

# **HISTORIC PRESERVATION IN LAGUNA BEACH**

**Benefits for Property Owners  
and Community**



[villagelaguna.org](http://villagelaguna.org)

How did Laguna Beach's Historic Preservation Program start?

## **IT'S PART OF A NATIONAL PROGRAM.**

National Historic Preservation Act of 1966  
signed by President Lyndon B. Johnson. It created:

National Register of Historic Places

list of National Historic Landmarks

State Historic Preservation Offices

State Historic Preservation Office

created by the National Historic Preservation Act to:

coordinate statewide inventory of historic properties

nominate properties to the National Register

maintain a statewide preservation plan

assist others

educate locals—**THAT'S US!**

**THERE WERE ALREADY LOSSES**



Between Calliope and Bluebird--demolished early 1970s

**TWO IMPORTANT HISTORICAL BUILDINGS WERE MOVED**





Blue sign with illegible text, likely a parking or street sign.

Red sign with illegible text, possibly a 'No Parking' sign.

Red sign with illegible text, possibly a 'No Parking' sign.

White sign with black text: 'ROYAL THAI CUISINE' and 'NO ONLY'.

Black sign with white text: '1750 ROYAL THAI CUISINE'.

**CITY OF LAGUNA BEACH**  
**July 1981**

*1981- Historic Survey  
Advisory Board  
appointed by City Council*

**City Council Members**

Howard Dawson  
Sally Bellerue  
Neil Fitzpatrick  
Kelly Boyd  
Wayne Baglin

**Planning Commissioners**

Kenneth Mullens  
Arthur Casebeer  
Raymond Newton  
J. Earl Waterbury  
Steven Riggs

This Historic Resources Element was prepared under the direction of the 13-member Historic Survey Advisory Board made up of a cross-section of Laguna Beach citizens.

**Historic Survey Advisory Board**

Carol Adams	Roe Bruber
Joseph Andrus	Eric Jessen
Mary Burton	Ken Lauher
Les Chatum	Dan McMann
Kathleen Davisson	Helen McPherson
Trudy Grossman	Margaret Roley
Bea Whittlesey	

# Consultant: Heritage Orange County

Hal Thomas

Kathy Les

Karen Turnbull

Methodology: U. S. Department of Interior  
California Department of Parks and Recreation

Funding: U.S. Department of Interior  
State of California  
County of Orange



HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 50 \_\_\_\_\_ SHL \_\_\_\_\_ LOS \_\_\_\_\_  
UTM: A 431420/3708480 B 431420/3708900  
C 430800/3708900 D 430800/3708480

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Coast Royal

2. Historic name: Coast Royal

3. Street or rural address: Multiple

City South Laguna Zip 92677 County Orange

4. Parcel number: Multiple

5. Present Owner: Multiple Address: \_\_\_\_\_

City South Laguna Zip 92677 Ownership is: Public \_\_\_\_\_ Private XX

6. Present Use: Single-family residential Original use: Single-family residential

DESCRIPTION

- 7a. Architectural style: Mediterranean Revival, Moderne, Beach Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Coast Royal area of South Laguna (a name still used by old timers) is an area of steep hillsides sloping to rugged bluff edges overhanging the Pacific. Many of the homes are cut into the hillside and cascade down the hills on several levels. All of the homes in the Coast Royal area have an ocean orientation.

The predominant architectural styles in Coast Royal are Mediterranean Revival and the beach cottage style. There exists one fine Moderne house that has a Brutalist influence.

Most of the homes are in good condition. The area has become very desirable in the past years as oceanfront property becomes more scarce. The value of the properties here have risen at a rate far beyond real estate inflation elsewhere, sometimes doubling in value in only three or four years.

The streets all parallel the shoreline as to provide good ocean views from all the houses.

Attach Photo(s) Here

8. Construction date: 1925-40  
Estimated \_\_\_\_\_ Factual X
9. Architect Various - unknown
10. Builder Various - unknown
11. Approx. property size (in feet)  
Avg. Frontage 50 Depth 150  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
November 1981

Standard Farms

Rating system established

E = Excellent

K = Key

C = Contributive

**E**



**E**



COAST ROYAL, LAGUNA BEACH, CALIFORNIA



2A-H303



**E**

E



# The History of Villa Rockledge

A National Treasure in Laguna Beach



by Roger W. Jones



**K**





**K**



**K**

C

JOE SKIDMORE HOUSE





**C**

Board and Consultants identified:

42 properties eligible for the National  
Register of Historic Places

150 E-rated properties

300 K-rated properties

400 C-rated properties

## NOW THERE ARE:

- 2 Properties listed on the National Register of Historic Places
- 299 Properties on the LB Historic Register
- 419 Properties on Inventory
  - 68 E-Excellent
  - 313 K-Key
  - 138 C-Contributive

There are 12,958 dwelling units in Laguna.



**315 Mountain** 1939  
This finely crafted house derives its imaginative appearance from its original owner, Durlin Drayton, artist and potter. Mr. Drayton established the first and leading pottery factory in Laguna during the 20's and his outstanding works were sold internationally. Known as Braytons Laguna Pottery, the factory and showroom were in the building where Dixie Hall's Art store is today.



**530 Mountain** 1920  
This grandiose house was originally the home of Hollywood film star Polly Moran. As an American vaudeville comedienne, Ms. Moran was one of several who came to Laguna during the course of shooting a film and decided to live here. Her notable films are *Hollywood Revue* (1929), *Alice in Wonderland* (1933) and *Adam's Rib* (1949).



**432 Shadow Lane** 1930  
This Colonial Revival bungalow is another of those built to house a year-round family. David Thompkins, a long-time city bus driver, lived here with his wife Harriet for many years. It combined charm with affordability and was ideal for those of the middle class.



**259 Calliope** 1920  
This picturesque shingled cottage was designed and originally occupied by realtor Florence Townsend. The cottage is actually three stories constructed along a gully wall though only one story is visible at the street level. Lagunans in the 20's utilized wood shingles to embellish their houses and this is a good example of the character they added.



**1560 Galen** 1929  
This excellent Craftsman style house is made even more inviting by the idyllic setting in which it is located. It was built for the Floyd Case family. Mr. Case began as a Laguna Lumber Yard employee and later became the first city building inspector. The beautiful stone work reflects Mr. Case's knowledge of the building trade.



**337 Bluebird Canyon** 1925  
The original resident of this former barn was Joan Hughes. In 1936 she married the man next door, noted Laguna artist Galen Doss, and together they lived here until his death in 1957. Mr. Doss was considered the Dean of Laguna Artists in the 30's and was most known for his landscape paintings. Galen Street is named for him.



**531 Agate** 1923  
This elegant little shingled cottage was built for James and Louella Knight who were among the earliest permanent residents in the neighborhood. The cottage is typical of those built with economy of size but placed within a garden setting.



**489 Pearl** 1924  
This eclectic house is a cross between a Cotswold Cottage and Hansel and Gretel's hide-away. During the 30's, the house was occupied by noted film director Malcolm St. Clair. Among his most noted films are *On Thin Ice* (1925) and *Gentleman Prefer Blondes* (1928).



**290 Diamond** 1910  
This Craftsman bungalow is the only home remaining in Laguna which originally belonged to one of the early 1880's settlers. Oscar Warling came to Laguna then and opened up a livery stable. When he prospered he built this house for himself downtown. In 1932 it was moved to this location and Mr. Warling died here a few years later.



**390 Diamond** 1934  
In the early 30's, this served as the studio home of noted Laguna artist, Virginia Wooley. Ms. Wooley studied at the Chicago Art Institute and traveled through Europe where her work was exhibited at the Paris Salon. In 1923 she came to Laguna and decided to spend her life here. For years her painting classes picturesquely graced the bluffs above the beach.



**1166 Gleneyre** 1930  
This unusual commercial building is the only one in the Chateau style in Laguna. For many years a landmark in the downtown area, the building first housed the dental office of Dr. Ina Watkins and later served as the home of the Barbara Weber Studio. In 1974 it was moved and refurbished at this location.



**1340 Gleneyre** 1920  
This surely has to be one of the smallest remaining cottages in Laguna. Though very petite, it is a perfect execution of the then popular bungalow style. It, no doubt, served as someone's summer cottage when first built.



**1390 Gleneyre** 1923  
This small Clapboard cottage was built when Gleneyre Street was just a dirt road and dotted with many small and varied beach cottages. Notice the matching shed and garage which form perfect companions to this bungalow in miniature.



**1762 Gleneyre** 1925  
What began as a one-room beach cabin soon there after evolved into this eclectic English influenced house. William Harris, original owner, was British by birth and an interior decorator by trade. Combining a love of his home land with knowledge of home design he created what became his lifelong family stead.



**1796 Gleneyre** 1925  
The stone and shingle work on this Craftsman style house make it a near work of art. All the stonework was done by first owner, Ed Seeman, who used leftover stones from the Scenic Inn construction on which he worked in Dana Point. He later opened the El Arco Garage on South Coast Highway which still exists today as one of the oldest gas stations in Laguna.



**820 Catalina** 1929  
This eclectic Tudor Revival house with unusual brick turret was originally designed and owned by Laguna architect Thomas Harper. Mr. Harper became a master designer of the 30's. After traveling in Europe he would come back and model Laguna houses after those he had seen in France, Spain and England.



**1296 Catalina** 1922  
This classic board and batten cottage shows signs of having been owner designed and built. Notice the garage with original side sliding doors. This cottage is typical of the many which were built as vacation homes along the gentle slopes of the south part of town. Many today are buried beneath more modern houses.



**1559 Catalina** 1930  
Here is one of several houses in this part of town built originally as somebody's dream house. This one with its Hobbit character was designed and built by H. L. Hamaker, an artist and cabinet maker by trade. The house is a monument both to his creativity and to excellent wood working skills.



**2180 Catalina** 1915  
This seemingly nondescript building was originally known as Ye Arch Beach Tavern and provided food and lodging to those making movies in Laguna. It also became the headquarters for selling \$10 lots in Arch Beach Heights. In the late 20's it was converted into apartments and renamed the Sunset Inn.



**1764 Santa Cruz** 1926  
This Spanish Mediterranean Revival bungalow is typical of the many Spanish style houses constructed in Laguna prior to World War II. The style, it was felt, complimented the California setting and got to the roots of the California architectural tradition.

Don & Phyllis  
740-517



Karen Wilson Turnbull with her cottage and illustrated book, Cottages and Castles of Laguna  
L. A. Times, December 12, 1987



1559 Catalina



This is a story book house built in 1930. (If Hansel and Gretel are living anywhere in Laguna, this must be their house.) The European country styling, mixed with the fairytale quality of architecture is further enhanced by the surrounding grove of California Eucalyptus. This home was designed and built by H. L. Hamaker. He was a cabinet maker and artist by trade. This imaginative home was his dream house.

From Cottages and Castles of Laguna, by Karen Wilson Turnbull

1981 City Council adopts Laguna's  
First Historic Preservation Element

# The Element created:

**Inventory of properties** prepared by Advisory Board and Consultants was a list of historic resources adopted by the Council.

**Historic Register**— eligible properties listed at the request of owners and approved by the Council. VOLUNTARY

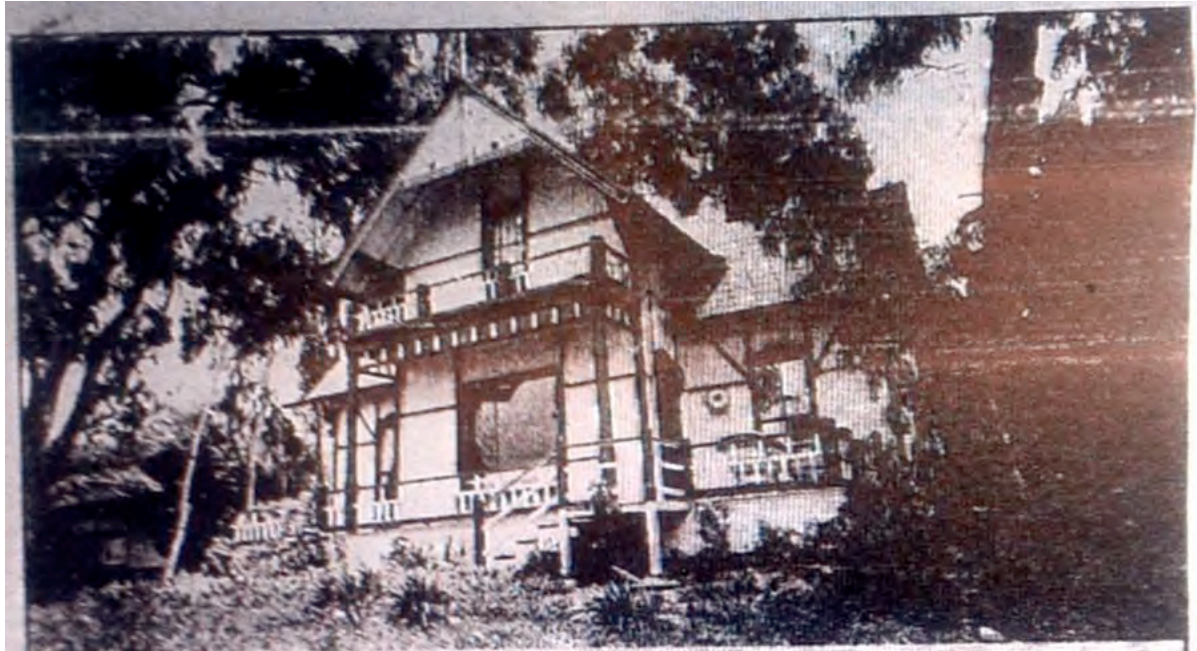
**Incentive program** for Historic Register properties.

1986 City Council adopts Laguna's  
First Historic Preservation Ordinance

1989 City Council adopts Historic Preservation  
ordinance that:

Protected Historic Register properties

Established incentives for owners to put  
their properties on the Historic Register.



**HISTORIC HOME**— Historic homes in Laguna, like The Captain's House at 411 Arroyo Chico, currently have no city protection. Under the city's historical resources

element, incentives would be provided to encourage restoration and renovation rather than possible demolition.

—News Photo by Mike Klade

## Volunteers to help find historical buildings

By Kelly A. Sakir  
Staff Writer

Implementation of the city's 1981 historical resources element moved one step closer to reality Tuesday night after the City Council voted to allow volunteers to assist in updating its records.

The Village Laguna citizens' group offered to go through the city's property reports and flag those that have been identified as having historical significance.

Group officials are concerned that historical homes are being lost to redevelopment because the city has not implemented its 1981 plan, which offers incentives to homeowners of historical properties to remodel or relocate rather than demolish.

City Clerk Verna Rollinger

said the city has not implemented its policy because of a lack of funds and staff. Rollinger, a member of Village Laguna, said the group volunteered its services to help the city identify the more than 700 homes known to have historical value.

Village Laguna members and other community residents will be allowed to go through the city's thousands of property reports and mark those which are on the city's list.

In addition, Village Laguna also proposed that a demolition permit process be established that would include a public hearing and notification of property owners within 300 feet of each historic home.

They also asked that the city's historic list be made an official

registry and that the Design Review Board be asked to recommend alternatives to the applicant.

One suggestion brought some criticism from audience and council members. The idea requires the historic building's owner to prepare at his expense a building survey by a licensed architect to assess the special historical or architectural elements of the structure.

Clayton Vernon, representing the Laguna Beach Taxpayer's Association, said he believed assessing a retroactive fee for the survey might constitute a breach of due process.

Mayor Neil Fitzpatrick said he would ask the city attorney to check the legality of the assessment and Councilwoman Lida Lanney asked that the city consider funding the surveys.

Village Laguna volunteers label city property files noting their historic status.

1991 State amends the California Environmental Quality Act (CEQA) to apply to Historic and Cultural Resources.

**COMPLY WITH CEQA** for discretionary permits

Register properties  
Inventory properties  
Historic properties not  
on either list

# **STEPS IN COMPLYING WITH CEQA**

## for historic resources

# **STEPS IN COMPLYING WITH CEQA for historic resources**

- 1. Determine if the action is a “project”**
- 2. Initial study—determine if the project could have an impact on historical resources**
- 3. If yes, determine which applies:**
  - a. Negative declaration OR**
  - b. Mitigated negative declaration OR**
  - c. Environmental Impact report**



# **CEQA REQUIRES**

**Research and documentation of  
historic resources**

**Analysis of alternatives**

**Examination of mitigating measures**

**CEQA IS A PROCESS OF  
ANALYSIS AND REVIEW**

**IT DOES NOT MANDATE AN  
OUTCOME**





**So what's the ruckus?**



*“Historic preservation should  
be voluntary.”*



*“Historic preservation should  
be voluntary.”*

**Historic Resources are like  
many other attributes  
of a property that are  
covered by CEQA.**



**Just like existing vegetation  
topographic conditions, views  
over property...**

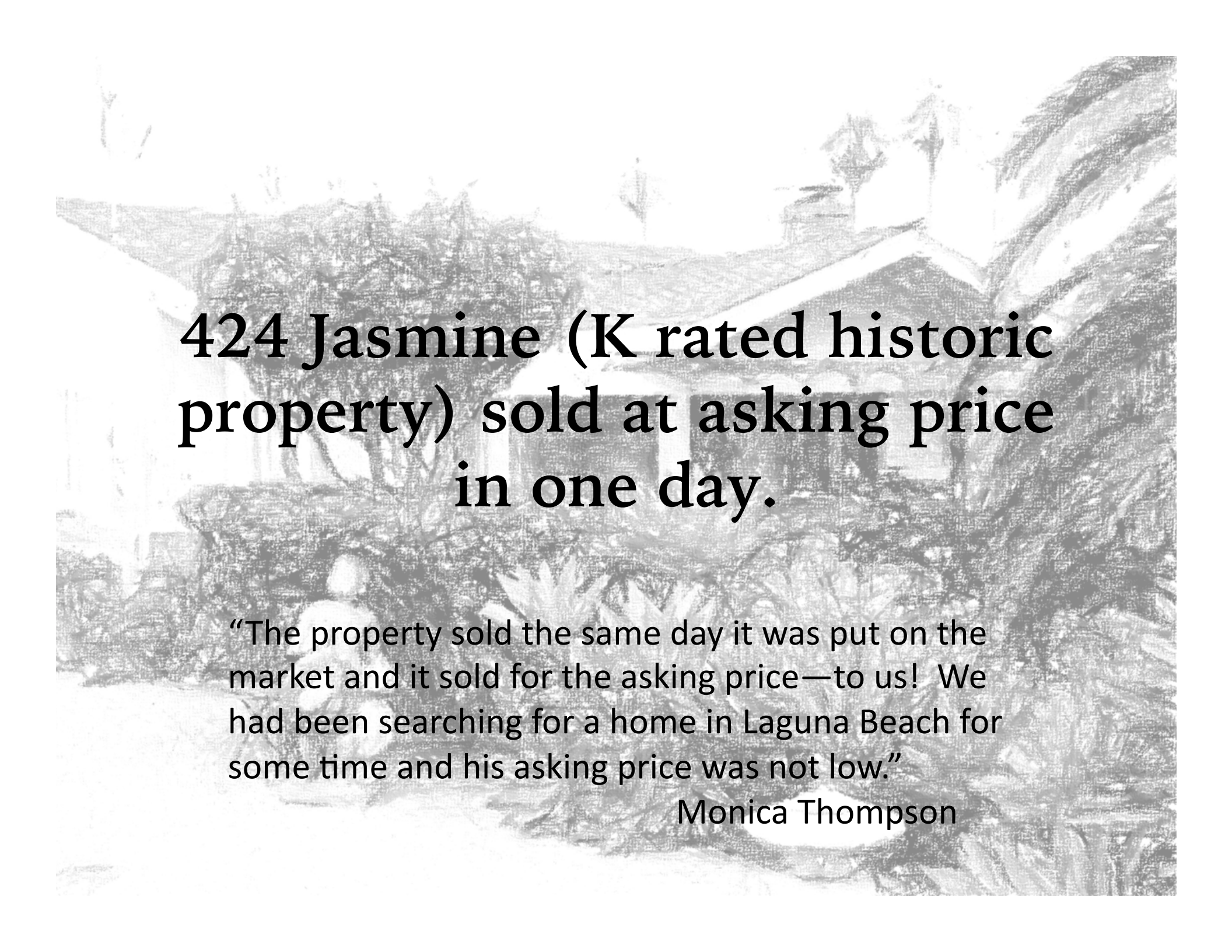
**These are all items to be  
considered in reviewing a  
project.**



*“Historic preservation  
devalues my property.”*

**An example:**

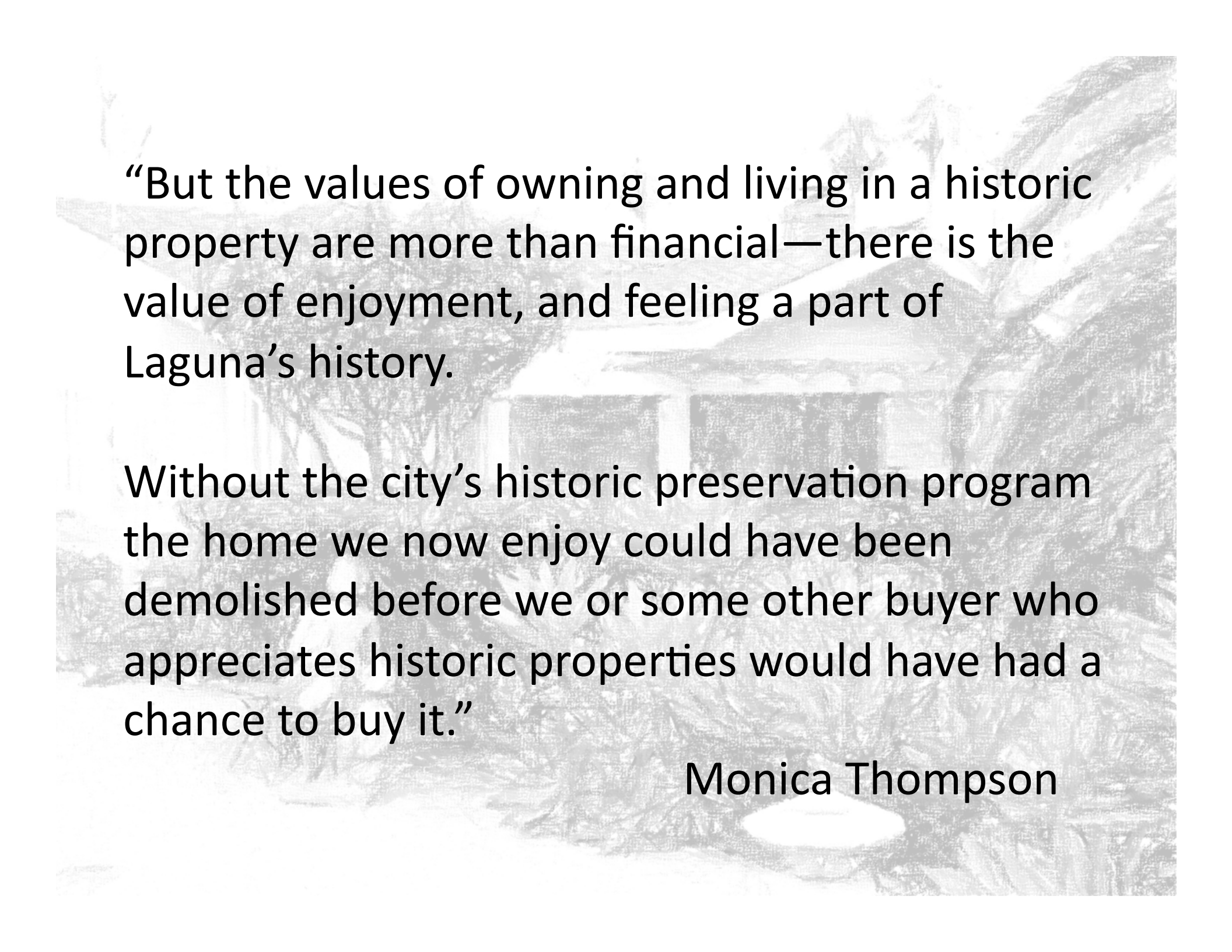




**424 Jasmine (K rated historic property) sold at asking price in one day.**

“The property sold the same day it was put on the market and it sold for the asking price—to us! We had been searching for a home in Laguna Beach for some time and his asking price was not low.”

Monica Thompson



“But the values of owning and living in a historic property are more than financial—there is the value of enjoyment, and feeling a part of Laguna’s history.

Without the city’s historic preservation program the home we now enjoy could have been demolished before we or some other buyer who appreciates historic properties would have had a chance to buy it.”

Monica Thompson



*“What’s in it for me  
as a property owner?”*

**Incentives:**

# Incentives:

- Mills Act property tax reduction
- State Historic Building Code
- Setback flexibility
- Rear yard encroachment
- Site coverage flexibility
- Reduced parking requirements
- Refunded permit fees

A black and white photograph of a house with a large, leafy plant in the foreground. The house has a gabled roof and a chimney. The plant in the foreground is large and bushy, with many leaves. The text "Success stories..." is overlaid on the image in a bold, black font.

**Success stories...**

# Leonard Scheu studio, Agate and Glenneyre

Before



During Construction





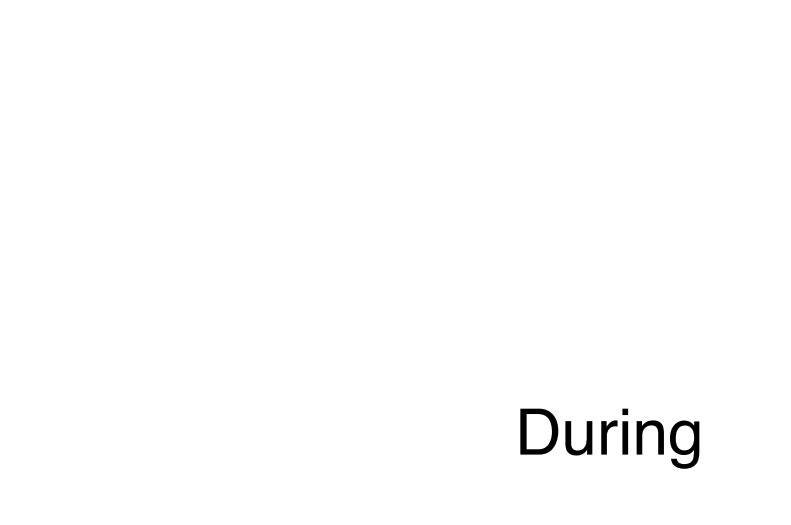
Completed restoration



445 Linden



Before



During





After



Before



After



**Marney Building, South Laguna, Aubrey St. Clair, Architect**

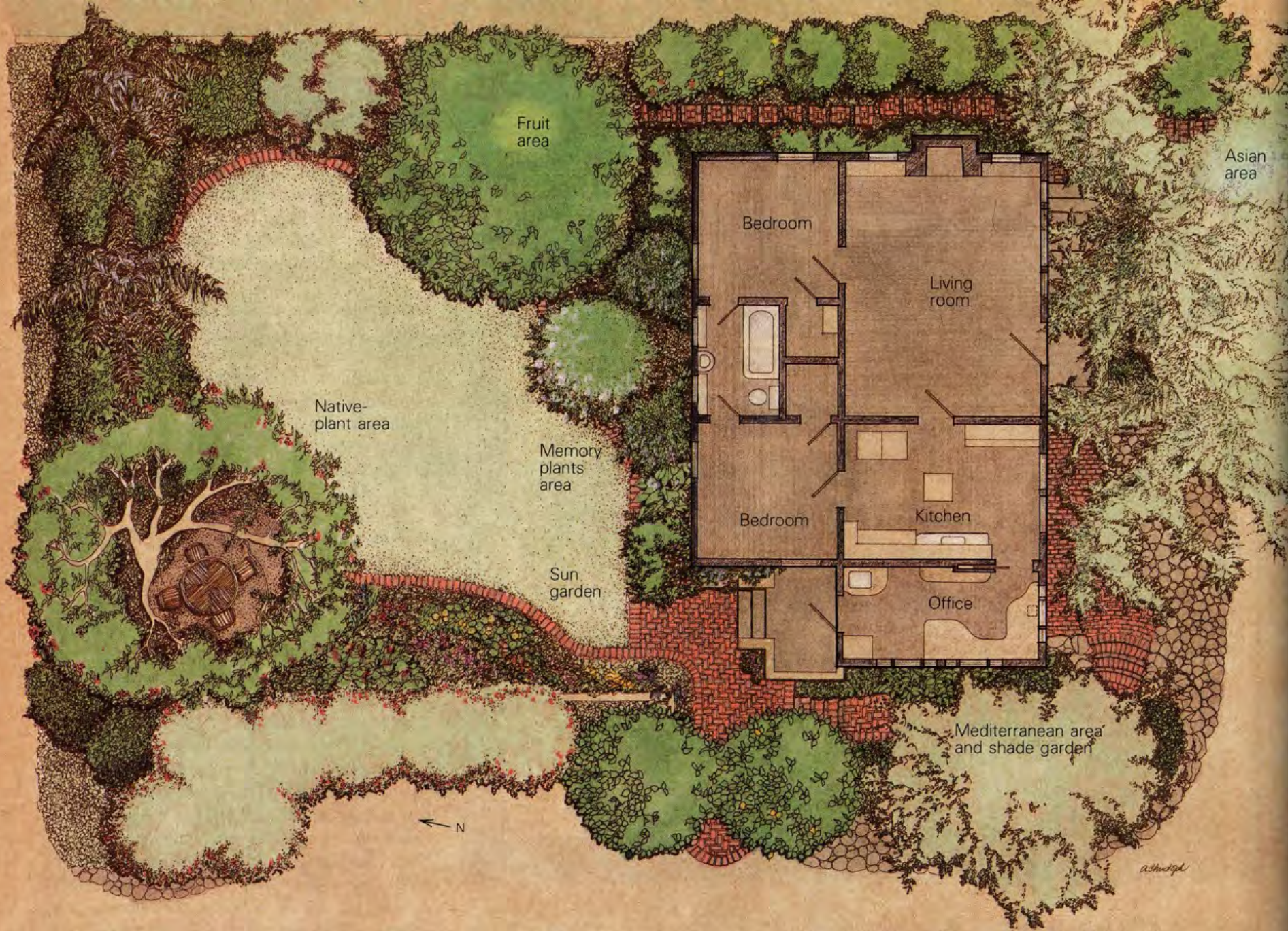
Architect's Drawing, 1939



1987



After



Fruit area

Asian area

Bedroom

Living room

Native-plant area

Memory plants area

Bedroom

Kitchen

Sun garden

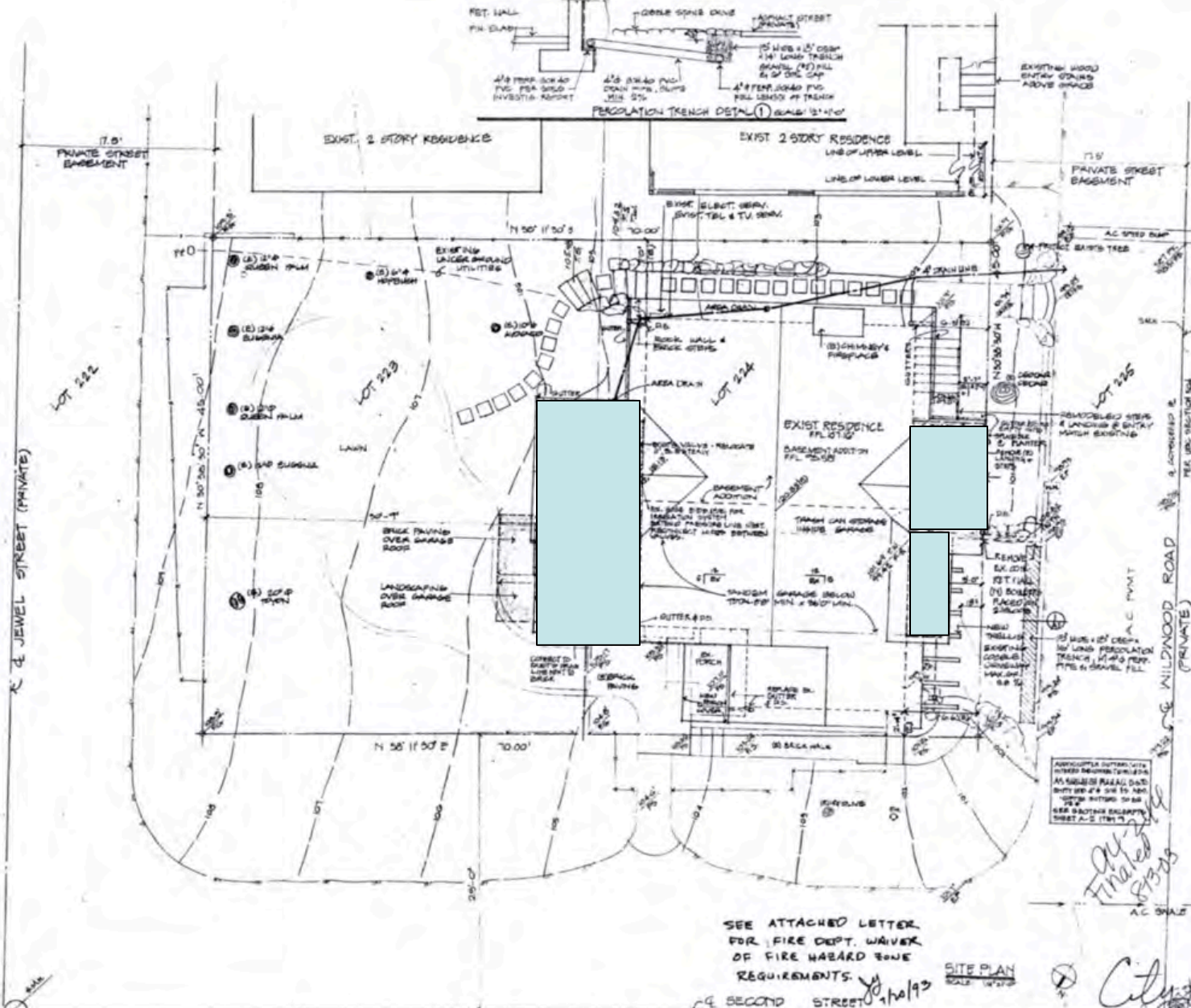
Office

Mediterranean area and shade garden



*a. Hurd*

Adding on



SEE ATTACHED LETTER FOR FIRE DEPT. WAIVER OF FIRE HAZARD ZONE REQUIREMENTS. 1/16/13

SITE PLAN SCALE: 1/8" = 1'-0"

**DATA**

**LEGAL DESCRIPTION**  
THE NORTHWESTLY 40 FEET OF LOTS 225 & 224, & THE N.E. 1/4 SECTION 14, T.15 S. 15.00 N. W. 1/4 OF LOT 226, TRACT ONE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, W.M. 15242 44 & 45

**SITE ADDRESS**  
5163 WILLOWOOD ROAD  
SOUTH LAGUNA, CALIF.

**BUILDING AREA**

LOT AREA = 3150 S.F.  
MAX. ALLOW. LOT COVERAGE 65% = 2047.5 S.F.  
TOTAL ALLOW. FLOOR AREA = 4117.5 S.F.  
EXISTING BLDG. AREA:  
- FIRST FLOOR 11,118 S.F.  
- BASEMENT 11,118 S.F.  
- TOTAL LVA 22,236 S.F.  
- SHEDS 112,000 S.F.  
- TOTAL 134,236 S.F.  
AREA OF ADDITION:  
- FIRST FLOOR 17,409 S.F.  
- BASEMENT 213,628 S.F.  
- TOTAL LVA 231,037 S.F.  
- SHEDS 112,000 S.F.  
- TOTAL 343,037 S.F.

**FLOORING:**  
- EXISTING 85,517 S.F.  
- NEW 135,520 S.F.  
= 221,037 S.F.  
= 231,037 S.F.  
= LESS THAN ALLOW.

**TOTAL AREA:**  
EXISTING ADDITION 112,118 S.F.  
NEW 118,919 S.F.  
TOTAL 231,037 S.F.  
= LESS THAN ALLOW.

**GRADE CALCULATION:**  
REAR 100' H'  
FRONT 100' H'  
7.00' TO 10' @ 11%  
ALLOW. HT. 25' ABOVE FIN. FINISH ON 25' ABOVE REAR STREET

**CUT 7' @ 12% (CORRECT ELEV. BASEMENT)**

**FILL 0'**

**CONSULTANTS:**

**STRUCTURAL:**  
CORTESE STRUCTURAL ENGINEERS  
11710 S. TULSA BLVD. (S. 15242)  
714-474-4100

**STRUCTURAL:**  
CRENSHAW & ASSOC.  
134 E. SANTA ANITA ST. #2  
949-433-1111

**ENERGY ANALYSIS:**  
SOUTH AND ENERGY CONSULTANTS  
1475 GARDENWAY HT. LAGUNA BEACH, CA 92651  
714-477-8551

**DESIGN-BUILD CONTRACT BY TITLE 24, 1991 CALIFORNIA, & 1990 NBC**

**DATE: 1/16/13**

**BY: [Signature]**  
BUILDING DIVISION  
CITY OF LAGUNA BEACH

**HIPPE ARCHITECTS**  
ARLEN BURGESS  
31655 Second Ave.  
Mammoth Lakes, CA 93546  
(714) 499-1924  
(619) 934-0255

**STATE OF CALIFORNIA**  
REGISTERED ARCHITECT  
No. 10123  
EXPIRES 12/31/13

**NOTARY PUBLIC**  
STATE OF CALIFORNIA  
No. 10123  
EXPIRES 12/31/13

**A RESIDENTIAL ADDITION**  
**CHRISTOPH RESIDENCE**  
5163 WILLOWOOD ROAD  
SOUTH LAGUNA, CALIF. 92651  
(714) 499-3974

**PERMIT**  
**A-1**  
BUILDING DIVISION  
CITY OF LAGUNA BEACH

**SITE PLAN**

*Finalized 1/16/13*

*City of Laguna Beach*
























**How should 'C' rated  
buildings be protected?**



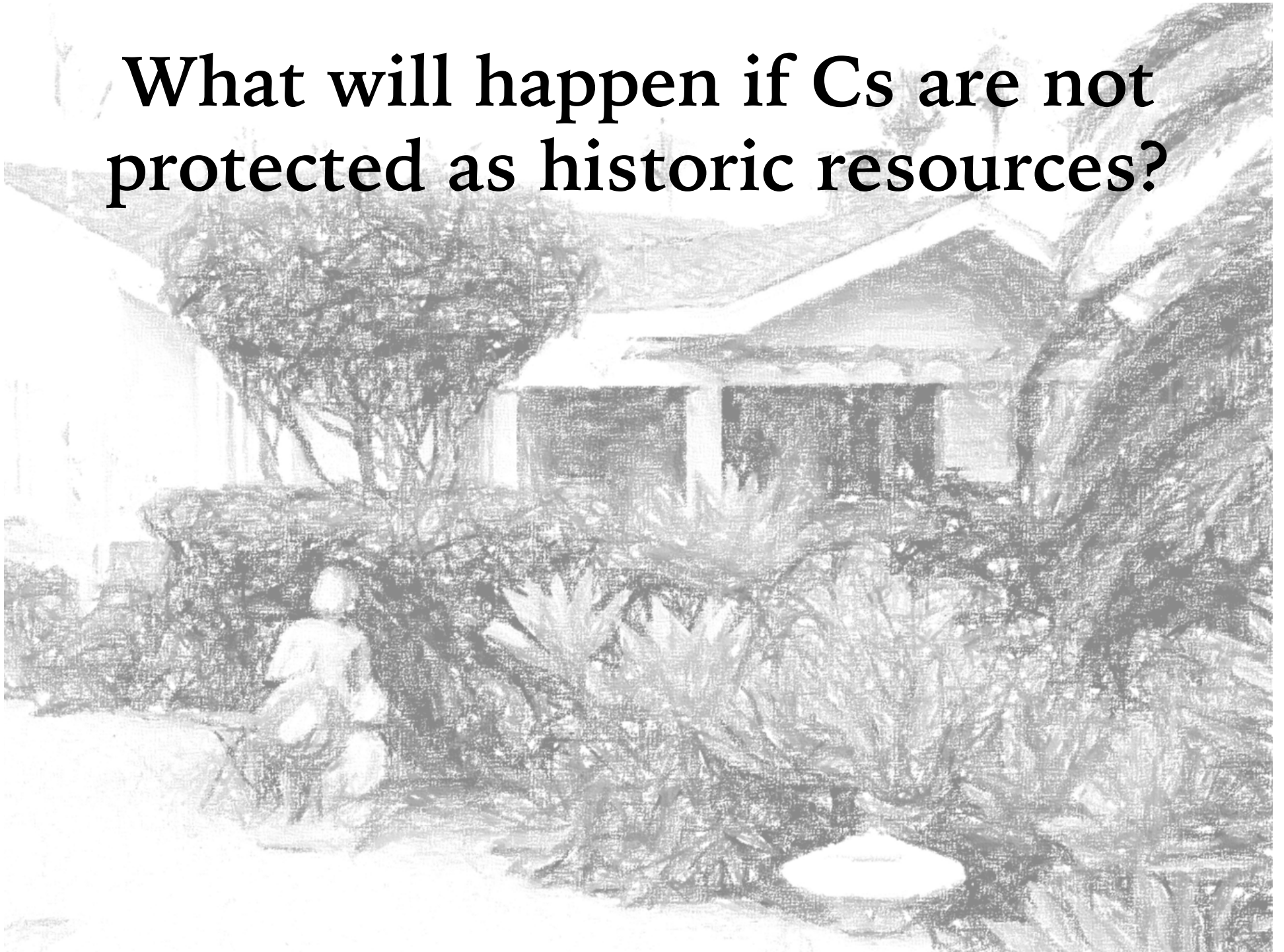
**The Design Review Board  
Agreed with Heritage  
that Cs should  
be preserved as historic  
resources with local standards  
of review**

**FOR COMPELLING  
REASONS**



**THIS APPROACH  
PRESERVES HISTORIC  
STRUCTURES AND  
NEIGHBORHOOD  
CHARACTER.**

**What will happen if Cs are not protected as historic resources?**



**They will change from this...**



To this...



**For example—5 C-rated houses on Oak St.**



**469 Oak St.-C rated, was K**



**445 Oak St.-C rated**





**513 Oak St.-C rated**



**541 Oak St.-C rated, was K**



**554 Oak St.-C rated, was K**



**Neighborhood view  
with historic homes**



**If they are no longer considered historic resources these houses could be demolished.**

**Historic buildings have been replaced like this...**



**Historic buildings are needed to  
preserve historic character.**



**Planning  
Commission's  
current option**

Cs not historic resources

No protection  
from demolition  
based on historic  
character.

**Heritage  
Committee and  
Design Review  
Board  
recommendation**  
Cs are historic resources,  
Local CEQA Stds.

City, public review  
of demolition  
requests, historic  
status can be  
considered.



**Planning  
Commission's  
current option**

Cs not historic resources

No protection  
from loss of  
historic integrity  
through  
incremental  
changes

**Heritage  
Committee and  
Design Review  
Board  
recommendation**  
Cs are historic resources,  
Local CEQA Stds.

Review for changes  
that will affect  
historic integrity

**Planning  
Commission's  
current option**

Cs not historic resources

**Projects  
considered under  
Design Review  
without historic  
preservation  
criteria**

**Heritage  
Committee and  
Design Review  
Board  
recommendation**  
Cs are historic resources,  
Local CEQA Stds.

**Projects considered  
under local historic  
preservation criteria**

**Planning  
Commission's  
current option**

Cs not historic resources

**No incentives for  
preservation.**

**Heritage  
Committee and  
Design Review  
Board  
recommendation**  
Cs are historic resources,  
Local CEQA Stds.

**Incentives for  
preservation.**

**Planning  
Commission's  
current option**

Cs not historic resources

**Cs ARE NOT WELL  
PROTECTED.**

**Historic character  
of City is  
diminished**

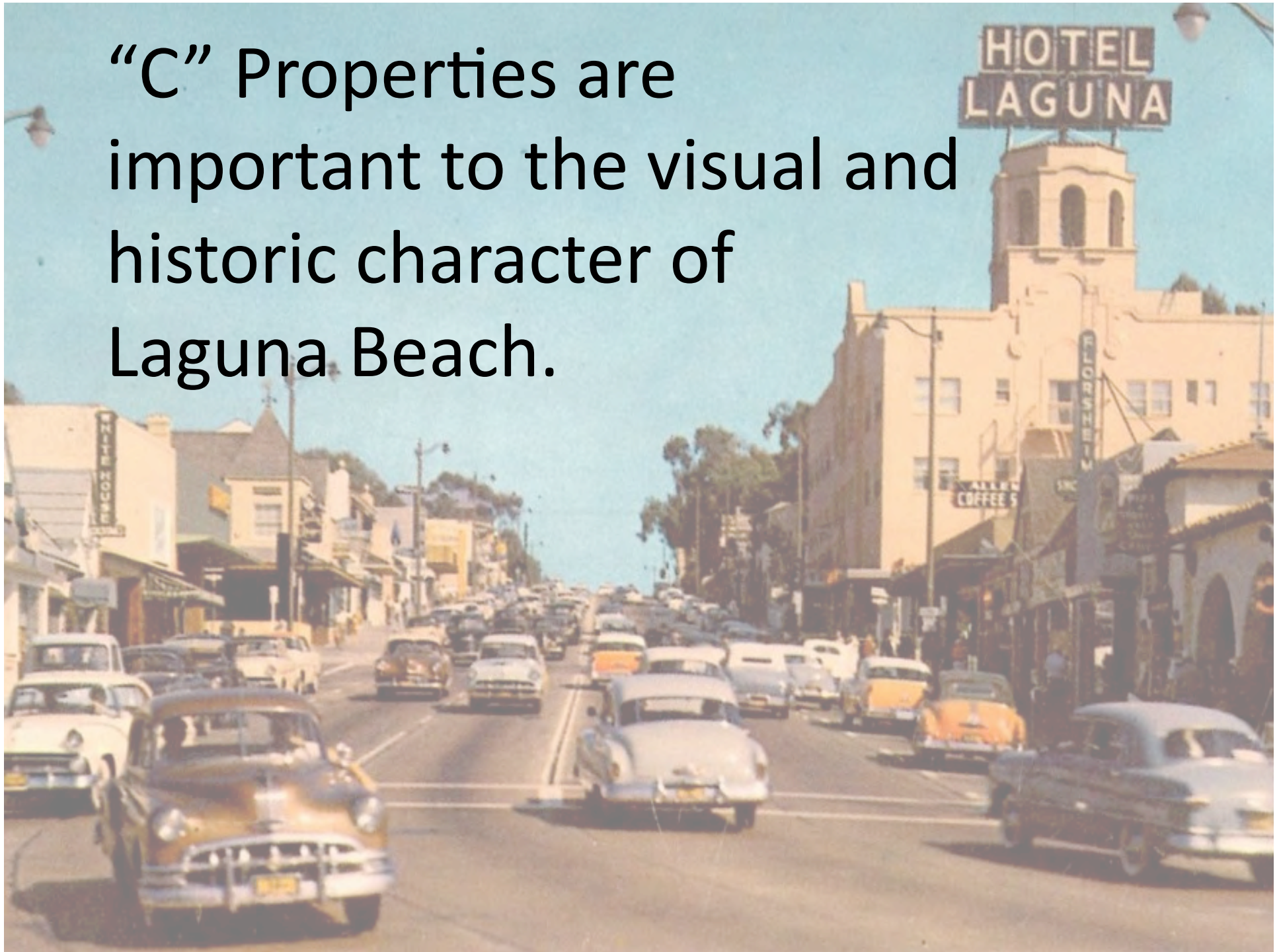
**Heritage  
Committee and  
Design Review  
Board  
recommendation**  
Cs are historic resources,  
Local CEQA Stds.

**Cs ARE BETTER  
PROTECTED.**

**Historic character  
of City is  
protected**

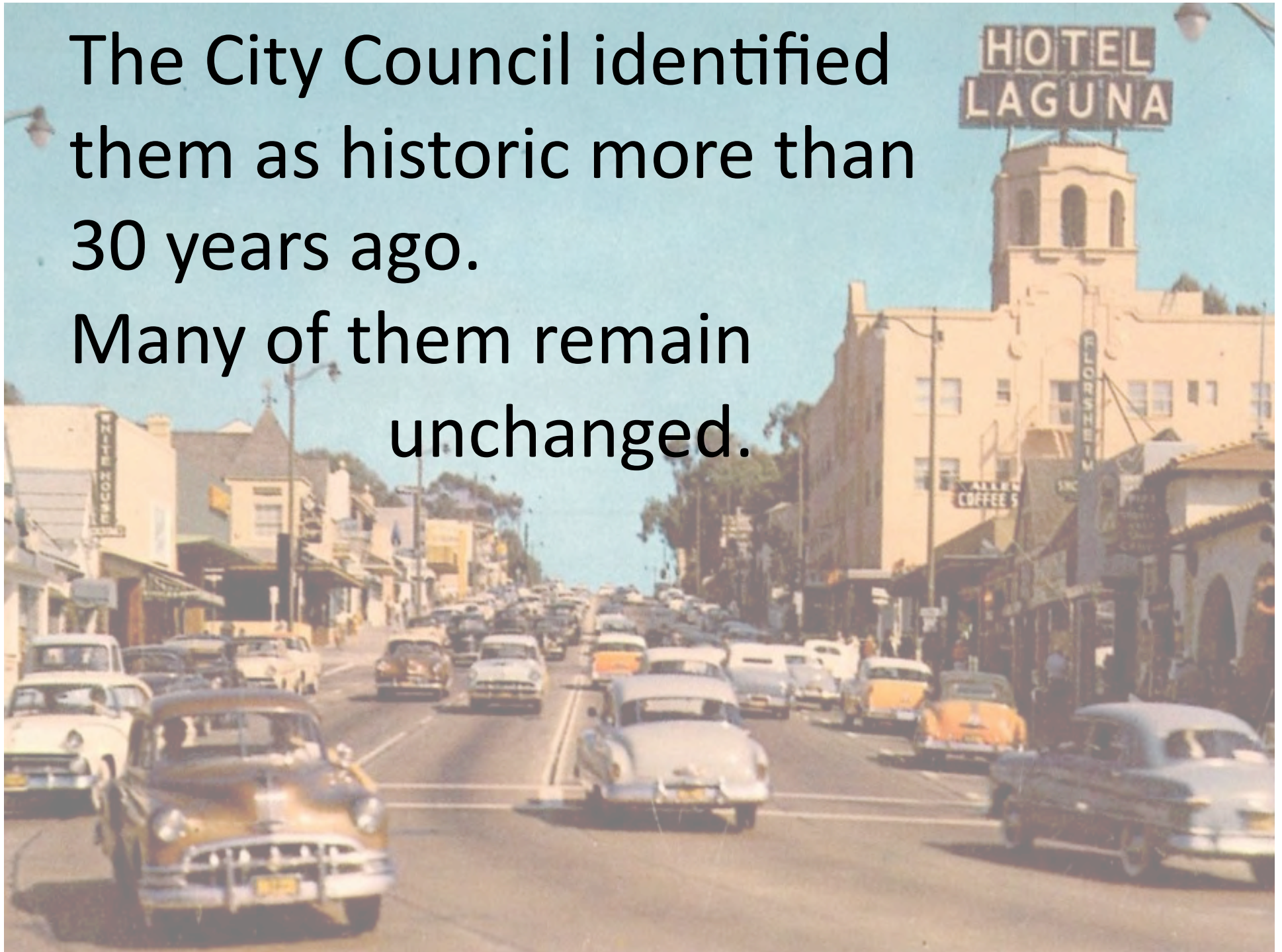


“C” Properties are important to the visual and historic character of Laguna Beach.



The City Council identified them as historic more than 30 years ago.

Many of them remain unchanged.



# **The Inventory Cannot Be Ignored – “C” Properties Are Presumed Historic Under CEQA.**

The Inventory was adopted by City Council Resolution, which qualifies it as an officially recognized list of properties under Pub. Res. Code § 5020.1 (k);



# **The Inventory Cannot Be Ignored – “C” Properties Are Presumed Historic Under CEQA.**

As an officially adopted list of properties, the Inventory is not subject to the 5-year limit on informal un-adopted surveys under Pub. Res. Code § 5024.1 (g)

# **The Inventory Cannot Be Ignored – “C” Properties Are Presumed Historic Under CEQA.**

“C” Properties can be removed from the Inventory individually by showing they have been so altered they no longer qualify as historic.

# **The Inventory Cannot Be Ignored – “C” Properties Are Presumed Historic Under CEQA.**

*Citizens for Responsible Development*  
and *Valley Advocates* do not apply to  
formally adopted lists under Pub. Res.  
Code § 5020.1(k).

# Simple Removal is Not An Option

“C” Properties cannot be removed from the City’s list of officially recognized historical resources without finding they are no longer historic or it is not feasible to preserve them after preparation of an EIR.

# Simple Removal is Not An Option

Under *Friends of Sierra Madre*, the City cannot de-list historic properties under a categorical exemption or without considering historic impacts.

# **“C” Properties Can Be Modified If Their Historic Character is Preserved**

Following the Secretary of Interior Standards (SOIS) is one way to avoid adverse impacts, but not the only way.

# **“C” Properties Can Be Modified If Their Historic Character is Preserved**

The City can and should adopt its own local requirements for protecting its visual and historical resources.

