



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: September 8, 2022 REPORT NO. HRB-22-032

HEARING DATE: September 22, 2022

SUBJECT: **ITEM #01 – Arklow Cottage**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Leigh A. Plesniak Trust; represented by Landmark Historic Preservation

LOCATION: 7425 Fay Avenue, La Jolla Community, Council District 1  
APN 350-612-0800

DESCRIPTION: Consider the designation of the Arklow Cottage located at 7425 Fay Avenue as a historical resource.

### STAFF RECOMMENDATION

Designate the Arklow Cottage located at 7425 Fay Avenue as a historical resource with a period of significance of 1923 under HRB Criterion A. The designation excludes the rear guest house, 1940s side addition and 2018 rear addition constructed outside of the period of significance. This recommendation is based on the following finding:

The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to the 1923 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, are part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a one-story, single family residence and guest house located on the eastern side of Fay Avenue.

The property was identified in the 1977 La Jolla Historical Survey as "Arklow" cottage. The property was also within the boundary of the 2004 Draft La Jolla Historical Survey and was photographed but not evaluated.

The historic name of the resource, the Arklow Cottage, has been identified consistent with the Board's adopted naming policy and reflects the name historically associated with the property.

## ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion A but not HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla's early history as follows: "In 1888, the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope.... La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents."

Beach Cottages were the dominant housing type in La Jolla during this early period through the 1930's. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots.

The resource located at 7425 Fay Avenue was identified as "Arklow" cottage in the 1977 La Jolla Historical Survey. The cottage exhibits the primary characteristics typical of La Jolla beach cottages; one story, small dwelling, low pitched roof, wood siding and orientation toward an available coastal view. The resource has been modified since the period of significance for La Jolla beach cottages (see discussion under HRB Criterion C); however, the resource is still able to convey its significance under Criterion A as an early residential structure in La Jolla. At the recommendation of historical resources staff, the applicant was advised to differentiate the 1940s addition by replacing the existing wood siding with a wider siding in order to give a sense of the original size of the structure.

The 2018 addition was reviewed by historical resources staff and designed to not impair integrity as it relates to Criterion A. The resource retains integrity of location, setting, feeling and association which are the fundamental aspects of integrity related to historical, cultural, social and economic development under Criterion A.

Significance Statement: The Arklow cottage is a special elements of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to its 1923 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, are part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association. Therefore, staff recommends designation under HRB Criterion A.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject resource is a one-story, single family residence constructed in 1923 in the Craftsman style. The exterior of the structure is clad in narrow wood siding and features a low-pitched, side gable roof. The resource is simple in design with most of the architectural features being represented in the design of the partial width, half walled porch. The porch features square columns, decorative beams and a wide overhanging eave with exposed rafter tails. Fenestration includes mutli-lite wood casement windows. The southern portion of the front façade is an addition from the 1940s and is differentiated from the original structure by a reglet and wider wood siding. A larger addition was recently constructed behind the 1940s addition and is also differentiated by wider siding and windows with a varied lite pattern. At the rear of the property is a guest house which was constructed sometime prior to 1949.

Modifications to the resource since its date of construction include a 1940s side addition, the construction of the rear guest house prior to 1949, the removal of a small interior chimney prior to 1977, the replacement of the front door between 1977 and 2004, the addition of a French door on the rear in 2003 and a rear addition constructed in 2018. The French door and 2018 addition were reviewed by historical resources staff and determined to be consistent with the Secretary of the Interior's Standards. Additionally, staff recommended that the 1940s addition be differentiated from the original structure in order to increase the property's eligibility for designation.

The resource located at 7425 Fay Avenue was originally constructed in the Craftsman style and exhibits several character defining features of the style including a gable roof, a half walled front porch with square columns, decorative beams, wide overhanging eaves with exposed rafter tails and multi-lite wood casement windows; however, the 1940s addition to the front façade significantly impairs integrity of design, materials and workmanship as it relates to HRB Criterion C. Therefore, staff does not recommend designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject property at 7425 Fay Avenue is believed to be a Pacific Redi-made kit home; however, this information is not confirmed. Pacific Redi-made has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to

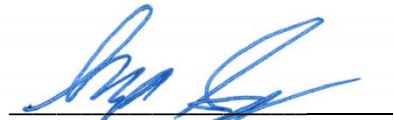
designate the company as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

#### OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Arklow Cottage located at 7425 Fay Avenue be designated with a period of significance of 1923 under HRB Criterion A as a special element of significance of the development of the La Jolla community. The designation excludes the rear guest house, 1940s side addition and 2018 rear addition constructed outside of the period of significance.



Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

ss/SS

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 9/22/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/22/2022, to consider the historical designation of the **Arklow Cottage** (owned by Leigh A Plesniak Trust 06-06-17, 7425 Fay Avenue, San Diego, CA 92037) located at **7425 Fay Avenue, San Diego, CA 92037**, APN: **350-612-08-00**, further described as BLK 7 LOTS 15 & 16 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Arklow Cottage on the following finding:

(1) The property is historically significant under CRITERION A as a resource that is a special element of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to the 1923 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, are part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the rear guest house, 1940s side addition and 2018 rear addition constructed outside of the period of significance.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**7425 Fay Avenue, San Diego, CA 92037**

ASSESSOR PARCEL NUMBER **350-612-08-00**

HISTORICAL RESOURCES BOARD NUMBER **0**