditional designs were widely popular in South Laguna and widely disseminated in *Architectural Digest*.¹¹³ Also working within this eclectic beach cottage style was St. Clair, commonly known in Laguna Beach for his Tudor style designs.¹¹⁴ The Smith Construction Company constructed several of St. Clair's designs. The majority of the cottages constructed in this style were new, but other older cottages from the early twentieth century may have been remodeled with traditional elements, such as bay windows or gables.

John Thomas and Margery Swanson, Early Inhabitants

Original building permits were not located on file with the Orange County Public Works. However, Orange County Official Records such as tax rolls and deeds at the Orange County Archives, City Directories, and United States Federal census records indicate that Margery and John Thomas or "Tommy" Swanson were the longest owners of the subject property, and the family owned the property from about 1936 until 2012. The Swansons would come to play an important role in the development of the Emerald Bay Community. Prior to moving to Emerald Bay, John Thomas Swanson lived in Denver, Colorado according to the 1935 United States Federal Census.¹¹⁵ As mentioned above, a personal account published in a local history book indicates that the Swanson family moved to Emerald Bay in 1935, although the exact location is unknown. It is possible they lived on the subject property before officially acquiring the lots in 1936. Orange County tax deed records indicate that lots 6 and 7 were sold to Margery Swanson by her relative Elizabeth in 1936. A 1940 census shows the Swansons to be living at 207 Emerald Bay, the historic address of the property which is now 211 Emerald Bay.¹¹⁶

John Thomas Swanson was on the Board of Directors for the Emerald Bay Community Association from 1936-1945 and became the President of the board four different times.¹¹⁷ Elizabeth Quilter's book *Emerald Bay, 1906-1991* details a community conundrum that involved the Swansons, "One year, to everyone's mutual horror, it was discovered that Tommy was not an Emerald Bay property owner. #211 was in Marge's name. Tommy was therefore

¹¹² Pacific Coast Architect Database, "Architect Record: Charles A. Hunter," PCAD website, <https://pcad.lib.washington.edu/person/3365/>.

¹¹³ "Residence of Mr. and Mrs. Robert C. Cordell, Laguna Beach – Charles A. Hunter, Architect," *Architectural Digest*, 10 no. 1 (1939), 12; "Residence of Mrs. Elizabeth Penfield, Laguna Beach – Charles A. Hunter, Architect," *Architectural Digest*, 10 no. 1 (1939), 18–19; and "Residence of Mrs. Grace Nolan, 3 Arch Bay – Charles A. Hunter, Architect," *Architectural Digest*, 10 no. 1 (1938–1940), 20.

¹¹⁴ "Residence of Mr. and Mrs. Vincent P Carroll, Laguna Beach: Aubrey St. Clair, Architect," *Architectural Digest*, 9 no. 4 (1937), 108.

¹¹⁵ Ibid.

¹¹⁶ 1940 U.S Federal Census, "John Thomas Swanson," ancestry.com website.

¹¹⁷ Quilter, 60.

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ineligible for office. Ray Parr, one of the original [Emerald Bay] developers, instantly deeded a ten-foot easement on the Point to Tommy and the dilemma was solved."¹¹⁸

A personal account by John Thomas illustrated the Swanson's involvement in the community in that "Emerald Bay was more or less an open canyon and treeless except for Swanson Park which encompassed some 13 acres of jungle growth. This land had been deeded to Emerald Bay by its developers. Marge and I planted some 125 trees and used to hand water them by bucket."¹¹⁹ The green space on the northwest side of Coast Highway was later named Swanson Park to honor these contributions (**Figure 35**).¹²⁰ John Thomas was also responsible for handling Emerald Bay sewer system issues over the years and worked diligently to find solutions to the outdated septic system which backed up frequently.¹²¹ In addition, he was a volunteer fireman during the early development of Emerald Bay before an official fire station was constructed in the community with Orange County services.¹²²

Statement of Significance/Evaluation:

The subject property was evaluated as an individual resource under the following contexts: The Development of Emerald Bay (1929-1945) and the Mediterranean Revival style (1918-1942), and the guest cottage was as a contributing feature to the subject property and evaluated under the Beach Cottage Architecture (1910-1940) context.

Criterion 1: Events

211 Emerald Bay was built between 1931 and 1936 according to County records and a comparison of historic aerial photographs. Aerial imagery and visual inspection also indicated that the vernacular beach cottage (now a guest house) and main house were constructed during the same period, likely within a few years of one another. Emerald Bay was developed from land originally part of a large part of James Irvine's ranch which had been subdivided as Irvine's Subdivision in the late 1800s. Emerald Bay was purchased by Los Angeles businessman William Miles and changed hands a few times before being developed as an oceanfront garden suburb with early tracts developed between 1929 and 1945. This was one of a few early exclusive Southern California oceanfront communities and it received extensive press coverage for its notable group of architects, realtors, investors, and its landscape architect who were responsible for the neighborhood's design. The community was designed by internationally known landscape architect Mark Daniels, who created Emerald Green park, the main curvilinear artery road, tunnels connecting the two sides of the neighborhood, and historic trees and planting configurations - all of which remain hallmark features of the community today. Daniels' design along with Jonas' vision was a development that referenced the Italian, French or Spanish Riviera yet was uniquely coastal Californian and took advantage of the topography and natural beauty of its namesake bay.

Well-known Pasadena architects Roland E. Coate and Henry Palmer Sabin were original investors, both of whom designed their own personal residences in Emerald Bay. The two architects, among other prominent designers, were highly involved with the residential design of the Emerald Bay community as strict neighborhood restrictions required homes be designed in particular styles to create a cohesive aesthetic throughout. Coate designed an original gate house at the entrance, and Sabin was responsible for the Italian Mediterranean Revival theme of the early homes in the neighborhood. Sabin and other well-known architects were commissioned to design summer houses and later year-round houses for Emerald Bay homeowners. Many owners from Pasadena and Los Angeles constructed Emerald Bay homes between 1929 and 1945. As such, the community is an example of an early Southern California vacation enclave for the wealthy. New roads and the rise in automobile ownership and usage allowed these types of seaside resort developments to become more easily accessible and later develop into full-time residential areas. The Emerald Bay art commission, formed in 1929, would become the architectural review board overseen by a notable group of professionals. The art commission and architectural review board were crucial in ensuring the aesthetic development of this private enclave. A unique community with Italian, French, and Spanish Riviera design influences was thus established by a robust team of dedicated design professionals and ardent homeowners. New homeowners

¹¹⁸ Ibid.

¹¹⁹ Ibid, 21.

¹²⁰ Ibid, 60.

¹²¹ Ibid, 61.

¹²² Ibid, 64.

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had restrictions imposed during the area's early development in an effort to maintain the original developers and commissioners' artistic vision.

The subject property at 211 Emerald Bay is reflective of a significant pattern of a private, planned coastal development in Orange County and Southern California which likely served to inspire the development of other seaside communities that became exclusive residential enclaves from the 1920s through the 1940s. Likely constructed between 1931 and 1936, either by the Zava family, Brown relatives, or Swanson family, the subject property was one of the first homes to be constructed in the 200 block of Tract 977 located to the east of highway. In addition to the main residence, a vernacular beach cottage-style building remains intact on the property. The main residence, which retains its setting, feeling and association, conveys the early history of Emerald Bay. Today, the house is one a few remaining examples of early houses built in Emerald Bay. As one of the first residences constructed on the flat, east section of the highway in Tract 977, it is possible the subject property significantly contributed to the development of Emerald Bay as future owners saw how viable it was to build in this section of the community. While gated planned communities are commonly found in Orange County today, Emerald Bay and subsequently the subject property at 211 Emerald Bay, may have encouraged the development of other similar communities in Orange County and California.

Therefore, 211 Emerald Bay Drive is eligible under Criterion 1. The subject property is associated with the development of Emerald Bay, an early planned suburban coastal garden community, and is significant as a remaining example of an original single-family residence as constructed in Emerald Bay.

Criterion 2: Significant Persons

Under Criterion 2, the subject property was not found to share significant associations with the lives of persons important to history.

The occupants who owned the subject property for the longest period were John Thomas and Margery Swanson beginning in 1936, according to Orange County records. Margery was the sole owner of the property from 1936 until her death in 1973, when it was deeded to her husband John Thomas Swanson who passed away in 2012. While no original building permits were found, tax rolls from the County of Orange show that improvements occurred on the subject property between 1931 and 1936 which seems to indicate it was constructed by the Zava family, relatives of Margery Swanson, or Margery and John Thomas Swanson.

The Swanson family represents the early history of Emerald Bay and the tendency for residents to take ownership of the development of the community through volunteer positions. Several books have been written detailing the stories of long-term residents and their contributions to the development of Emerald Bay. John Thomas or "Tommy" and his wife Margery are mentioned for their contributions to the development of Emerald Bay such as planting hundreds of trees in Emerald Bay. They were the caretakers of the open green space that was originally farmland for William Miles and was later used as a park for the residents. To honor the diligence of John Thomas and Margery, the park bears their name as Swanson Park.

John Thomas was a board member of the Emerald Bay Community Association since its early formation and served as its President for several years. In the early days there was no postal service but as more lots became developed there was a need for mail delivery. John Thomas oversaw numbering the houses within the community, which remains today. While the Swanson family was important to the community of Emerald Bay, they were not found to have significantly contributed to the history of California. Further, while notable architects owned and designed homes in Emerald Bay, the owners of the subject property were not found to have been significant to the history of California. Research did not yield that 211 Emerald Bay to be associated with the productive life of significant individual persons important in our past.

Therefore, 211 Emerald Bay Drive is ineligible under Criterion 2. The subject property was not found to share significant associations with the lives of persons important to history.

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Criterion 3: Design/Construction

Under Criterion 3, the subject property was found to be a good example of its type, style, era, and artistic value. It remains as an intact example of the Mediterranean Revival style of architecture and one of a few remaining examples of a single-family residence in Emerald Bay constructed during the community's original development period. The house is reflective of the aesthetic design that developers and associated architects imagined for Emerald Bay. This included Henry Palmer Sabin's architectural goal for the community to contain Mediterranean Revival-style houses. The subject property portrays Charles Jonas' vision for a Riviera aesthetic in a unique California setting. 211 Emerald Bay remains as one of the earliest remaining examples of architecture in Emerald Bay's early history despite all the changes to the neighborhood including alterations, demolitions, and infill. Additionally, an original and intact vernacular beach cottage from between 1931 to 1936 also remains on the parcel.

As discussed under Criterion 1 above, the community was designed by internationally known landscape architect Mark Daniels, and well-known Pasadena master architects Roland E. Coate and Henry Palmer Sabin were original investors, both of whom designed their own personal residences in Emerald Bay. Sabin and Coate were highly involved in the residential design of the Emerald Bay community. Coate designed the original gate house at the entrance, and Sabin was responsible for the Italian Mediterranean Revival theme of the early homes in the neighborhood. Sabin and other well-known architects were commissioned to design summer houses and later year-round houses for Emerald Bay homeowners. The Mediterranean Revival style as demonstrated in the subject property represents the original character of Emerald Bay as visualized by Charles Jonas, Mark Daniels, Palmer Sabin, and others on the artist commission.

Although historic building records were not located, the subject property's design is reflective of a simplified Mediterranean Revival home within a coastal community. Details such as wood lattice window frames give the house a more coastal feel, like Roland Coate's own Emerald Bay home. Coate and Sabin were original architectural review board members so it likely that they were involved with approving the plans and designs for the home due to their participation on the artist commission. Sabin was the main proponent for Mediterranean-style architecture in Emerald Bay and the subject property conveys this design aesthetic as a coastal version. While the subject property's design could not be confirmed for its association with either of these architects, further research may yield this information if original construction records are located. The property remains a good remaining example of 1930s Mediterranean Revival architecture in a coastal community that originally began as an enclave for wealthy residents from Pasadena and Los Angeles to build summer houses. The house retains integrity of location, design, workmanship, and materials. The property's beach cottage is a good example of an early twentieth century vernacular beach cottage and appears to retain integrity.

As such, 211 Emerald Bay Drive is eligible under Criterion 3. The subject property is a rare remaining example of a simplified Mediterranean Revival style single-family home with an early vernacular beach cottage in the oceanside community of Emerald Bay which retains sufficient architectural integrity to meet eligibility requirements.

Criterion 4: Data Potential

Under CRHR Criterion 4, the subject property has neither yielded nor is likely to yield important information about our past. Typical of similar buildings, the subject property's wood frame construction does not have the potential to yield important information regarding construction or engineering materials, methods, or technologies used in homes in the 1930s. **As such, the subject property is ineligible under Criterion 4.**

Integrity

The subject property retains integrity of location as its buildings have not moved. It retains integrity of setting as a 1930s Mediterranean Revival single-family residence. Emerald Bay retains many original features designed by landscape architect Mark Daniels. While the surrounding neighborhood houses have been replaced and many were constructed after 1945, Emerald Bay's landscape features including Swanson Park, the Emerald Green, original tunnels and pathways, and curvilinear streets remain. The subject property retains integrity of design and portrays an original plan and siting arrangement. Features such as windows, doors, stucco cladding, chimney, and wooden lattice details appear to be original. While an addition was added to the rear, the property overall retains its original workmanship as an example of a simplified Mediterranean Revival style house. Assessor data, occupancy history and aerial imagery and physical evidence revealed that the main residence and beach cottage were constructed

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between 1931 and 1936. The subject property retains feeling and association with the early development of Emerald Bay with its siting near the original entrance, proximity to Gate 2, and adherence to architectural restrictions with the original designed community.

Conclusions and Recommendation

ESA's site survey and historical research confirmed that the subject property meets the criteria for listing in the California Register of Historic Places (CRHR) under Criterion 1 and 3. ESA recommends 211 Emerald Bay be included in the California Register for its association with the early development of Emerald Bay and as a good remaining example of a 1930s simplified Mediterranean Revival single-family property with an early vernacular beach cottage within the exclusive master planned community.

P5a. Additional Photographs



Figure 1. 211 Emerald Bay south elevation, view looking northwest. Source: ESA 2023.

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Figure 2. Detail of the stucco and original wood ornamental design around the entrance. The wooden lattice under the balconette that surrounded the entrance has been removed. South elevation, view looking northwest. Source: ESA 2023.

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Figure 3. Details of overhanging roof eaves and wood lattice around the windows. South elevation, view looking northeast. Source: ESA 2023.

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Figure 4. Primary entrance with an original Dutch-door. South elevation, view looking north. Source: ESA 2023.

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Figure 5. View of the rear of 211 Emerald Bay with a second-floor master bedroom and extent wood lattice window frames, view looking southeast. Source: Compass real estate listing, 2018.

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Figure 6. Detail of a non-original window on the south elevation, view looking north. Source: ESA 2023.

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Figure 7. The garage and ADU unit at the rear of the main house, view looking southeast. Source: ESA 2023.



Figure 8. The board-and-batten siding and wooden posts supporting the pergola at the rear of the main house, view looking north. Source: Compass real estate listing, 2018.

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Figure 9. 1938 historic aerial with subject property outlined in red. Source: UCSB.

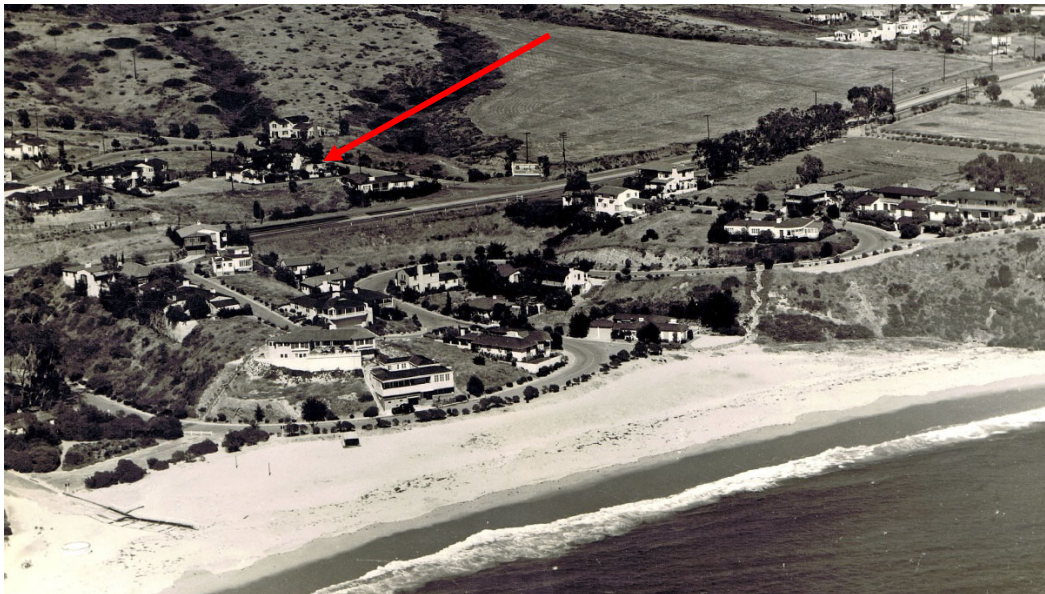


Figure 10. C.1940 aerial identifying 211 Emerald Bay in Tract 977. Source: Laguna Beach Historical Society.

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Figure 11. 1947 historic aerial with subject property outlined in red. Source: UCSB.



Figure 12. 1953 historic aerial with subject property outlined in red. Source: UCSB.

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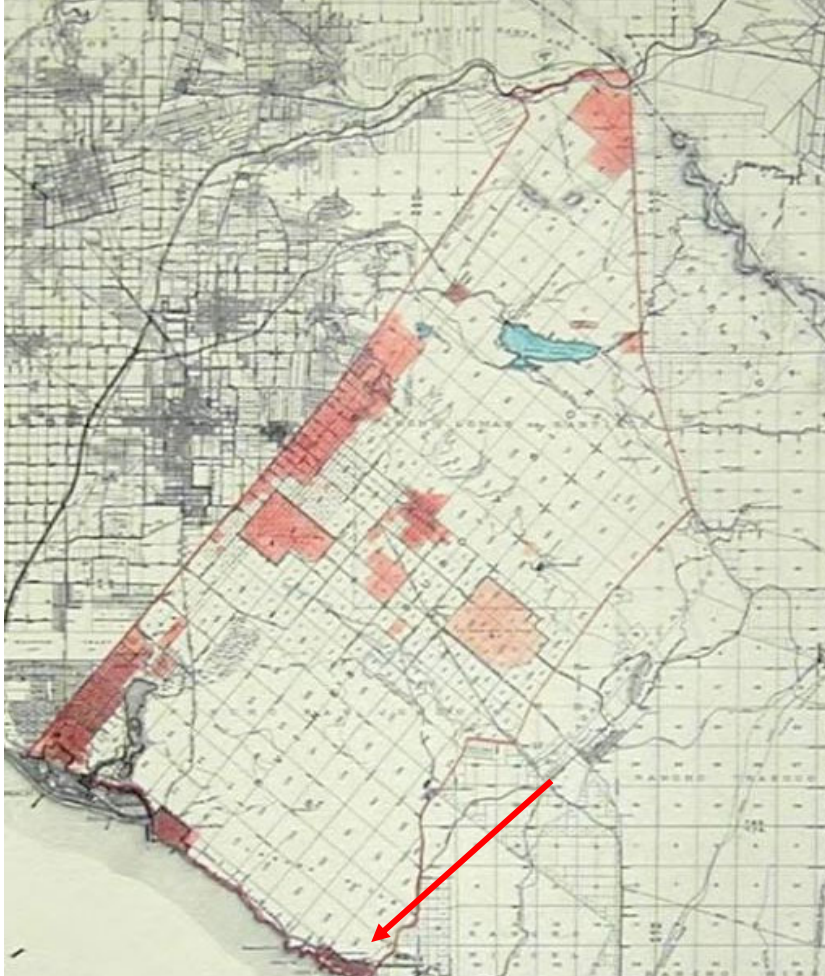


Figure 13. Irvine Subdivision c. 1907. Red arrow indicates Emerald Bay which was sold in 1906 to William Miles. Source: Huntington Library, Digital Library.

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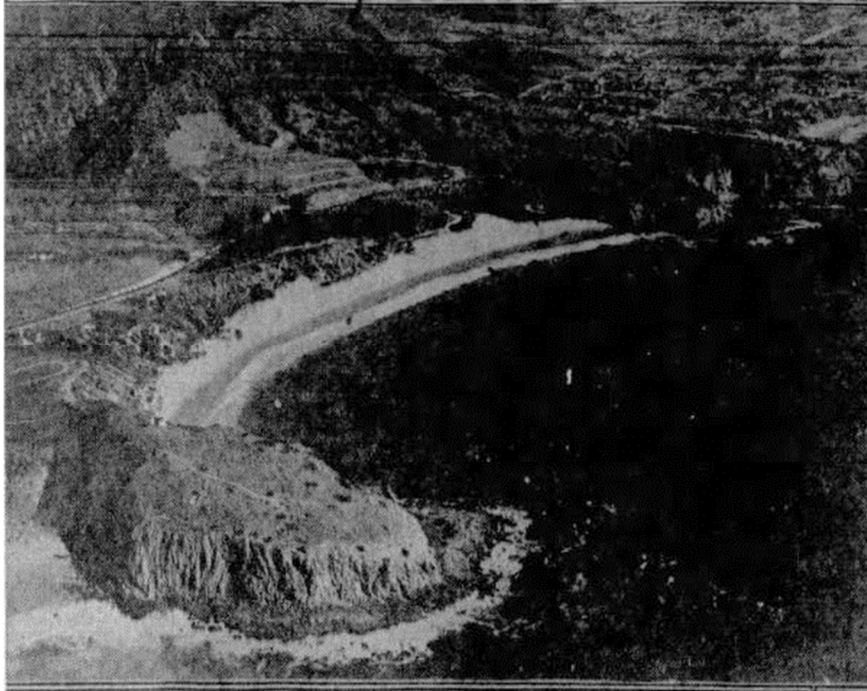


Figure 14. Aerial view of Emerald Bay in 1929 after Charles H. Jonas was granted permission to develop Tract 940. Source: *Los Angeles Evening Express*, May 11, 1929: 14

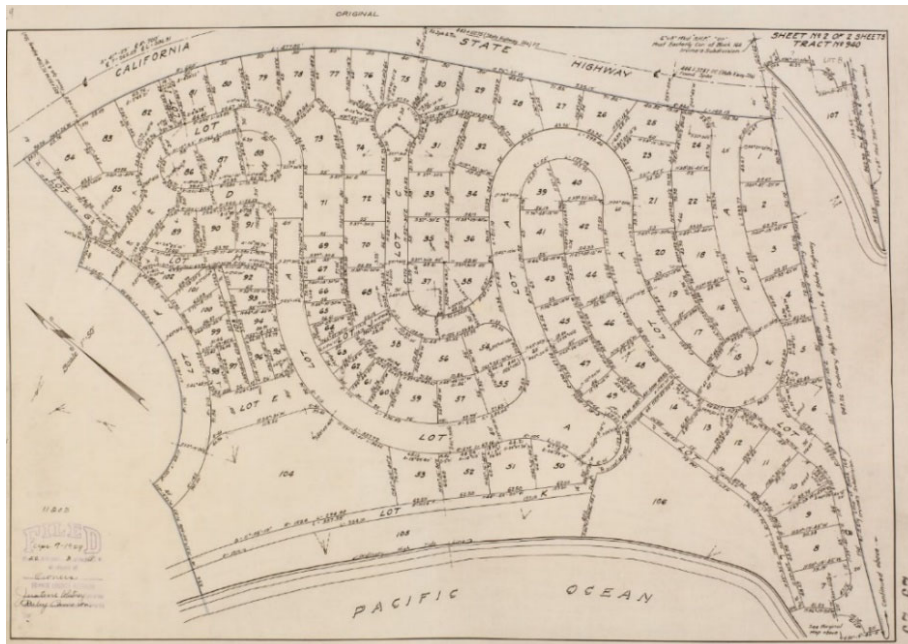


Figure 15. Tract 940, Subdivision A of Emerald Bay, 1929. The lots and streets are curvilinear, designed by landscape architect Mark Daniels. Source: Orange County Official Records.

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Figure 16. Emerald Bay, north Laguna Beach, 1931. A few houses have been constructed but Emerald Bay remained mostly undeveloped at this time. The red arrow points to the future site of the subject property. Source: Orange County Public Libraries, OC Stories online.

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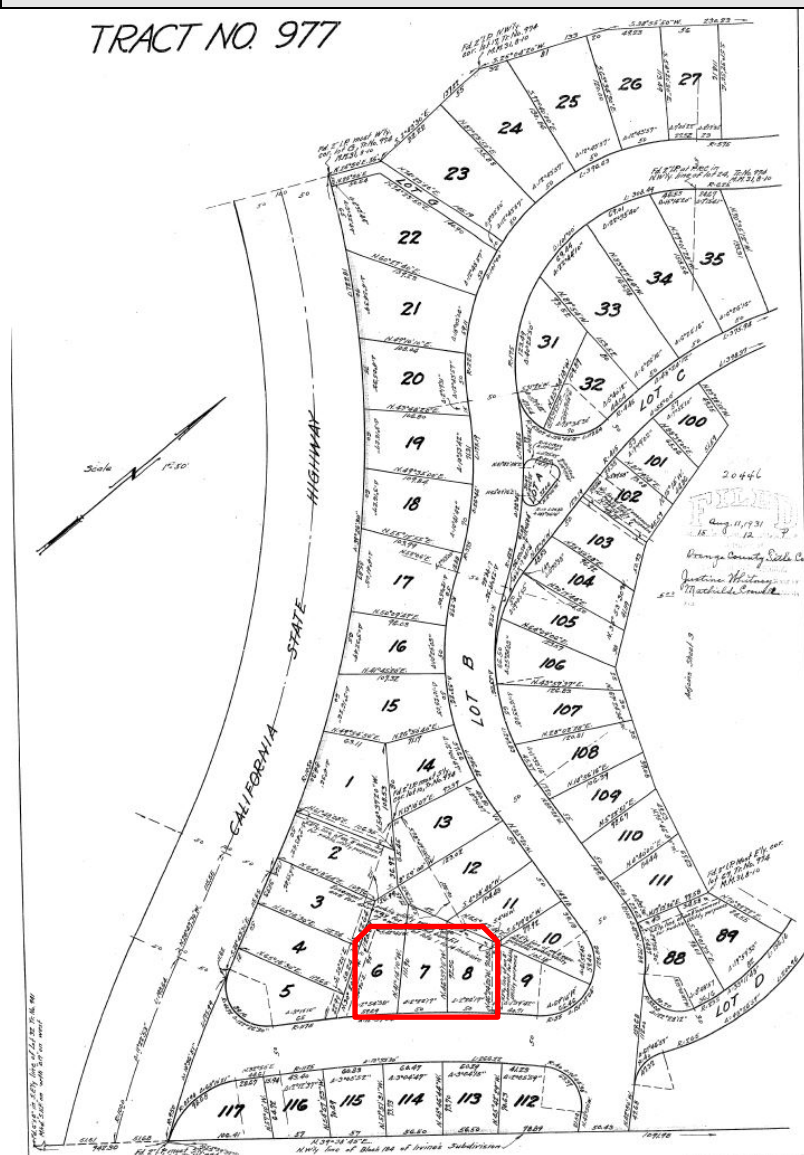


Figure 17. Tract 977, subdivision G, 1931. The red outline shows the future parcels of the subject property. Source: Orange County Official Records.

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Emerald Bay
*on the Coast Highway
South of Balboa, just North of Laguna*

NOWHERE is the water clearer, the sand whiter, the beach safer. Here Nature has provided natural seclusion — a half mile crescent of broad, white sand, guarded at each end by tall, rocky headlands closing out the public approach. Fencing in of the entire colony provides positive exclusiveness—a communal privacy found nowhere else along the coast.

Here many homes of beauty and charm nestle in a glorious setting among eucalyptus groves, which extend from shore line into the near-by hills. Paved roads wind through flowering, shrub-lined parkways. Here is to be found the true fulfillment of your ideal in an exclusive, residential, sea-side community in which to build for lasting happiness.

Now is the time to make your selection at Emerald Bay because the logical time to build a beach home is during the Fall and Winter months. At no other time can you plan, build, and furnish a home at leisure for early spring occupancy. And, too, construction costs will never be lower. Prepare now for the days just ahead when the surf and sand are calling.

The number of new owners and new homes constructed at Emerald Bay during September and October exceeded all previous records. We now offer the newly opened sections, which we consider the most beautiful of all Emerald Bay property. Every city convenience—all improvements in.

See these magnificent home sites for those satisfied with only the better things in life.

At the entrance you will be given a map of the property. Inspect it alone if you prefer. You are our guests—we shall endeavor to be a worthy host.

Brochure on Request

Hugh Evans Company, Ltd.
Exclusive Selling Agents
740 South Broadway Los Angeles Telephone TRinity 9381

Figure 18. Advertisement by Hugh Evans Company, 1931. Source: *Los Angeles Times*, November 8, 1931: 63.

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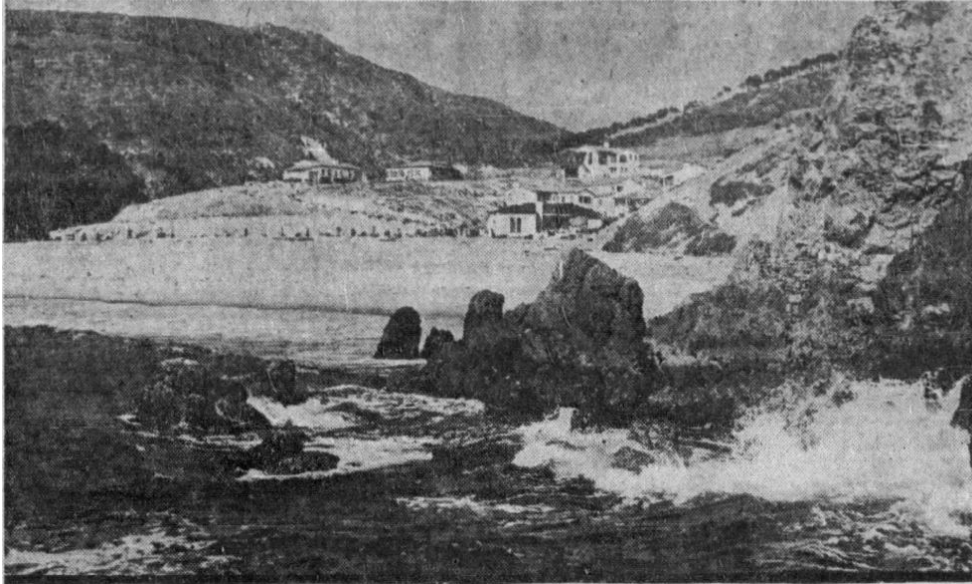


Figure 19. View of Emerald Bay looking north, 1931. Source: *Los Angeles Times*, November 8, 1931: 62.



Figure 20. The charming and picturesque community of Emerald Bay ca. 1930s. Source: UC San Diego Library Digital Collections.

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Figure 21. A postcard of Emerald Bay in the 1940s with the circular artery road and landscaping designed by Mark Daniels. Source: Lightheaded Graphics, Laguna Beach Historical photos.

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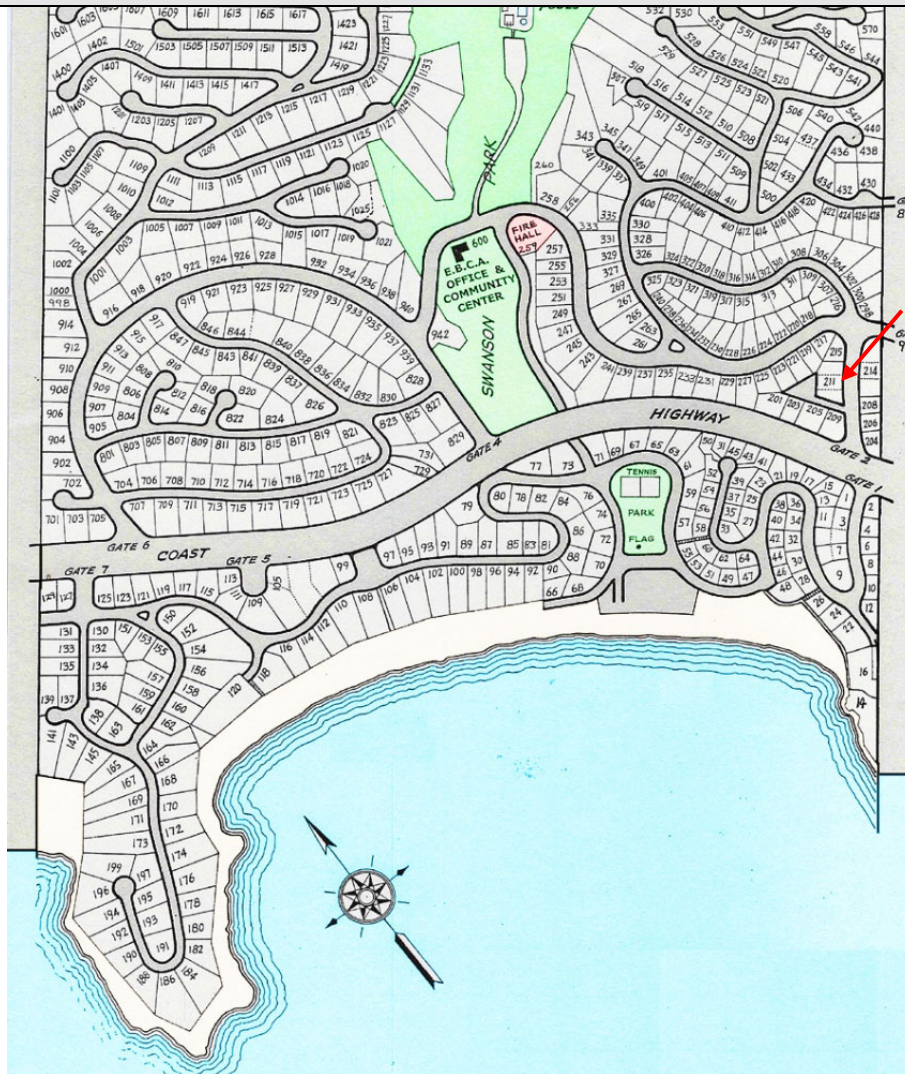


Figure 22. Emerald Bay Community Map with current numbering of houses implemented around 1940. A red arrow points to the subject property, #211. Source: Emerald Bay Real Estate.

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EMERALD Bay

AT Brookhaven, charming with winter aspect of the Italian Riviera, the morning mists disperse to disclose far out across the Blue Mediterranean rein mountain peaks of Corsica, like pyramids of pink marble.

And at Emerald Bay adjoining the Arden's Colony at Laguna Beach, where the sparkling Pacific surges from deeper gorges to surprise blue in the farther reaches of waves, the higher elevations of Catalina rise from the ocean sky-line with the same morning coloring.

In the details of coastline, tiers of land and rock formations at Emerald Bay, and in the groves of graceful Eucalyptus extending from the shore-line to the higher slopes of the coastal hills is seen the most striking duplication of the Mediterranean Riviera region.

THE similarity of natural setting of this scenic spot on the Southern California ocean shore to those of several of the most famous vacation resorts of that old-world region gave impetus to the creation at Emerald Bay of a residential community typically Mediterranean in atmosphere and architecture, now well under development.

Gracefully curving streets are being constructed as part of the general plan of development laid out by Mark Daniels, noted landscape architect. Control of design of all buildings is vested in a board of eminent architects to insure a beautiful and harmonious effort throughout.

All utility improvements, including water, gas, electricity, sewer system and telephone are underground. Streets are paved.

EMERALD BAY is suitable for its magnificent view and beach, quiet, clear water bathing, its fascinating natural submarine gardens with their colorful corals and other sea life and marine vegetation; and complete isolation from adjacent sea frontage.

Its appeal is only to those who desire quiet, cultured and charming environment for a seashore residence.

Architectural design and location of all structures conforming to an artistic plan are of first importance. Size of dwelling is optional. Many small villas, so individual and interesting as the larger homes, are being planned at very moderate cost.

Persons interested will be given complete information on request.

Charles H. Jonas
Developer of Emerald Bay, Bikes
in the Catalina Valley
and Mission Ranch
Charles W. Cooley
Selling Agent
650 SOUTH GRAND AVE.
Telephone TRinity 5551

Figure 23. Developer Charles H. Jonas' advertisement for Emerald Bay, 1929. Source: *Los Angeles Times*, June 21, 1929: 5.

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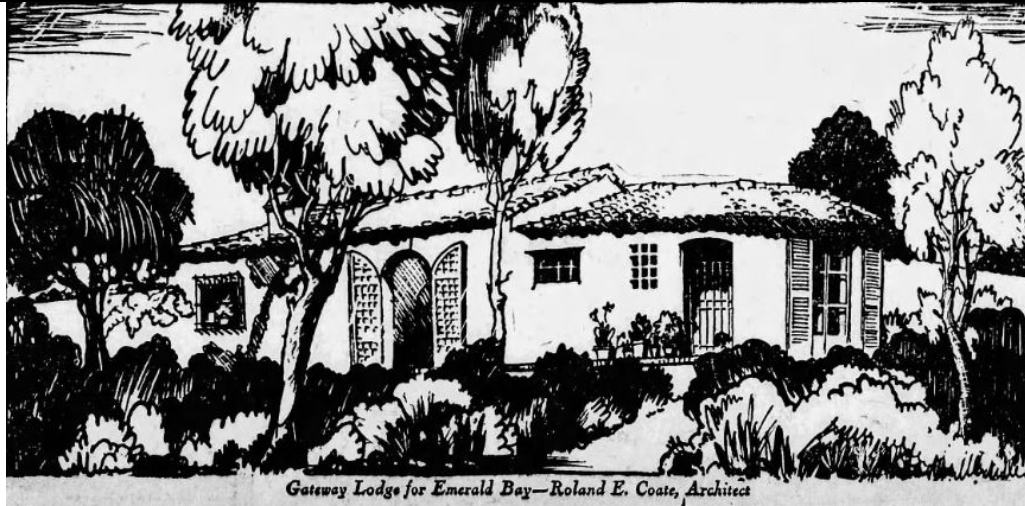


Figure 24. Gateway Lodge for Emerald Bay designed by architect Roland E. Coate, 1929. Source: *Pasadena Post*, August 23, 1929: 2.



Figure 25. Architect Roland E. Coate's personal Emerald Bay home, c. 1931. Source: AD&A Museum UC Santa Barbara, Roland E. Coate Sr. (1890-1958): Estates.

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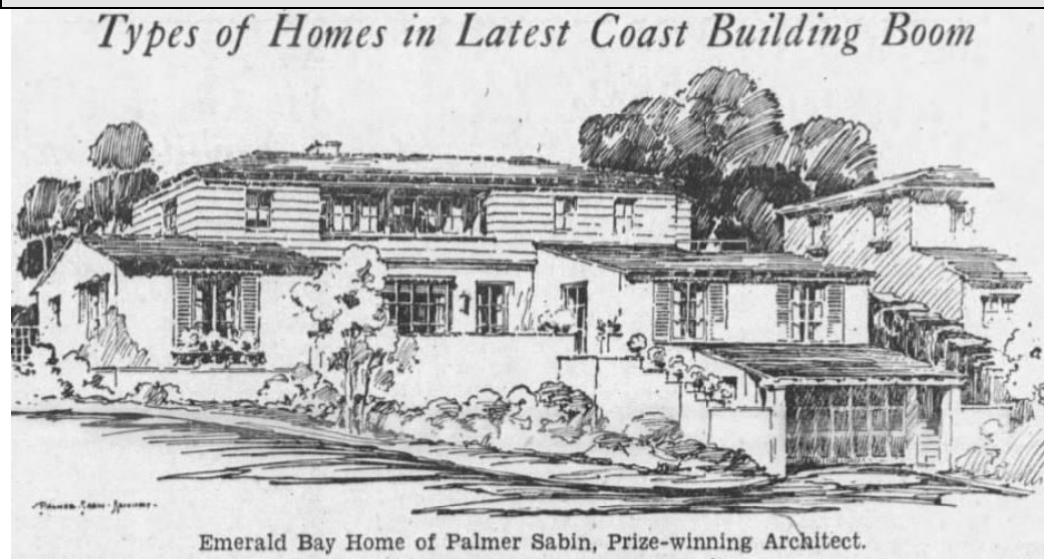


Figure 26. Architect Palmer Sabin's winning home design for Emerald Bay, published in *Home Beautiful* and the *Los Angeles Times*, 1933. Source: *Los Angeles Times*, August 20, 1933: 22.



Figure 27. Emerald Bay homes designed by architect Palmer Sabin in Tract 940 "Vieux Carre," 1931. Source: Elizabeth Quilter, *Emerald Bay, 1906-1991*, 40.

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Figure 28. Residence at #52 in Tract 940, constructed in 1929 as shown by the red arrow. The house was designed by Palmer Sabin. The house has been surrounded by infill construction. Source: ESA 2023, Elizabeth Quilter, *Emerald Bay, 1906-1991*.



Figure 29. Residence at #2 in Tract 940 near Gate 1, constructed in 1932. Source: ESA 2023.

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Figure 30. Residence located at #68 in Tract 940, constructed in 1946 with infill development above the property. The house is next to the Emerald Green, in front of the beach. Source: ESA 2023.



Figure 31. Residence located at #38 in Tract 940, constructed in 1936. The historic postcard in Figure 17 features this house with in a view looking north and this view is looking south. Source: ESA 2023.

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Figure 32. Aerial image of the community showing the entrance gates, tunnel, Emerald Green and Swanson Park Source: Google Maps.

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Figure 33. Historic tunnel connecting the Emerald Bay tracts on both sides of the Coast Highway, with landscaping above. Source: ESA 2023.

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Figure 34. The private beach at Emerald Bay that can be accessed only by homeowners and their guests. Source: ESA 2023.



Figure 35. Swanson Park located on the east side of the Pacific Coast Highway. The park was named after long time residents John Thomas and Margery Swanson who helped plant trees and care for the park during it's early history. Source: ESA 2023.

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