



memorandum

date June 18, 2024

to Orange County Zoning Administrator; Kevin Canning, Contract Planner, and Cindy Salazar, Planning Division Manager, OC Development Services / Planning

cc Bill Cooley, Owner 215 Emerald Bay; Larry Nokes, esq.

from Margarita Jerabek, Alison Garcia-Kellar and Valerie Smith, Architectural Historians, Environmental Science Associates (ESA)

subject Planning Application PA22-0227 for a Coastal Development Permit, Variance Permit, Use Permit and Lot Line Adjustment in conjunction with the demolition of an existing two-level single-family residence and its replacement with a new two-level single-family residence and associated site grading and improvements (Proposed Project), and its attachments

ESA has reviewed the staff report from Mr. Kevin Canning, Contract Planner to Orange County Zoning Administrator, dated June 2024, and Planning Application PA22-0227 for a Coastal Development Permit, Variance Permit, Use Permit and Lot Line Adjustment in conjunction with the demolition of an existing two-level single-family residence located at 211 Emerald Bay and its replacement with a new two-level single-family residence and associated site grading and improvements (Proposed Project), and its attachments.

ESA submits the following comments to OC Development Services/Planning and the Orange County Zoning Administrator for consideration and requests that the hearing and decision for approval of the Planning Application PA22-0227 be continued until the California State Historical Resources Commission (SHRC) formally determines whether the existing two-level single-family residence and ancillary dwelling located at 211 Emerald Bay on the project site is eligible for listing in the California Register of Historical Resources.

- 1) **The Nomination was Properly Submitted.** The OC staff report states that the Nomination form did not include the property owner's signature and that the County could not verify that it had been properly submitted either to the state or any local County of Orange agencies (Section 15300.2 Exceptions, page 11, paragraph 1, lines 6-8). ESA clarifies that the California Register of Historic Places (CRHP) Nomination Form we prepared for 211 Emerald Bay (Nomination) was properly submitted as detailed below, in accordance with the California Office of Historic Preservation (OHP) process for historic designation, posted on its website.¹
 - a. ESA prepared a complete Nomination Packet that was submitted to OHP on October 19, 2023. Per the Checklist for Submission, the nomination included DPR 5232A, DPR 523B and DPR 523L forms, nomination documents, photos, maps and digital media. ESA notified the Orange County

¹ Procedures for Registration, California Register of Historical Resources, 2024 (https://ohp.parks.ca.gov/?page_id=21238, accessed June 14, 2024).

Clerk by certified mail on July 11, 2023, that an application was being filed, requested that the County provide written comments within 90 days, and provided a copy of the application.

ESA received no comment on the application from Orange County or any of the other parties that were notified. After the 90-day waiting period had passed, ESA submitted the Nomination Packet to OHP on October 19, 2023. The certified mail receipt and copy of the application materials provided to the Orange County Clerk are included in Attachment A. To ensure that the County was fully aware that the Nomination had been prepared, ESA sent a copy of the Nomination on January 9, 2024, to Kevin Canning, Contract Planner. Justin Kirk, John Canedo, Karl Schwing, and Shannon Vaughn were copied on the email. Copies of the emails and letters are also included in Attachment A.

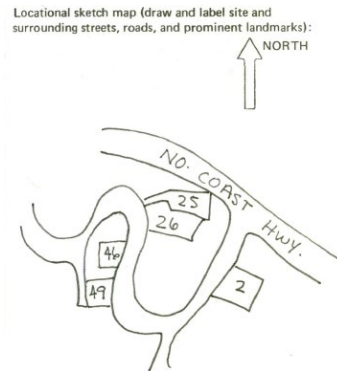
- b. ESA notes that consent of the owner is not required, but a resource cannot be listed over an owner's objections. The SHRC can, however, formally determine a property eligible for the California Register if the resource owner objects.

- 2) **The Property Was Eligible for the 1981 Survey.** As noted in the staff report on page 11, paragraph 2, a 1981 survey conducted by the Environmental Coalition of Orange County included five Emerald Bay residences but did not include the subject property at 211 Emerald Bay. ESA notes that the conclusion of the 1981 survey only addressed the properties southwest of the Coast Highway on the ocean side in the earliest phase of development of the Emerald Bay Community in 1929. The survey focused on a group of properties clustered near gate 1 designed by Palmer Sabin, a master architect and a member of the design review board. It failed to include other properties from the second phase of development on the northeast of the Coast Highway, in a tract named the Casbah.

Although the subject property was one of the earliest homes developed in the Emerald Bay Community on the land northeast of the Coast Highway, it was thus not identified as eligible in the 1981 survey either because of its location, or because the significance of the second wave of development or the specific focus on Palmer-Sabin designed properties were not known. However, its omission from the survey does not indicate a lack of potential eligibility.

211 Emerald Bay currently meets the age criteria for listing in the National Register of Historic Places NRHP and CRHP. The survey has not been updated since 1981. According to survey guidelines, surveys should be updated after five years. Currently, the 50-year cutoff date is 1974. Further, the OHP manual, *Instructions for Recording Historical Resources* (March 1995), recommends documentation of resources over 45 years old: "The 45-year criteria recognizes that there is commonly a five year lag between resource identification and the date that planning decisions are made."² Explicitly, OHP encourages the collection of data about resources that may become eligible for the NRHP or the CRHP within that planning period.

² Office of Historic Preservation, *Instructions for Recording Historical Resources*, March 1995 (<https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>, accessed June 14, 2024), page 2.

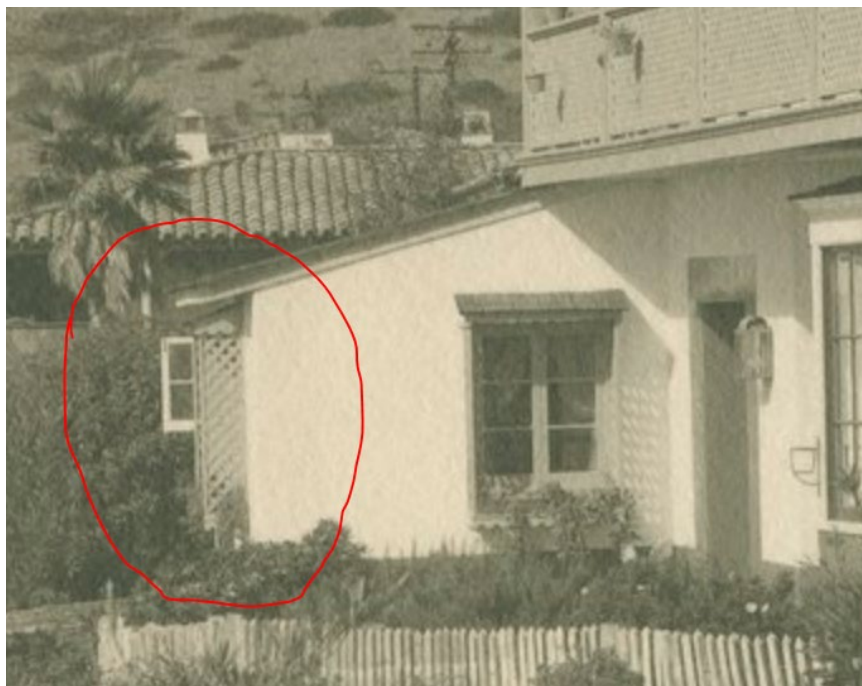


These five homes in Emerald Bay, designed by Palmer Sabin in 1929, were the only resources found eligible in 1981. Historic Resources Inventory, DPR 532.

- 3) **Findings of the Historical Resources Assessment Report (HRAR) are Unsupported.** The Nomination prepared by ESA was conducted from the public right of way (Staff report, page 11, paragraph 3). Since then, the owner of the subject property commissioned an HRAR, allowing full access to the property. The HRAR concludes that the structure does not qualify as historic and that its demolition is permitted under a Class 3 Categorical Exemption from CEQA. That conclusion is unsupported and based on factual errors and missing data, as explained below.
- a. HRAR History of Planned Communities – page 8
 - i. This context fails to address early California garden suburb history as is necessary to understand the significance of Emerald Bay. Francis Wood and Forest Hill in San Francisco are two examples in our report, also designed by internationally known master landscape architect Mark Daniels.
 - ii. Much of the information in this section of the HRAR applies generally to the development of automobile suburbs but not specifically to planned communities or garden suburbs. For instance, Better Homes in America does not address planned communities but individual lots with small houses.
 - b. HRAR Community of Emerald Bay – page 11
 - i. This section does not establish the significance of landscape architect Mark Daniels who had already designed Bel Air and Pebble Beach.
 - ii. Missing citations in paragraph 2 on pages 11-12 and paragraph 2 on page 15.
 - c. HRAR 211 Emerald Bay – page 16
 - i. Missing citations in paragraph 1 and 2 pages 16-17
 - d. HRAR Main Dwelling – page 32
 - i. “The main dwelling is period revival with limited Mediterranean influence.” In fact, the residence is a modest interpretation of the style — as was not uncommon in the 1930s, especially in beach communities. It does not have to be a pure or high style version to qualify as historic.

e. HRAR South elevation – page 32

- i. “The age of the lattice is not identified.” This is a period-specific feature used in the 1920s-1940s for many beach cottages and eclectic period revival properties. A footnote in the HRAR acknowledges that Roland Coate’s 1930 beach house in Emerald Bay contains lattice details; thus, the HRAR author was aware this feature was part of this period. The footnote states: “Historic images reveal that Architect Roland Coate utilized wood lattice panels as railing / balustrade material at his Emerald Bay home’s 2nd level balcony and as surrounds at some windows.”





Top Photo: Roland Coate's beach house with lattice details around the windows and balcony. Close-up Photo: wood lattice window detailing that resembles what still remains at 211 Emerald Bay. Bottom Photo: 211 Emerald Bay existing front window. 1935-1936, Architecture Museum, University of California, Santa Barbara / ESA 2023.

- ii. The HRAR incorrectly states the lattice design was a Gothic Revival feature. We identify the lattice as a character-defining feature adding to integrity, especially at the street façade. It may have been repaired but appears as an original feature.
- f. HRAR Significance – page 54
- i. 1981 survey – the included resources represent Palmer Sabin properties from the earliest development of Emerald Bay in 1929. The second wave of development in the 1930s is missing from this survey.
 - ii. The images in the HRAR show many altered homes from the early development of the community, strengthening the argument that the subject property is also an excellent example of Emerald Bay, an early garden suburb.
 - iii. Criterion 1 – page 55
 - 1. 211 Emerald Bay need not have been a model home or have promoted the original community to be an excellent example of the garden suburb and modest Mediterranean Revival design.
 - 2. Because 211 Emerald Bay was not part of the original tract 940 does not make it insignificant. The second phase of development was important as it contained flat lots advertised to re-spark interest that had waned in lot sales. 211 Emerald Bay was one of the first houses on the northeast side of the Coast Highway connected by a tunnel as part of the original landscape design by Daniels.
 - iv. Criterion 3- page 56
 - 1. The HRAR skips over the significance of Emerald Bay as a garden suburb, and the subject property as a singular association of the designed community.

2. The ADU is said to have limited period revival features. It in fact is an excellent example of a beach cottage. It was constructed as a residence before the main house was built and should have been separately evaluated. While garages typically mirror the design of the main house, the HRAR concedes that the ADU was built as a freestanding residence.
3. 211 Emerald Way is an excellent example of a modest mediterranean revival house in Emerald Bay, regardless of whether its builder or architect are definitively established. Master architect Roland E. Coate contributed to the aesthetics of Emerald Bay as a member of the architectural review board. He designed the original gatehouse, his own beach house, and other properties in the community. Although original permits have not been located, ESA deduces that the property may have been designed (c.1931-1936) or remodeled (c.1945) by Coate as it contains signature features common to works of the master architect.

The most striking feature is the use of wood lattices for window and door surrounds. Coate's beach house in Emerald Bay contained similar wood lattice designs around windows and doors, illustrated above. Scalloped awnings were also used by Coate in his designs in a similar way seen above the main entrance of the subject property. Other features that could be attributed to him include the sculptural chimney and the square flat arched doorway. The window types including picture windows and square bays are also present on properties designed by Coate, although these features became popular during the period as architects in Los Angeles / Pasadena attempted to modernize traditional California style homes and may not be specific to Coate.

4. Even if not designed by Coate, the original house design would have had to be reviewed by the design board and was accepted by them as representing the design goals of the community aesthetics including longtime board members and residents Roland Coate and Palmer Sabin.
5. The fact of its modest example of the style does not limit its ability to convey significance, and from the public right of way, 211 Emerald Way still reads as a Mediterranean revival residence with Colonial Revival Eclectic influences reminiscent of Roland Coate's designs from the tract's early development.
6. As already noted, the use of lattice was common during this period as revival properties were often eclectic, incorporating more than one style as a common practice of Roland Coate and other master architects. This would have been following the trend and not necessarily a "budget conscious" decision.
7. Subsequent alterations including fenestration circa 1940s also must have been approved by the design board, showing its fit within the design aesthetics of the planned community.
8. Emerald Bay contains an eclectic mix of styles that started with Spanish Colonial and Mediterranean Revival and evolved to include Colonial Revival. Eclectic blends including Regency Revival provide modern interpretations of the traditional style found throughout Pasadena and Beverly Hills and are found throughout Emerald Bay. This desire to stay fashionable is seen in the circa 1940s window alterations including Regency Revival square bays and large

picture windows on enclosed portions. These changes remain within the early period of the construction of the residence and should be included in the Period of Significance for the home: c. 1931-1945 to include the date of construction and early renovations.

9. The ADU is not a starter unit but a beach cottage that was used as a primary residence. It should be evaluated as a beach cottage, a known typology especially in the Laguna Beach area.
- g. The CEQA compliance summary on page 11, paragraph 4, finds the project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and that preparation of a Notice of Exemption is appropriate. ESA disagrees with this summary and conclusion as follows:
- i. The CRHR Nomination establishes historic context and defines the qualities of significance of the historic Emerald Bay Community comprised of residential properties with characteristic scale and massing and design qualities, a community layout with entrance gates and curvilinear roadways and designed community landscapes, and a purpose-built intentionally designed tunnel connection between the portions of the community lying on both the ocean side and land side of the Coast Highway. The Nomination finds the property individually eligible for the CRHR.
 - ii. ESA's site survey and historical research confirm that the property meets criteria for listing in the 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.
 - iii. The proposed project would result in significant unavoidable environmental impact to historical resources by demolition of the main residence and ancillary dwelling.
 - iv. Potential adverse changes to the aesthetic characteristics of the subject property and its associated community setting would result from removal of prominent public contextual views from entrance gate 2 and along the Emerald Bay roadway of the primary façade of the subject property.
 - v. The proposed demolition is planned in order to build a new residence that would be double in size and substantially change the scale and massing and design qualities in a manner incompatible with the community history, original master plan guidelines, and aesthetics.
 - vi. Taken together, the Proposed Project would result in significant unavoidable historic and aesthetic impacts including direct, indirect, and cumulative impacts.
 - vii. A project CEQA process to address impacts and alternatives is essential.

Conclusion

The Emerald Bay Community is an important example of an early master planned garden suburb designed by master architects and landscape architects. The community retains distinctive characteristics that continue to convey its historical significance.

211 Emerald Bay sits on a prominent parcel near an entrance gate (gate 2) and is highly visible from the public right of way. It serves as a visual gateway to the northeast portion of the community, contributing distinctive views of aesthetic qualities of architectural character. Historic patterns of development would be destroyed if the current residences were demolished, and the proposed project is approved as designed. Destruction of the aesthetics of the project site and associated impacts to the community setting would result in significant adverse direct, indirect, and cumulative impacts.

For all of the reasons stated above, further evaluation of aesthetic and historic impacts of the project should be conducted in a CEQA process. Consideration of the Planning Application PA22-0227 should be continued until the SHRC has formally considered eligibility of the residence and ancillary dwelling at 211 Emerald Bay for listing in the California Register.

Sincerely,



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

Attachment A- Copy of the application materials, notifications of the Nomination, ESA Professional Qualifications

Attachment A



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Suite 1100
Los Angeles, CA 90017
213.599.4300 phone
213.599.4301 fax

esassoc.com

October 19, 2023

Mr. Jay Correia, Supervisor, Cultural Resources Programs
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Subject: 211 Emerald Bay, Laguna Beach, California Register Nomination Form

Dear Mr. Correia,

ESA is providing this documentation to the California Office of Historic Preservation to satisfy the requirements to nominate a property in the State of California. This letter is to inform you that ESA prepared a California Register Nomination for 211 Emerald Bay that was sent to the Orange County Clerk, Hugh Nguyen and the Orange County Historical Commission by certified mail on July 10, 2023. No comments were received and the certified mail receipts along with the final nomination are included herein.

The owner of 211 Emerald Bay is Brennan Slavik (314 Emerald Bay). A neighboring property owner commissioned preparation of a Nomination for the 211 Emerald Bay property, which appears to be threatened with demolition. ESA's qualified architectural historians, Margarita Jerabek, Alison Garcia Kellar, and Valerie Smith (626 Wilshire Boulevard, ESA) 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.

ESA's evaluation found the property at 211 Emerald Bay meets the criteria for listing in the California Register of Historical Resources (CRHR) under Criterion 1 and 3. 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 evaluated as a contributing feature to the subject property and evaluated under the Beach Cottage Architecture (1910-1940) context. The subject property is associated with the development of Emerald Bay, an early planned suburban coastal garden community. It is significant as a remaining example of an original single-family residence as constructed in Emerald Bay. In addition, 211 Emerald Bay 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.

Please kindly acknowledge receipt of the enclosed documentation in writing to Alison Garcia Kellar at agarciakellar@esassoc.com.

Sincerely,

Margarita Jerabek, Ph.D
Historic Resources Strategic Development Director

Alison Garcia Kellar, M.S.
Senior Architectural Historian



October 13, 2023
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Attachments:

Certified Mail Receipts (Orange County Clerk-Recorder's Office, Orange County Historical Commission)

DPR Forms / Final Nomination

Flash Drive with Nomination Documents

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

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 7; R 9West; _____ of _____ of Sec 00; _____ B.M.

c. Address 211 Emerald Bay City Laguna Beach Zip 92651

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

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

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

e. 1931-1936/ Orange County Tax Records, Historic Aerials

*P7. Owner and Address: Brennan Slavik, 314 Emerald Bay Laguna Beach, California, 92651

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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

Significance Statement

The property at 211 Emerald Bay meets the criteria for listing in the California Register of Historical Resources (CRHR) under Criterion 1 and 3. 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 evaluated as a contributing feature to the subject property and evaluated under the Beach Cottage Architecture (1910-1940) context. 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. 211 Emerald Bay Drive is also 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. [See Continuation Sheets]

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

*B12. References:

[See Continuation Sheet]

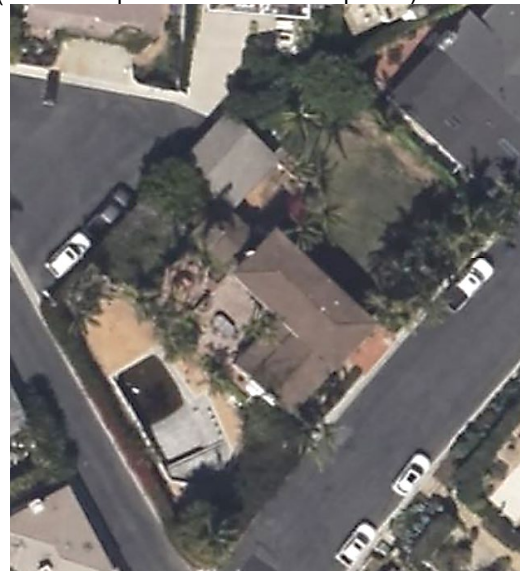
B13. Remarks:

*B14. Evaluator: Valerie Smith, ESA

*Date of Evaluation: June, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





SOURCE: ESA, 2023

Topo Quad: Laguna Beach, 1977

211 Emerald Bay

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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. The house is irregularly shaped in plan with a two-story main volume that is 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.

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. The Juliette balcony contains 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 like 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. 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. 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. 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. 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 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

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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 1-4** 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

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)**

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.

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 5).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

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.

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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

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 6-7**).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

³⁰ Ibid., 6.

³¹ Ibid.

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.

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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 8**).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 9**).⁵⁰

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 10-13**).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 14**).

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

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.

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>.

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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 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 15)**.⁷⁵

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.

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.

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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

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 16**).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 17**).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 18**).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 19**). 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

⁷⁶ Quilter, 6.

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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- 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
- 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

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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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 20-23**). 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 entrances 1 and 2, the tunnels and the Emerald Green and Swanson Park remain intact (**Figure 24-25**). The beach flanked by two cliffs at Emerald Bay remains private with no public access (**Figure 26**).

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 were surveyed and 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

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-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf, 1.

⁹⁸ McAlester, 522.

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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

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.

⁹⁹ Prosser, “Mediterranean & Indigenous Revival Architecture,” 1.

¹⁰⁰ Ibid.

¹⁰¹ Ibid, 4.

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.

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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

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

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

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.*

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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 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 27**).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



Figure 1. 1938 historic aerial with subject property outlined in red. Source: UCSB.

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

¹¹⁷ Quilter, 60.

¹¹⁸ Ibid.

¹¹⁹ Ibid, 21.

¹²⁰ Ibid, 60.

¹²¹ Ibid, 61.

¹²² Ibid, 64.

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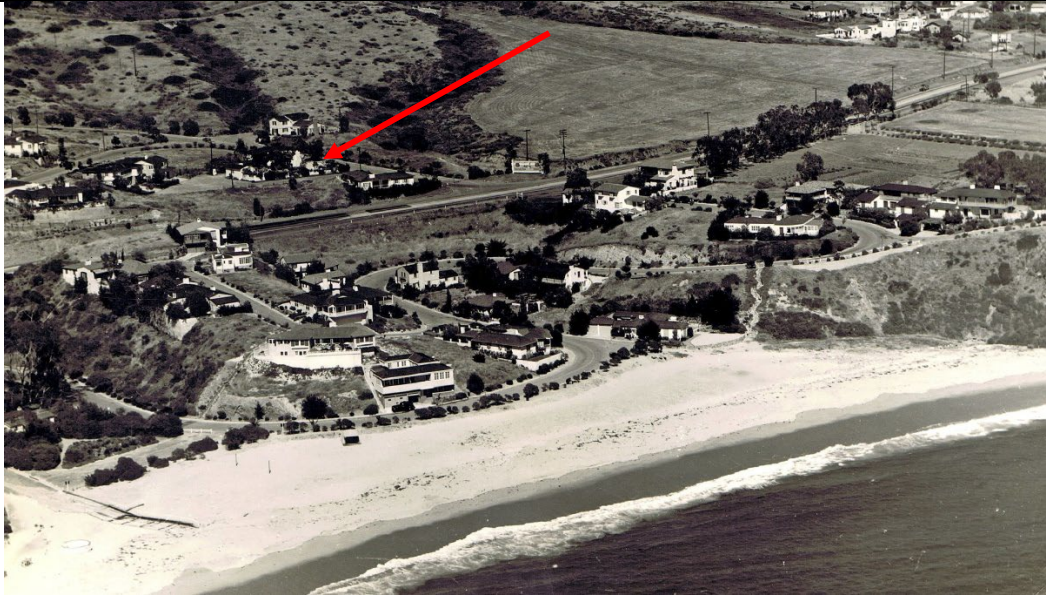


Figure 2. C.1940 aerial identifying 211 Emerald Bay in Tract 977. Source: Laguna Beach Historical Society.



Figure 3. 1947 historic aerial with subject property outlined in red. Source: UCSB.

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Figure 4. 1953 historic aerial with subject property outlined in red. Source: UCSB.

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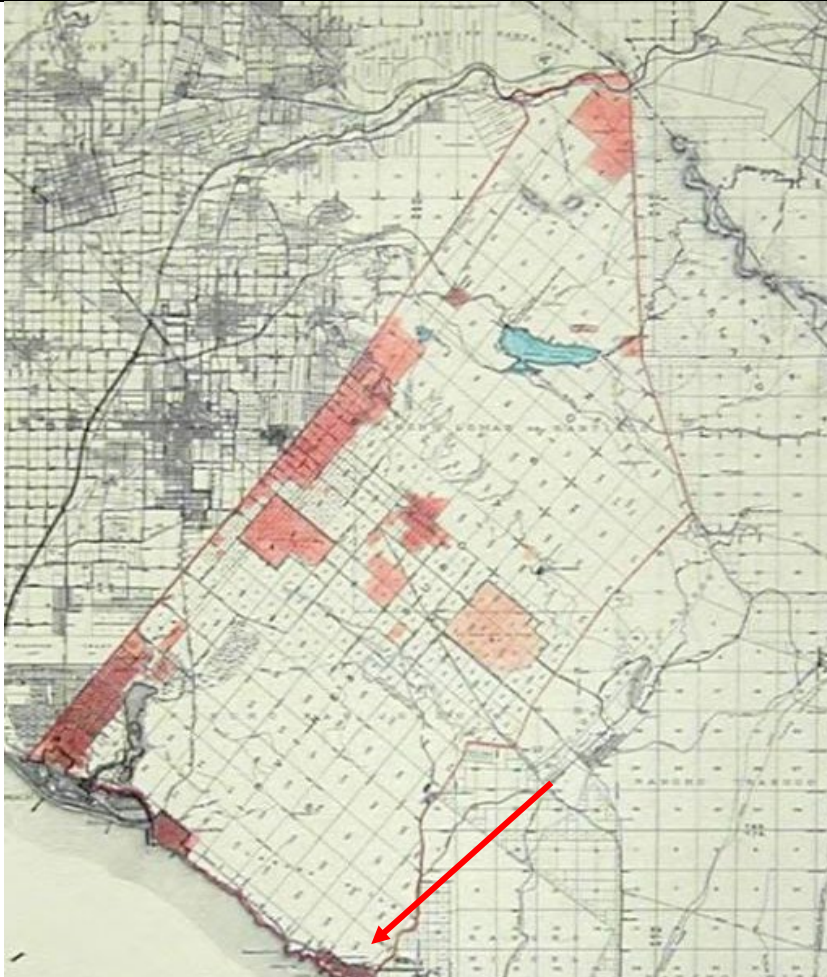


Figure 5. Irvine Subdivision c. 1907. The red arrow indicates Emerald Bay which was sold in 1906 to William Miles.
Source: Huntington Library, Digital Library.

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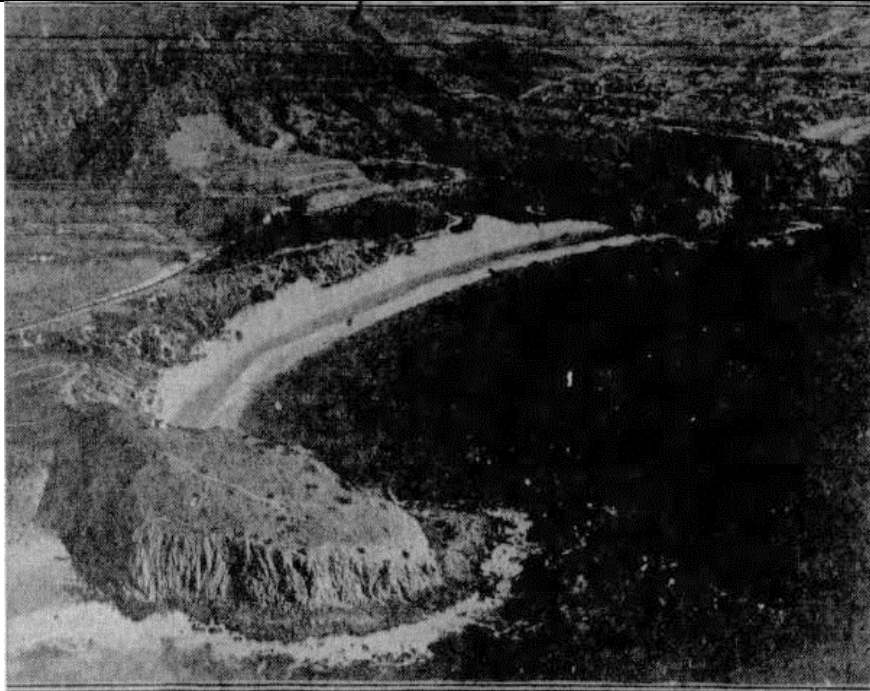


Figure 6. Aerial view of Emerald Bay in 1929 after Charles H. Jonas was granted permission to develop Tract 940. Source: *Los Angeles Evening Express*, May 11, 1929: 14

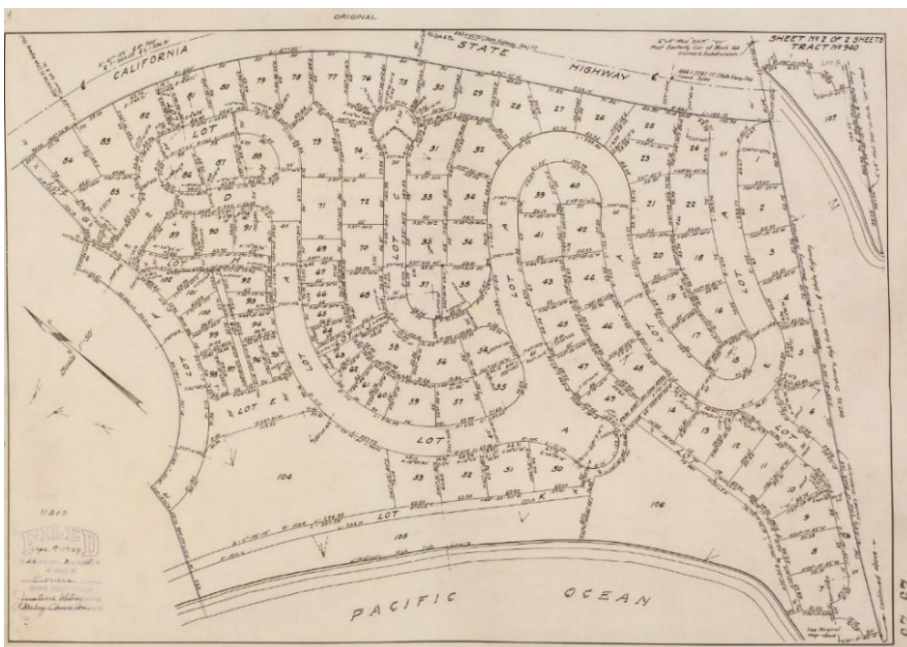


Figure 7. Tract 940, Subdivision A of Emerald Bay, 1929. The lots and streets are curvilinear, designed by landscape architect Mark Daniels. Source: Orange County Official Records.

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Figure 8. 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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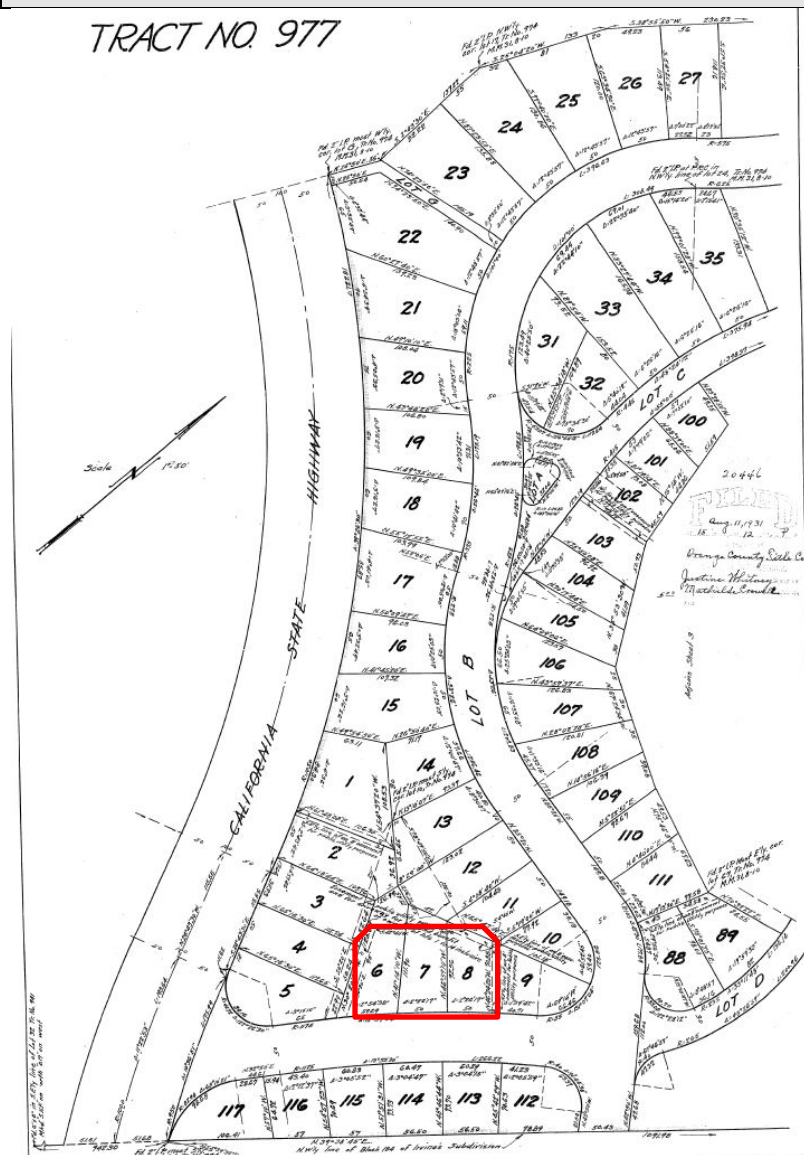


Figure 9. Tract 977, subdivision G, 1931. The red outline shows the future parcels of the subject property. Source: Orange County Official Records.

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

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Figure 11. View of Emerald Bay looking north, 1931. Source: *Los Angeles Times*, November 8, 1931: 62.



Figure 12. The charming and picturesque community of Emerald Bay ca. 1930s. Source: UC San Diego Library Digital Collections.

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Figure 13. 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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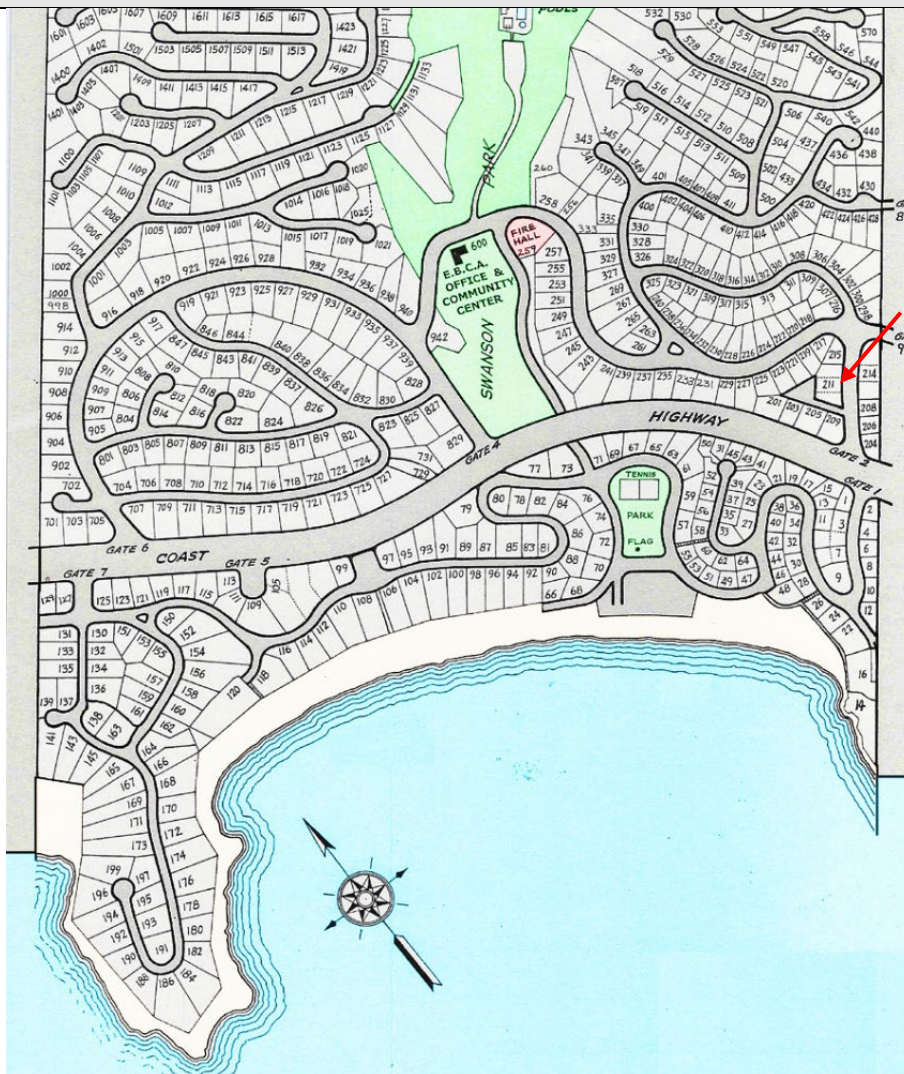


Figure 14. Emerald Bay Community Map with current numbering of houses implemented around 1940. A red arrow points to the subject property, #211. Source: Emerald Bay Real Estate.

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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 Mack 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, clean water bathing, its fascinating natural submarine gardens with their colorful sea-fish 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. Casey
Selling Agent
650 SOUTH GRAND AVE.
Telephone TRinity 5551

Figure 15. Developer Charles H. Jonas' advertisement for Emerald Bay, 1929. Source: *Los Angeles Times*, June 21, 1929: 5.

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Figure 16. The Gateway Lodge for Emerald Bay was designed by architect Roland E. Coate, 1929. Source: *Pasadena Post*, August 23, 1929: 2.



Figure 17. 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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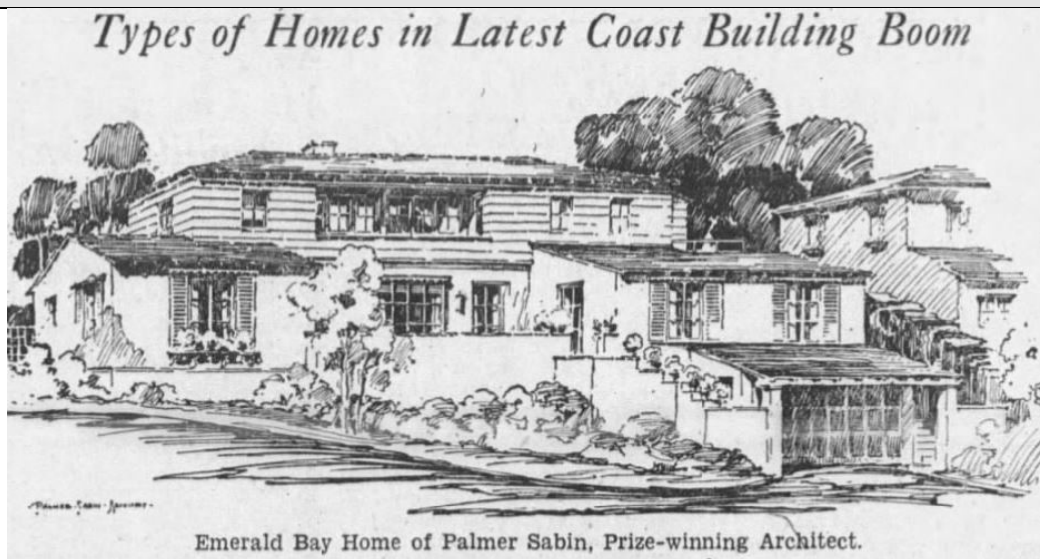


Figure 18. Architect Palmer Sabin's winning home design for Emerald Bay, published in *Home Beautiful* and the *Los Angeles Times*, 1933. Source: *Los Angeles Times*, August 20, 1933: 22.



Figure 19. 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 20. 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 21. Residence at #2 in Tract 940 near Gate 1, constructed in 1932. Source: ESA 2023.

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Figure 22. 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 23. Residence located at #38 in Tract 940, constructed in 1936. The historic postcard above features this house with in a view looking north and this view is looking south. Source: ESA 2023.

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Figure 24. Aerial image of the community showing the entrance gates, tunnel, Emerald Green and Swanson Park
Source: Google Maps.

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Figure 25. 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 26. The private beach at Emerald Bay that can be accessed only by homeowners and their guests. Source: ESA 2023.



Figure 27. 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 its early history. Source: ESA 2023.

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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 evaluated 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 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 of 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.

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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.

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

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board members so it is 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 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.

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P5a. Additional Photographs



Sketch Map of 211 Emerald Bay (see images below). Source: Google Maps / ESA 2023.

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Photo 1- A Mediterranean Revival style residence at 211 Emerald Bay. The facade's two-story volume is vertically centered with a ground floor entrance surmounted by a Juliette balcony with original details. Southeast elevation, view looking northwest. Source: ESA 2023.



Photo 2- Detail of the corner of the one-story volume on the southeast elevation with original window opening and stucco chimney. Southeast elevation, view looking northwest. Source: ESA 2023.

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Photo 3- View of the stucco chimney on the northwest elevation and Juliette balcony with wrought-iron railing and decorative scalloped detailing on the southeast elevation. The French doors above the main entrance are a pair of original 4-lite, full-height wood casement windows with original wood lattice frames. Other windows on the second story include original wood-frame multi-lite casement windows, also with original wood lattice frames as seen on this photo on the northeast elevation. Source: ESA 2023.



Photo 4- Detail of the stucco exterior, belt course, and Juliette balcony with original wrought-iron railing and decorative scalloped detailing above the entrance. Southeast elevation, view looking north. Source: ESA 2023.

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Photo 5- Detail of overhanging roof eaves and wood lattice frame around the second story windows on the northwest elevation. Northwest and southeast elevation, view looking northeast. Source: ESA 2023.



Photo 6- Primary entrance with an original Dutch-door. Southeast elevation, view looking northwest. Source: ESA 2023.

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Photo 7- Detail original window opening with replacement window on the southeast elevation, view looking north. Source: ESA 2023.



Photo 8- The garage and vernacular beach cottage at the rear of the main house, view looking southeast. Source: ESA 2023.

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<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Hugh Nguyen Orange County Clerk - Recorder County Administration South Building 601 N. Ross Street Santa Ana, CA 92701	B. Received by (Printed Name) <i>JACOB</i> C. Date of Delivery <i>7/13/15</i>
2. Article Number (Transfer from service label) 9590 9402 2393 6249 5481 11	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 7019 2970 0000 5108 5415	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

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<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Orange County Historical Commission 13042 Old Myford Road Irvine, CA 92602	B. Received by (Printed Name) <i>GR OUD</i> C. Date of Delivery <i>7/13/15</i>
2. Article Number (Transfer from service label) 9590 9402 2393 6249 5481 04	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 7019 2970 0000 5108 5408	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

From: Margarita Jerabek
Sent: Thursday, January 18, 2024 4:11 PM
To: Kirk, Justin <justin.kirk@ocpw.ocgov.com>; Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>; jcanedo@EBCA.net; shannon.vaughn@coastal.ca.gov; karl.schwing@coastal.ca.gov
Cc: Bill Cooley <bcooley@successce.com>; lnokes@nokesquinn.com
Subject: RE: 211 Emerald Bay Review Requirements

Hi Justin,

We sent a copy of the nomination to Hugh Nguyen, Orange County Clerk – Recorder. A copy of our letter and the certified mail receipt is attached.

Margarita Jerabek, Ph.D. *she/her*
Historic Resources Strategic Development Director

ESA | Environmental Science Associates
310.924.7462 **cell**
213.599.4333 **direct**

From: Kirk, Justin <justin.kirk@ocpw.ocgov.com>
Sent: Thursday, January 18, 2024 9:33 AM
To: Margarita Jerabek <MJerabek@esassoc.com>; Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>; jcanedo@EBCA.net; shannon.vaughn@coastal.ca.gov; karl.schwing@coastal.ca.gov
Cc: Bill Cooley <bcooley@successce.com>; lnokes@nokesquinn.com
Subject: RE: 211 Emerald Bay Review Requirements

Ms. Jerabek,

The County is aware of the concern, but were unaware of the formal filing with the Office of Historic Preservation as the County has no record of a formal submission to the

County Clerk, if you could provide documentation of who received the documents it would be appreciated. Irrespective of that, the County will be reviewing any proposed project in compliance with CEQA, inclusive of considerations related to historic resources. At this time, no project has been approved, nor has any project been presented to the County's decision makers for review and consideration.

Regards,

Justin



Justin Kirk, AICP
OC Public Works
Deputy Director - Development Services
601 N. Ross Street, Santa Ana, CA 92701
(714) 667-1627

From: Margarita Jerabek <MJerabek@esassoc.com>

Sent: Tuesday, January 9, 2024 7:13 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>; Kirk, Justin <justin.kirk@ocpw.ocgov.com>; jcanedo@EBCA.net; shannon.vaughn@coastal.ca.gov; karl.schwing@coastal.ca.gov

Cc: Bill Cooley <bcooley@successce.com>; lnokes@nokesquinn.com

Subject: 211 Emerald Bay Review Requirements

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

Dear Mr. Canning, Justin Kirk, John Canedo, Karl Schwing, and Ms. Shannon Vaughn,

It is our understanding that a new project has been proposed for substantial alteration and/or demolition of 211 Emerald Bay. We are concerned that the project may be going forward without the required consideration of impacts to historical resources. The enclosed letter has been prepared to inform you of the legal responsibility of the County, Coastal Commission and Emerald Bay Architectural Review Board regarding property improvements proposed for 211 Emerald Bay. A California Register Nomination has been submitted and is currently under review by the California Office of Historic Preservation. As such, the property is 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. Proposed or future improvements would be considered discretionary and are subject to a Coastal Development Permit, require formal CEQA review for potential impacts to historical and cultural resources, and require review for consistency with the EBLCP. Please feel free to contact me if you have any questions or would like to discuss this further.

Sincerely,

Margarita Jerabek, Ph.D. *she/her*



Historic Resources Strategic Development Director

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ESA partners with clients and communities to drive **sustainable, resilient, and equitable solutions** that shape a better world. Let's stay in touch: [Sign up for our newsletter.](#)



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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 in a professional style.

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

Margarita Jerabek-Bray, PhD

Historic Resources Strategic Development Director



EDUCATION

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, and Certificate of Historic Preservation, University of Virginia, 1991

B.A., Art History, Oberlin College, 1983

36 YEARS' EXPERIENCE

AWARDS

2023 Preservation Design Award, Reconstruction, California Preservation Foundation (CPF)

2020 Gold Nugget Merit Award, Best Rehabilitation Project, PCBC

2020 Award of Excellence, Environmental Analysis, APA

2018 Merit Award, Environmental Analysis, AEP

2016 Preservation Design Award, Interpretive Exhibit, CPF

2014 Preservation Award, Rehabilitation, Los Angeles Conservancy

2014 Westside Prize, Rehabilitation, and Design Award, Landscape, Westside Urban Forum (WUF)

2012 Preservation Design Award, Historic Resource Report, CPF

Margarita Jerabek-Bray, Ph.D., has 36 years of professional practice in the United States with an extensive background in architectural history, historic resources management, and historic preservation. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental compliance, project review and permitting, and implementation of mitigation measures.

Dr. Jerabek-Bray is expert in the preparation of legally defensible documentation for compliance with the National Environmental Policy Act (NEPA), Sections 106 and 110 of the National Historic Preservation Act (NHPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted planning and technical studies for a broad range of clients and projects throughout California and the United States. She has prepared numerous historic resources technical reports, Secretary of the Interior's Standards conformance reviews, provided preservation consulting services for rehabilitation plans, relocation plans, construction monitoring and reporting, prepared Mills Act, HABS/HAER/HALS documentation, salvage inventories, developed interpretive programs and exhibits, documentary films, oral history videos, and interpretive websites. She has provided strategic planning and policy expertise for several specific plans involving historical resources and municipal general plan updates.

Dr. Jerabek-Bray leads a team of highly qualified professional architectural historians who are a part of ESA's more than 30-member Cultural Resources Group. She currently manages ESA's on-call preservation consulting contracts with the cities of Los Angeles, West Hollywood, Pasadena, and South Pasadena, and serves as principal investigator for our on-call contracts with the City of Los Angeles's Department of Historic Resources, Department of Public Works Bureau of Engineering, Recreation and Parks Department, and Department of Water and Power.

Relevant Experience

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for redevelopment projects involving historical resources throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek includes the LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan



Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Strategic Development Director

EIR for Westfield, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.

City of Los Angeles, Historic Preservation Consulting Services. *Project Director/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of Los Angeles. ESA's historic resources group has prepared numerous of studies including historic resources assessments (HRAs), Secretary of the Interior's Standards (SOI) plan reviews and preservation recommendations, character-defining features reports and CEQA impacts analyses. Some recent projects have included 1030 Woodland Drive HRA, 2720 Monte Mar Terrace HRA, 6535 W. Wilshire Blvd. HRA, 337 Hawthorne HRA, 1116 and 1122 S. Westmoreland HRA, 1274-1284 S Beverly Glen, 1054-1056 S. Orange Grove, 1661 Comstock HRA, 8150 Sunset Mixed-Use Project, Northrop Grumman Campus HRA, 2616 Ellendale Avenue HRA; 1717 N. Bronson HRA, Brine Project HRA, 1642 Central Avenue HRA, Daly Street Residential Project HRA, 1509-1515 Gramercy Place HRA, 1301-1307 Cherokee Ave HRA, 714-720 Washington Pierce Brothers Mortuary Adaptive Reuse/Washington View Project, 6362 Hollywood Blvd./Palmer Hotel HRA, 4351-4373 Melrose Ave. HRA.

City of Los Angeles, Los Angeles Redevelopment Agency, Historic Resource Surveys. *Project Manager/Principal Architectural Historian.* Margarita has managed and conducted several large historic resources survey projects including three surveys for the Adelante-Eastside (Boyle Heights), Wilshire Center/Koreatown, and Normandie 5 redevelopment areas that were among the earliest to utilize SurveyLA tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the Los Angeles Citywide Survey.

6250 Sunset Project EIR and Earl Carroll Theatre Historic Preservation Project, Hollywood, Los Angeles, CA. *Principal Investigator/Project Manager for Historical Resources Investigations.* Margarita prepared the historical resources investigations for the 6250 Sunset Project EIR for Essex Hollywood, a seven-story mixed-use development with 200 residential units, 5,000 square feet of ground floor commercial uses, and subterranean parking just west of the historic Earl Carroll Theater (ECT) in Hollywood on Sunset Boulevard. The EIR included a historic resources technical report and analysis evaluating the Streamline Moderne-style Earl Carroll Theatre (1938), and after Carroll's death became the Moulin Rouge, and in the 1960s revived as the "Hullabaloo", and the Aquarius Theater. Its last theater use was in 1984 after which it was purchased by Sunset Gower Studios for television soundstage use and functioned as Nickelodeon studio from 1997 to 2017. While the ECT Building would be retained and not directly impacted by the project, ESA determined that to maintain its historical and architectural significance, a clear separation between new construction and the ECT Building was needed and was accomplished by inserting a public paseo between the two sites. ESA also prepared a Historic-Cultural Monument nomination that was approved in September 2016. Margarita is currently preparing a Historic Structure Report to support rehabilitation of the ECT Building and providing preservation consultation for its exterior preservation. The EIR received the *Merit Award* from the California Association of Environmental Professionals in 2018.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.* ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report



Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Strategic Development Director

deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic soundstages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR and is implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio. The Culver Studios Innovation Plan EIR received an Award of Excellence from the American Planning Association (2020).

City of Hermosa Beach, General Plan Update and EIR, Hermosa Beach, CA. *Project Director for Cultural Resources/Principal Architectural Historian.* Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project. *Project Director/Principal Architectural Historian.* Margarita led a Historical Resources Assessment and Impacts Analysis and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, architect William Henry Harrison and is significant as an individual resource under National Register Criteria A and C. Margarita directed the project, coordinated with the architect and City, led the historic resources investigations, and provided review and internal quality assurance/quality control for the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and for the preparation of a Historic American Building Survey (HABS) report, and she attend the public hearings on behalf of the City for the IS/MND.

Alison Garcia Kellar

Senior Architectural Historian



EDUCATION

MS, Historic Preservation,
University of Pennsylvania

BA, Design, University of
California at Davis

12 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Latinos in Heritage
Conservation, Education
Committee Member

California Preservation
Foundation, Member

Society of Architectural
Historians, Member

National Trust for Historic
Preservation, Member

Alison is a senior architectural historian with 12 years of professional experience with a background in historic preservation, design, and museum collections. Her work with historic resources and cultural heritage in California has included managing and authoring historic resource assessments, National Register Nominations, historic structure reports, feasibility studies, in addition to extensive archival research and resource documentation. Alison applies her understanding of preservation design and historic interiors to inform impacts analyses for proposed redevelopment and recommendations for adaptive reuse.

Relevant Experience

3619 Martin Luther King Jr. Boulevard Historic Resources Evaluation, Los Angeles, CA. *Project Manager and Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the Mid-Century Modern commercial bank building is eligible at the local level for its association with mid-century commercial development in Crenshaw, importance as a Black banking business, and for its association with notable Black bank owner, Peter W. Dauterive. Constructed as the Santa Barbara Savings and Loan Bank in 1963, the bank building was later operated by Founders Savings and Loan, a Black-owned banking institution. Alison conducted in-depth research regarding the development of the Crenshaw Shopping District that rose to prominence following World War II, profiling its decline after the 1965 City-wide Watts Riots which led to tremendous City disinvestment in predominantly African American and other minority communities. The report will be used for future redevelopment efforts.

Morningside High School Historic Resources Assessment and Impacts, Inglewood, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the high school campus buildings and landscape are significant as a potential historic district. Constructed in 1950, the property is significant for its association with the challenges of public-school integration in California and within the City of Inglewood, for its Mid-Century Modern architectural style, and for its association with notable modernist architectural firms. Alison assembled the construction history for the campus and created a character-defining features analysis identifying features at the campus, and specifically, interior and exterior features of the theatre building. Alison reviewed the upgrade project to ensure that the project met the SOI Standards and CEQA compliance. She authored and oversaw the production of a HABS report to document the campus prior to selective demolition and project construction.

MacArthur Park Historic Viaduct Railings Historic Structure Evaluation and Treatment Plan, Los Angeles, CA. *Senior Architectural Historian.* Alison was the lead author of a report that documents and recommends treatments for a historic 1938 concrete wall that lines either side of Wilshire Boulevard through MacArthur Park. Alison conducted extensive archival research on the park and on the walls, and later conducted a significance evaluation for the walls. She conducted a character-defining features analysis



Alison Garcia Kellar (Continued)

Senior Architectural Historian

for the walls and associated roadway which helped to inform architectural and structural recommendations with a team of subconsultants. Alison coordinated with the engineering and architectural contractor subconsultants to compile recommendations and present them to the City.

Whittier Public Library Historic Resources Assessment, Whittier, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the library is significant as an individual resource under National Register Criteria A and C. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. Alison assembled the construction history for the library and the Whittier Civic Center. She created a detailed character-defining features analysis identifying significant and contributing features at the property's interior, exterior, and site. Alison coordinated with the project architect to ensure that the project met the SOI Standards in order to meet community's contemporary needs while respecting the building's historic character. Alison authored and oversaw the production of a HABS report to document the library building prior to selective demolition and project construction.

Earl Carroll Theatre Historic Structures Report, Los Angeles, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Structure Report created for the rehabilitation of the historic Earl Carroll Theatre in Hollywood. Constructed in 1938, the property is significant for its association with owner-operator Earl Carroll, Hollywood nightlife, and architect Gordon B. Kaufmann. The theatre is a listed LA Historic-Cultural Monument and has been identified as eligible for the National Register. In recent years the theatre was rented by television studios as sound stages, and as a result some public areas had been modified. Alison assisted with the preparation of the historic structures report and conducted supplemental in-depth research, participated with the creation of a detailed interior and exterior character-defining features analysis, and assisted with the analysis of the theatre's current condition. She developed recommendations in compliance with the SOI standards that sensitively guide ongoing preservation efforts.

Mt. Helix Park Rock Wall Short-Term Preservation Project, San Diego, CA. *Senior Architectural Historian.* Alison is serving as the deputy project manager for a rehabilitation project to document and provide short term preservation recommendations for the 1932 rock wall that borders a hilltop park. Work has included documentation of failing portions of the rock wall with digital photograph, extensive research through local archives, and the development of a character-defining features matrix for the rock walls. Working closely with Mel Green Associates and Silman Structural Engineers, ESA has developed treatment and stabilization recommendations for the deteriorating rock wall portions.

Port of San Diego Old Police Headquarters Assembly Building Peer Review, San Diego, CA. *Project Manager, Senior Architectural Historian.* Alison is conducting a peer review for proposed rehabilitation modifications and tenant improvement to a historic former police headquarters in San Diego. Work has included a review of historic documentation including nomination forms and original plans, and a review of the applicant's proposed plans to modify the historic building into an events space. Alison is recommending that the applicant include a more robust Standards review discussion, provide supportive graphics, reference historic documentation, and a create more comprehensive project description for the proposed submission to be adequately substantiated for City review and approval.

Benjamin Franklin Elementary School Historic Resource Evaluation and Mitigated Negative Declaration, San Diego, CA. *Senior Architectural Historian.* Alison conducted an HRA for the 1930s, 40s, and 50s-designed elementary school campus. The property was found to be a historic district eligible for its association with the post-war development of the Kensington neighborhood, and for its association with two master San Diego architects. The proposed project was reviewed for compliance with the Secretary of the Interior's Standards, and a CEQA analysis was performed, resulting in



Alison Garcia Kellar (Continued)

Senior Architectural Historian

the Mitigation Measures and design considerations for future construction within the district. Alison authored and oversaw the production of a HABS report to document the campus and its buildings prior to project construction.

Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA. *Senior Architectural Historian, Deputy Project Manager.* ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

Long Beach Unified School District, ESSER Shade Structure Impacts Analysis Report, Long Beach, CA. *Senior Architectural Historian, Project Manager.* Alison conducted a survey of five Long Beach Unified School District schools which were previously determined to be historical resources. Alison documented the current conditions of each school's outdoor recreational play area as part of the impacts analysis study which evaluated the potential effects of new outdoor shade structures at each of the schools. She reviewed project site plans and canopy specifications for compliance with CEQA and for conformance with the SOI Standards. Alison oversaw the development of a California Built Environment Resources Directory (BERD) and City of Long Beach Designated Landmarks list search to identify adjacent historical resources. She analyzed each school against the project for direct and indirect analysis and reviewed each proposed project against the SOI Standards, determining that project would have no adverse effects to historic resources.

Alpine Village Preservation Consulting Services, Unincorporated Los Angeles County, CA. *Senior Architectural Historian.* Alison was the lead author of the preliminary historical significance evaluation determination for the Alpine Village complex, a European-style shopping center located near Torrance, California. Comprised of seven buildings constructed between 1969 and 1974, the complex is an example of an increasingly rare type of roadside architecture and retains high historic integrity. Alison participated in conducting in-depth construction chronology research, determining the complex's period of significance, and identified both interior and exterior character-defining features for the property to help guide ongoing planning efforts.

City of Laguna Beach, Historic Preservation Services, Laguna Beach, CA. *Deputy Project Manager.* Alison supported ESA's contract administrator for numerous studies including Historic Resources Assessments (HRAs), Secretary of the Interior's Standards (SOI) Plan Reviews, character-defining features reports and CEQA impacts analyses, as well as rehabilitation plans and conducted construction monitoring for a wide variety of projects. ESA assists project applicants from due diligence through design development and environmental review to reduce impacts to historical resources for compliance with CEQA and the City's preservation ordinance. Projects include 1065 Marine Drive, 31204 Ceanothus, 989 Cliff Drive, and 951 Cliff Drive.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. *Deputy Project Manager.* Alison supported ESA's contract administrator for on-call historic preservation services with the City of Santa Monica. Alison and ESA's historic division has prepared hundreds of studies including preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews and preservation recommendations, landscape assessments, character-defining features reports and CEQA impacts analyses.

989 Cliff Drive Historic Resources Evaluation and Impacts Analysis, Laguna Beach, CA. *Senior Architectural Historian and Project Manager.* Alison served as the project manager and provided research assistance and guidance for the development of the Historic Resources Assessment for the 1928 Mediterranean Revival style residence, which is an identified historic resource. Further, Alison oversaw the development of impacts analysis to assess impacts to the



Alison Garcia Kellar (Continued)

Senior Architectural Historian

property's historic garage which included creating a character-defining features analysis to ensure that the integrity of the property will be protected and maintained as part of the new proposed project.

989 Cliff Drive Historic Resources Evaluation and Impacts Analysis, Laguna Beach, CA. *Senior Architectural Historian and Project Manager.* Alison served as the project manager and provided research assistance and guidance for the development of the Historic Resources Assessment for the 1928 Mediterranean Revival style residence, which is an identified historic resource. Further, Alison oversaw the development of impacts analysis to assess impacts to the property's historic garage which included creating a character-defining features analysis to ensure that the integrity of the property will be protected and maintained as part of the new proposed project.

Long Beach Airport Airplane Showroom, Long Beach, CA. *Senior Architectural Historian.* Alison provided research assistance related to regional general aviation in the post-World War II era for an EIR amendment project. ESA conducted preliminary research to determine that an existing airport building which was most recently used as a terminal building was formerly a mid-20th century airplane showroom. As part of this research effort, Alison compiled the overall history of the Long Beach airport, in addition to reviewing patterns of both roadside architecture and car showroom which were researched for comparison between airplane and car sale marketing efforts.

McDonnell Douglas Assembly and Warehouse Building, Long Beach, CA. *Senior Architectural Historian, Project Manager.* Alison served as the project manager for a mitigation document which evaluated a historic assembly and warehouse building constructed for the production of the DC-10 luxury commercial aircraft in 1967. Located adjacent to the Long Beach Airport, the building was later repurposed for the development and assembly of the C-17 military cargo aircraft in the 1980s. The property was determined to be significant for its association with aviation history in Southern California and in Long Beach and is reflective of an industry that was critical in the post-World War II economic development of the region. The historic resources assessment was required as part of a larger PEIR effort.

31204 Ceanothus Drive Plan Review and Impacts Analysis, Laguna Beach, CA. *Senior Architectural Historian.* Alison served as the project manager for the plan review for an undeveloped portion of property that was once associated with the locally designated Halliburton House. The proposed new hillside residential project was reviewed for conformance with the Standards utilizing the National Park Service's *National Register Bulletin 30: How to Evaluate and Document Rural Historic Landscapes* and *Preservation Brief 36: Protecting, Treatment and Management of Historic Landscapes*, and for compliance with a previously established Project Design Feature and for conformance with mitigation measures for the historic adjacent property.

2949 S. Coast Highway, Laguna Beach, CA. *Senior Architectural Historian and Project Manager.* Alison served as the project manager and co-author for a plan review of a locally designated resource which was formerly a mixed-use building constructed in 1929. The property had since been converted into a single-family residence and included a large contemporary addition. Work included the assessment of unpermitted previous modifications and design consultation with the property owner in order to assess the home against CEQA impacts thresholds and for conformance with the Standards.

400 Walker Drive Historic Resources Assessment, Beverly Hills, CA. *Senior Architectural Historian.* Alison was the co-author of an HRA which involved research and an evaluation of a Mid-Century Modern style single-family residence. Designed by notable architect William R. Stephenson in 1962, the property is located in the Trousdale Estates neighborhood. ESA developed a new context for the neighborhood and conducted historic research to determine that extensive property modifications had occurred over time, diminishing the property's historic integrity.



Alison Garcia Kellar (Continued)

Senior Architectural Historian

1202 3rd Street Promenade Preservation Consulting, Santa Monica, CA. *Senior Architectural Historian.* Constructed in 1949 as a JC Penny department store, the commercial building was designed in the Late Moderne style. ESA previously worked to produce a Landmark Assessment Report, and today, the property is recognized as a City of Santa Monica Landmark. Alison conducted a SOI Standards conformance review of a proposed tenant improvement project for a Certificate of Appropriateness.

1221 Hermosa Avenue Preservation Consulting, Hermosa Beach, CA. *Senior Architectural Historian.* ESA serves as a historic preservation consultant to the City of Hermosa Beach, and has a longstanding relationship with the building at 1221 Hermosa Boulevard, known as the Bijou Building. The building is a former historic theatre and bank designed in the Neo-Classical Revival style, constructed in 1923. Alison evaluated proposed tenant improvement modifications including the removal of non-original features and the retention of original features related to original theatre and bank uses. Alison has conducted design reviews which included an understanding of all modifications to the space over time, character-defining features analyses, and reviews of proposed plans against CEQA thresholds and the SOI Standards for compliance. Alison is currently participating with overseeing the construction monitoring efforts for the theatre space as part of this ongoing project.

3325 Monterey Road CEQA Impacts Analysis and Design Review, San Marino, California. *Senior Architectural Historian.* A two-story Art Deco style single-family residence, constructed in 1927 in San Marino, California was determined to be a historic resource. Proposed modifications to the residence included a two-story rear addition and building rehabilitation. Alison assisted with preservation design consultation and conducted a plan review for conformance with the SOI Standards for the proposed project. She coordinated with the project architect to better convey preservation components of the proposed work into the drawing set for city review. The review required a character-defining features analysis to determine the level of significance of the remaining features.

Marston Middle School Historic Resource Evaluation, San Diego, CA. *Senior Architectural Historian.* Alison conducted an HRA for 1954 constructed middle school campus. Comprised of seven buildings, the property was found to be a historic district eligible for its association with the post-war development of Clairemont, and for innovative master planned campus that exemplified indoor-outdoor Mid-Century Modern schools of the era. The proposed project to modify the campus and upgrade the historic buildings was reviewed for compliance with the SOI Standards, and a CEQA analysis was performed, resulting in the Mitigation Measures and design considerations for future construction within the district.

Universal Hilton Historic Resources Technical Report and Environmental Impacts Report for 555 W Universal Terrace Parkway, Los Angeles, CA. *Senior Architectural Historian.* The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the Postmodern style. As one of Pereira's final commissions, the hotel building was originally part of a master plan and was designed to accommodate visitors to the expanding Universal Theme Parks. Alison conducted in-depth architect and postmodern style research, and evaluated the property for historic significance as part of the Historic Resources Technical Report.

California Department of Water Resources, Pools 20/21 and 17/18 Liner and Embankment Raise Project, Coalinga, CA. *Senior Architectural Historian.* Alison conducted the reconnaissance-level windshield survey to document potentially eligible historic resources present at the California Aqueduct project site. Alison produced a character-defining features table and historic contexts for the evaluation which evaluated potentially eligible resources under applicable national, state, and local criteria. Alison conducted a windshield survey to identify potentially eligible resources adjacent to the



Alison Garcia Kellar (Continued)

Senior Architectural Historian

project site. She developed a context for Kettleman City, a bedroom community of small cottages that grew overnight to accommodate oil workers due to the discovery of oil in the foothills. Alison is serving as a co-author on the cultural resources report and will conduct an analysis of the potential for indirect effects to eligible resources.

Cross Creek Cultural Resources Assessment, Malibu, CA. *Senior Architectural Historian.* The owner of several parcels of undeveloped land along Cross Creek in Malibu requested a feasibility-level Cultural Resources Assessment study prior to determining a desired program for development. The former agrarian land included four industrial buildings. Alison conducted extensive archival research, reviewing County-issued building permits and historic aerial photographs in order to document the property's development over time. Alison authored developmental contexts related to the residential and commercial development of the former agricultural land at the project site. The property was evaluated for historic significance under local, state, and national framework, which aided to assist the client with future planning for the site.

Los Cerritos Wetlands Restoration Plan Program, Cultural Resource Assessment, Seal Beach, CA. *Senior Architectural Historian.* The Los Cerritos Wetlands Restoration EIR project will reinstate historic wetlands to a previously developed oil rig/production site that has been in operation since the early 20th century. As part of the larger restoration plan program, ESA was hired to conduct a cultural resources study to observe, document, and prepare preliminary mitigation measures related to identified built environment resources. Alison collaborated with the archeology team during a field visit to identify potential sites for later investigative studies. She reviewed historic aerial photographs and conducted research to determine the companies and general ages of oil-industry related infrastructure including oil rigs, operations sheds, and decommissioned tank farms. Mitigation recommendations presented for the structures included Historic Resource Assessment reports to be conducted in the future.

1101 N. Vermont Avenue Historic Resource Assessment, Los Angeles, CA. *Senior Architectural Historian.* The client is proposing to redevelop a site with a previously identified historic resource, a Mediterranean Revival commercial building constructed in the 1920s. Alison oversaw and co-authored the production of a Historic Resource Evaluation (HRA) to establish the building's historic significance, which included extensive research about the building, its site, associated designers, relevant patterns of development, and an analysis of the building's historic integrity. Upon completion of the HRA report, the optional service of design advice and preservation guidance may be employed to assist the client in the preparation of a CEQA impacts analysis, Standards review, and mitigation recommendations as the client moves forward to redevelop the property while maintaining a portion or all of the historic resource intact.

McDonnell Hall/Our Lady of Guadalupe Chapel Historic Structures Report, San Jose, CA. *Architectural Historian, Project Manager.* Constructed as a parish church in 1914, the building moved to its current location in 1953. Here, the building served as a newly formed Catholic Mission, the Center of Our Lady of Guadalupe. The property is associated with civil rights activist and labor rights leader Cesar Chavez, and the mid-20th century Mexican American civil rights movement. Alison served as the lead author of the HSR and assisted with the research, production, and design recommendations, including bringing the building back to its appearance during its period of significance, which required a meticulous analysis of the building's historic integrity. As a result of these efforts, the property is now listed as a National Historic Landmark.

Historic YMCA Hotel Preservation Consulting in the Embarcadero, San Francisco, CA. *Senior Architectural Historian, Project Manager.* Built in the early 20th century, the building was formerly a YMCA hotel used by young navy men and is currently a hotel along the waterfront with an adjacent YMCA recreational center. The hotel was proposing modifications



Alison Garcia Kellar (Continued)

Senior Architectural Historian

which included rehabilitation work and reconfiguring the interior lobby space. Alison researched and documented the interior evolution by reviewing old plans, movies filmed on-location, post cards, and existing fabric. She established the building's construction chronology with a focus on the building's public spaces at the interior, overseeing the entire production of the report and created recommendations to update the client's proposed plans which included acceptable sensitive modifications to historic features and recommendations for potential future demolition.

Palo Alto History Museum Historic Preservation Consulting, Palo Alto, CA. *Architectural Historian.* The Spanish Revival style Roth Building was the original location of the Palo Alto Medical Foundation. The former medical building is undergoing a conversion into a local history museum with gallery space, interpretive areas, and archival and study rooms. Alison assisted with secondary research efforts of both the medical foundation and the building, upon modifications to the museum's scope of work. She conducted a Part 2 Federal historic rehabilitation tax credit application review which included recommendation to best comply with the Secretary of the Interior's Standards for Historic Preservation.

Half Moon Bay Barn and Jail Museum Historic Resource Evaluation and Preservation Consulting, Half Moon Bay, CA. *Senior Architectural Historian, Project Manager.* The City of Half Moon Bay was working with a local historical society to implement a history museum at the site of its early 20th century jail and adjacent barn. Alison conducted an in-depth historic resource assessment then reviewed proposed plans for buildings and site modifications to accommodate gallery space, offices, and archival storage. Coordinating with project architects, she assisted with the creation of recommendations for project compliance with the Secretary of the Interior's Standards for Rehabilitation

Toscana Hotel Preservation Consulting, Sonoma State Historic Park, Sonoma, CA. *Senior Architectural Historian.* The two-story wood framed Toscano Hotel was constructed in the 1850s and is a contributing resource to the Sonoma Plaza National Historic Landmark District and the Sonoma Plaza National Register Historic District. Alison conducted Secretary of the Interior's Standards reviews of proposed changes to the interior of the building. Proposed changes included the conversion of a portion of the building from a hotel saloon museum display area into a retail concession area for the California State Parks. Project recommendations included sensitive design solutions to maintain original features.

Golden Gate Village Historic Resource Evaluation, Marin City, CA. *Senior Architectural Historian, Project Manager.* The Golden Gate Village low-income housing complex was constructed in 1958 to house many of the former Marinship workers and their families. Designed by notable mid-century designers including Aaron G. Green, John Carl Warnecke, and Lawrence Halprin, the property serves as an example of a well-designed housing complex, significant as a product of post-war urban development and for its prominent mid-century designers. Alison performed the site visit and conducted research through local and private archival repositories, plan analysis, and interviews, to produce the report narrative and historic evaluation for the property. Today, the property is listed on the National Register of Historic Places.

Lockheed Missiles and Space Historic American Building Survey (HABS), Sunnyvale, CA. *Architectural Historian, Project Manager.* The Lockheed Martin Space Systems Company had an important association with the development of the defense industry and advanced communications systems in the San Francisco Bay Area. Large-scale technological contributions to defense-related pursuits were achieved here through aerospace manufacturing, research, and development. Subject buildings were utilitarian, constructed of concrete tilt-up construction and were representative of industrial buildings developed for sensitive defense purposes of the era. Alison conducted a site visit, coordinated professional photography, and conducted extensive archival research to create the narrative for the HABS



Alison Garcia Kellar (Continued)

Senior Architectural Historian

documentation in accordance with NPS standards. She assisted in providing the client with mitigation measures and coordinated with municipal agencies throughout the project development and submission process.

Delta Feasibility Study, Walnut Grove, CA. *Senior Architectural Historian, Project Manager.* Three historic buildings were identified for feasibility studies, including the adaptive reuse of a church for artist live/work and performance/gallery space; the adaptive reuse of a one-roomed school house into a community center; and the construction of a park to commemorate Asian American Heritage. Work included a market demand analysis, conceptual plan, cost estimate, and potential partnerships and funding. Serving as the project manager and primary author, Alison coordinated site visits and served as the day-to-day contact for the sub consultant team. She undertook extensive primary source research, she assisted with the creation of rehabilitation recommendations.

915 Laurel Avenue Preservation Consulting, San Mateo, CA. *Architectural Historian.* Alison conducted a Historic Resource Assessment of a one-story Spanish Revival home, and later performed a Secretary of the Interior's Standards review of proposed modifications to add more square footage to the historic home. Guided the property owner to refine their concept while working closely with San Mateo Planning to come to an agreeable solution for the historic property to maintain its aesthetic within the neighborhood, while achieving more space.

630 Purissima Street Historic Resource Assessment and Preservation Consulting, Half Moon Bay, CA. *Senior Architectural Historian, Project Manager.* Alison conducted a Historic Resource Assessment and an analysis of proposed modifications to an early 20th century Craftsman-style home. Working closely with the City of Half Moon Bay, she provided the building owner with design recommendations and guidance compliant with the Secretary of the Interior's Standards for Rehabilitation.

1303 North Central Avenue Historic Resource Assessment, Glendale, CA. *Senior Architectural Historian.* Alison oversaw and conducted the HRA for a 1960s multi-family apartment complex located in the West Glendale neighborhood. Comprised of three two-story interrelated structures and a central open-air courtyard, work included an intensive field visit to the property site, research at local repositories and the Glendale Planning Division, original plan review, and a thorough understanding of existing related context statements. While the project was reflective of a garden apartment of its era, ESA determined that the property did not rise to a level of historic significance warranted for listing on the National Register or California Register.

311 and 317 5th Street, Huntington Beach Historic Resource Assessment and CEQA Impacts Analysis, Huntington Beach, CA. *Senior Architectural Historian.* Alison prepared an HRA for two subject buildings, followed by CEQA and SOI analyses for their proposed redevelopment. The HRA includes a shared property development for the two adjacent parcels, one which is improved with a Craftsman-style residence, and the other improved with a Zigzag Moderne commercial building. Research included an analysis of previously prepared historic surveys of the area, extensive property research, and historic integrity. Recommendations for the project to better comply with the SOI Standards and with CEQA regulations were created.

930 S. Mansfield Historic Resource Assessment and CEQA Impacts Analysis, Los Angeles, CA. *Senior Architectural Historian.* Alison coordinated efforts to prepare an HRA which included an update to the surrounding historic district and an impacts analysis for a proposed project. Several contributing structures in the Mediterranean Revival and Spanish Revival residential historic district had recently been demolished or heavily altered. Alison conducted a design review of a proposed contemporary 6-story multi-family project at the project site that would sit amidst the extant low-profile



Alison Garcia Kellar (Continued)

Senior Architectural Historian

revival style buildings in the historic district. Alison created recommendations for a more compliant new project design within the district.

Presentations

National Trust for Historic Preservation Past Forward Conference: panelist on the Women's Affinity Session, 'Women Leading the Change,' 2021.

California Preservation Foundation Conference: panelist on modernism in 'Becoming Silicon Valley,' and 'Documenting Hispanic Heritage' tour leader, 2018.

UCDavis Undergraduate Design Studio Lectures: 'Historic Preservation in Northern California,' 2014 and 'PennDesign Thesis: 20th Century Architectural Lighting and Establishing Guidelines for its Preservation,' 2013.

Valerie Smith

Architectural Historian



EDUCATION

MS, Historic Preservation,
Columbia University

Advanced Certificate,
Columbia University

BA, Studio Art, Hope College

3 YEARS' EXPERIENCE (HISTORIC PRESERVATION)

23 YEARS' EXPERIENCE (PHOTOGRAPHY)

18 YEARS' EXPERIENCE (FINANCIAL SERVICES)

PROFESSIONAL AFFILIATIONS

Preservation Alumni,
Columbia University, Board
Member

Columbia University,
Mentorship Committee
Member

California Preservation
Foundation, Member

National Trust for Historic
Preservation, Member

DOCOMOMO US, Member

Association for Preservation
Technology (APT), Member

Valerie is an architectural historian with three years of experience in historic preservation. Her work with historic resources and cultural heritage includes extensive and detailed archival research, drafting historic resource assessments, historic preservation consulting such as plan reviews and construction monitoring, feasibility studies, and resource surveys and documentation. She has experience with conservation projects, conditions assessment reports, and materials science. Valerie's Master's Thesis was about architect-designed house plans and model houses from the 1920s. Her focused research and interest in this typology have resulted in extensive knowledge of single-family houses from 1920-1945, including the Period Revival and the Minimal Traditional style. Research projects and her coursework at Columbia University in Paris and New York City gave her extensive knowledge of Modernist architecture, which she has continued to expand upon in Los Angeles during her time with ESA. Valerie's studio art background and photography training have proven helpful for onsite documentation and HABS photography. In addition to historic preservation and photography, Valerie has 18 years of professional experience in finance and investor relations, with strong client and project management skills.

Relevant Experience

3916 Martin Luther King Jr, Historic Resource Assessment, Los Angeles, CA.

Architectural Historian. Valerie co-authored the production of a Historic Resource Evaluation (HRA) to establish the building's historic significance in the Crenshaw neighborhood of Los Angeles. Valerie's research provided context for a 1962 bank building in the International Style that was occupied by a Black-owned savings and loan company for over twenty years. The founder, Peter Dauterive was instrumental in race relations in Los Angeles and provided financial services to underserved communities, served on the board of various foundations, and started a scholarship fund at USC for minority students.

Ventura County Transportation Commission, US 101 Improvement Project, Ventura County, CA.

Architectural Historian. While working for ICF, Valerie assisted with a large-scale Cultural Heritage Survey as part of the US 101 Improvement Project. The project included the survey of over 100 buildings in the study area located throughout San Buenaventura (Ventura), Camarillo and Oxnard, California. As part of this effort, Valerie wrote historic context statements on various property types and architectural styles including manufactured homes, post-war restaurants, commercial buildings, and Mid-Century Modern-style architecture. She researched, documented, and evaluated the individual properties and prepared compliance reports and DPR forms.

Los Angeles Housing Department (LAHD), Section 106 Reviews, Los Angeles County, CA.

Architectural Historian. While working for ICF, Valerie surveyed and researched buildings within areas of potential effect for various projects as part of the Section 106



Valerie Smith (Continued)

Architectural Historian

requirements for the City of Los Angeles. She drafted DPR documents and completed deliverables for development projects. As part of her responsibilities, she wrote building descriptions, conducted site visits, conducted research, and evaluated buildings located in the vicinity of development projects.

City of Los Angeles, Venice Coastal Zone Survey, Los Angeles County, CA. *Architectural Historian.* Valerie expanded on existing research included in SurveyLA to evaluate contributing/non-contributing members of the Millwood Historic district of Venice, CA. Survey, documentation, and research was conducted on a large number of bungalow-style homes within the historic district.

1000-1018 N. Croft Avenue, Historic Resource Assessment, Los Angeles, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, and compiled a Historic Resource Assessment for four multi-family properties in Hollywood. One property was designed in a Mediterranean Style using a house stock plan from the local company Bungalowcraft. Two of the properties are Spanish Colonial Revival duplexes constructed in the 1920s and 1930s. The fourth property was designed in 1940 by a notable Los Angeles architect who became known for his unique window treatment and Minimal Traditional designs. The four properties were found significant as early dwellings in the Hollywood Scenic Tract under Criterion A, and as excellent examples of three different architectural styles applied multi-family properties under Criterion C.

133 Viudelou Avenue, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched the oldest house in Avalon, Catalina Island and compiled a Historic Resource Assessment. The house belonged to a family who settled on the island during the early days of development into a resort town. The house is Folk Victorian style and constructed in 1888. The property was found eligible for the National Register and California Register for its significance under Criterion A, B, and C.

301 Beacon Street, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched a multi-family property on Beacon Street in Avalon, Catalina Island and compiled a Historic Resource Assessment. The dwelling has been owned by the same family who constructed it in 1923. The style is vernacular with elements of Italianate and Mediterranean Revival. It was called the White House Apartments and housed the original family and other short-term guests visiting the island. The property was found eligible as a rare example of a multi-family property from the 1920s in Avalon, Catalina Island.

West San Gabriel Valley, Historic Context Statement, Los Angeles County, CA. *Architectural Historian.* Valerie authored the residential section of the West San Gabriel Historic Context Statement which involved extensive research, and the development of architectural context narratives and residential resource registration requirements. Valerie conducted an archival record search at the South Central Coastal Information Center (SCCIC) to determine the presence of cultural resources in eight unincorporated study areas.

211 Emerald Bay, California Register Nomination, Orange County, CA. *Architectural Historian.* Valerie provided architectural historian services which included research, the development of historical contexts, and the preparation of a nomination for the California Register of Historical Resources for a property in Emerald Bay. 211 Emerald Bay is in a planned coastal "garden suburb" that was developed beginning in 1929. The community was designed by renowned landscape architect Mark Daniels and notable Pasadena architects such as Roland Coate and H. Palmer Sabin. The house at 211 Emerald Bay contributed to the early development of the neighborhood and is one of the last remaining intact examples of the Mediterranean Revival aesthetic developed by the architectural review board and original developer.

Valerie Smith (Continued)

Architectural Historian

AGBU Manoogian-Demirdjian School Improvements, Categorical Exemption, Canoga Park, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, conducted a site visit, and compiled a Department of Parks and Recreation form 523 and Notice of Exemption for an Armenian-American school in Canoga Park. The school is operated by the Armenian General Benevolent Union (AGBU), and the organization purchased the parcel in 1985. The campus was originally an LAUSD campus, and the AGBU has made improvements to accommodate the Armenian student body occupying the campus. The buildings are a mixture of 1962 Mid-Century Modern and post-1996 buildings.

Modernist house, Peer Review, Laguna Beach, CA. *Architectural Historian.* Valerie peer-reviewed a California Register of Historical Resources nomination that had been drafted by other historians for a house in Laguna Beach. As part of the peer review, Valerie wrote a historic context statement for modernist architecture in Laguna Beach, focusing on 1960s and 1970s expressionist /organic single-family properties. The house was representative of a local, regional, and national trend for the design of houses by architects practicing in a modernist style. Valerie drafted a script and provided guidance to the client and team for the presentation to the California State Historical Resources Commission at the quarterly meeting.

Eastmont Theatre, Historic Resource Evaluation, Oakland, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, and compiled a Historic Resource Evaluation for the Eastmont Theatre. The Eastmont Theatre was constructed in 1926 during the rise of Art Deco theaters in the United States. The theater is a modest version of the movie palaces of the era and was evaluated for its significance in the city of Oakland and the larger context of Art Deco theaters.

615 E. Ocean Boulevard, Historic Resource Assessment, and Impacts, Long Beach, CA. *Architectural Historian.* Valerie researched and evaluated a 1970s commercial vernacular restaurant that was originally a Copper Penny Family Restaurant. The building design was a modest interpretation of the Late Hollywood Regency style and consisted of a simple box design capped with a mansard roof.

448 West Cypress Street, Historic Resource Evaluation, Glendale, CA. *Architectural Historian.* Valerie provided research, wrote historic contexts, and compiled the Historic Resource Assessment report for the property at 448 West Cypress Street. 448 West Cypress was identified as a historic vernacular warehouse from c. 1907 located in the Tropico section of Glendale, CA.

951 Cliff Drive, Historic Resource Assessment and Impacts, Laguna Beach, CA. *Architectural Historian.* Valerie provided research and updated an existing impact assessment for a 1918 Beach Cottage with a Craftsman-influenced style in Laguna Beach. Valerie evaluated the property using the new Laguna Beach Historic Preservation Ordinance and assessed the impact of a pending addition to the property's historic fabric.

1051 Marine Drive, Historic Resource Assessment and Impacts, Laguna Beach, CA. *Architectural Historian.* Valerie provided research and updated an existing impact assessment for a 1920s Beach Cottage with a Craftsman-influenced style in Laguna Beach. Valerie evaluated the property using the new Laguna Beach Historic Preservation Ordinance and assessed the impact of a pending addition to the property's historic fabric.

Columbia University, The Harlem Renaissance: Preservation, Spatial Encounter, and Anti-Racism, Harlem, NY. *Architectural Historian/Student.* As a graduate student, Valerie contributed to a group research report that examined the legacy of the Harlem Renaissance, its significance in anti-Black racism histories and its place-based associations. This included an in-depth study of the era, Harlem as the Black mecca, and the exploration of preservation through an



Valerie Smith (Continued)

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innovative community lens. The goal of the report was to instrumentalize the heritage of the Harlem Renaissance toward anti-racism and social justice while also identifying and preserving key assets for the Black community.

Columbia University, Historic Paint Sample Analysis, Jay Heritage Center. *Architectural Historian/Student.* As a graduate student, Valerie contributed to a group conservation project that examined the layers of paint in the historic Jay Estate. The Jay Estate requested that Columbia's Historic Preservation graduate students help date various parts of the 1838 Greek Revival mansion. Paint samples were collected, and the multiple layers of paint and architectural finishes were examined using microscopes in the historic preservation laboratory at the University.

Columbia University, National Register Nomination, Bronx, NY. *Architectural Historian/Student.* As a graduate student Valerie wrote a National Register Nomination for a church in the Bronx. The nomination is in review by the New York State Historic Preservation Office. The nomination detailed the history and significance of Creston Avenue Baptist, a historically black church constructed c. 1905, and designed in a Chateausque style.

Columbia University, Woodlawn Cemetery Research Report, Bronx, NY. *Architectural Historian/Student.* As a graduate student, Valerie wrote a section of a group report for the Woodlawn Cemetery in the Bronx. The report included a detailed evaluation of the materials, stained glass window, and biographical family account of the Livingston mausoleum. One key goal was to determine if the window was created by Louis Comfort Tiffany's company, and the other was to construct a vital historical account needed to create a preservation plan for the historic mausoleum.

Goodman Commerce Center, Historic Resource Assessment and Impacts, Long Beach, CA. *Architectural Historian.* Valerie conducted a site visit and compiled a report for a 1967 Boeing factory in Long Beach. A project for a development plan of the property was created by Goodman and Valerie compiled historic and current information about the building.

Photography

Trained as a photographer, with a B.A. in Studio Art from Hope College, Valerie has 23 years of photography experience. She has a large portfolio of architectural photographs from site visits, college courses and fine art photography exploration. She completed an architectural photography course at UCLA in 2018, and she is currently being trained as a Historic American Buildings Survey (HABS) photographer.

California Historical Resources Information System (CHRIS) – Authorized Researcher

Valerie is authorized to perform record searches to uncover archeological and historic resources at one of the twelve Information Centers managed by the California Office of Historic Preservation. Valerie has been trained to review 7.5 USGS Quadrangle Maps, historical resource records and reports, and computerized data housed at the South Central Coastal Information Center at California State University, Fullerton.

Publications

Preserve Orange County, *Tracts* "Better Homes in America in Anaheim," December 23, 2022.

Columbia University Master's Thesis, "The Small House Movement of the 1920s: Preserving Small 'Better' Houses," 2022.