

ARCH BEACH HEIGHT ADD. #5

HABS _____ HAER _____ NR 5D SHL _____ Loc _____
UTM: A 429720/3710260 B 429720/3710760
C 429640/3710760 D 429640/3710260

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Arch Beach Heights Addition
2. Historic name: Same
3. Street or rural address: Multiple
City Laguna Beach Zip 92651 County Orange
4. Parcel number: _____
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private XX
Residential
6. Present Use: Single and multi-family Original use: Residential - single family

DESCRIPTION

- 7a. Architectural style: Beach Cottages and Period Revivals
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Those remaining pre-1940 houses in the Arch Beach Heights Addition which are itemized here consist primarily of beach cottages. Most are two-story over a garage built into the slope of the land. For the most part, they are boxy in character and rudimentary in design. Most were probably self-designed rather than the work of an architect.

The neighborhood consists of north/south running streets terraced across the slope of the land. The area is zoned R-2 and is now almost totally utilized at that density. Most units are recently constructed within the last 20 years or are heavily altered. Only those which most retain their original architectural integrity are itemized here. Those that are included are mostly in well-maintained condition and used as year-around homes.

Attach Photo(s) Here

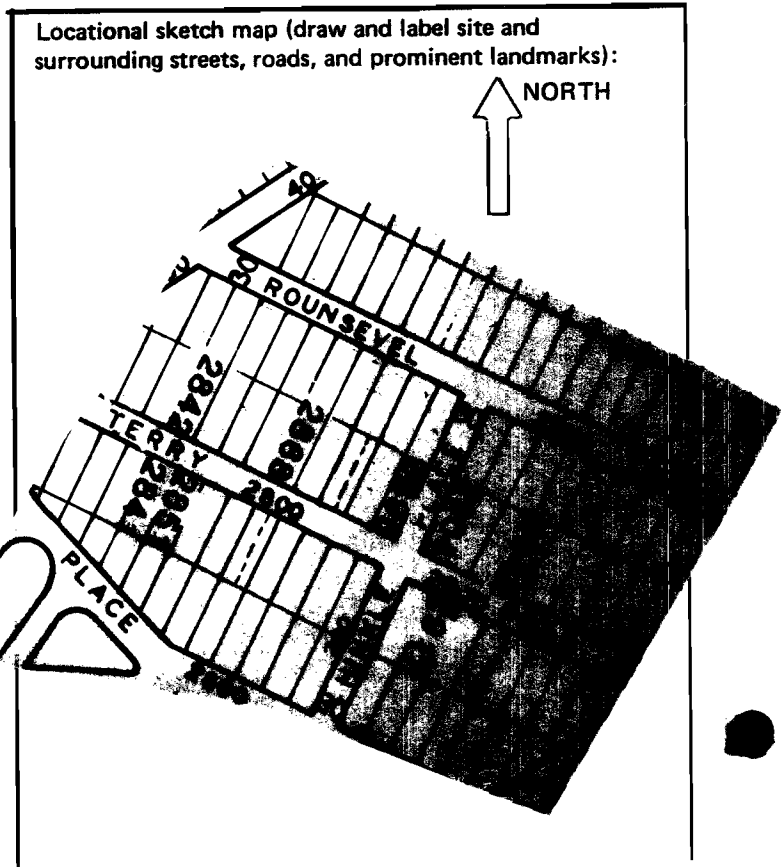
8. Construction date: 1920-40
Estimated _____ Factual XX
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 40' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1980

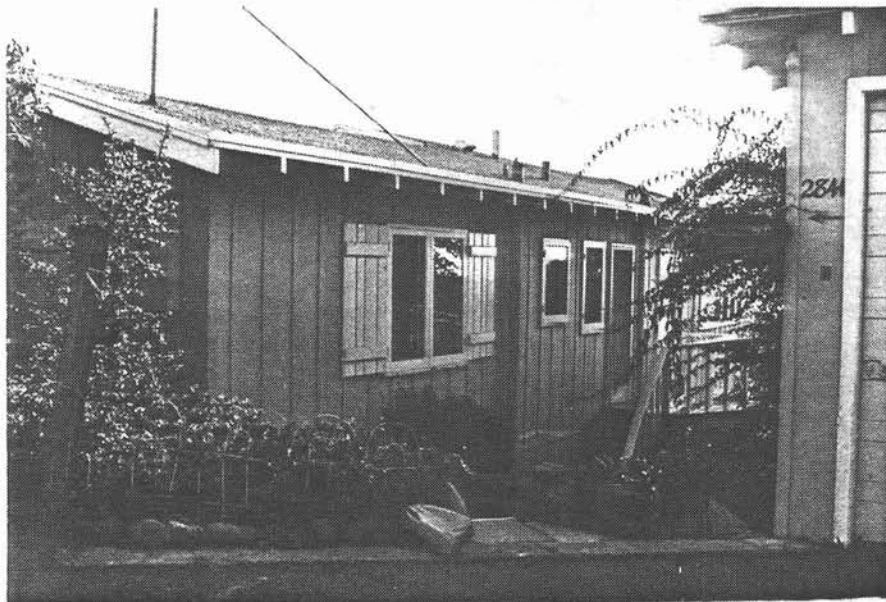
13. Condition: Excellent Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 The Arch Beach Heights Addition was subdivided in 1911 subsequent to the subdivision of Arch Beach Heights further up the mountain. Both were subdivided as though the land were flat with streets running along a 90-degree grid. The subdivision was largely unpopular until the 1920's when lots were sold out of Los Angeles for \$50 a piece. The land was initially considered undesirable largely due to its steepness, lack of good access and more remote location. Hence the low price. Potential buyers were brought by train from L.A. and housed at Ye Arch Beach Tavern (still located at 2180 Catalina) while being induced to buy one of the lots. The Los Angeles Times newspaper offered a free lot with a year's subscription, and no taxes were assessed on the lots until 1932. Buyers finally became interested in the mid-20's and consequently the earliest remaining houses date to that time. It was not until 1933 that an official road was built into the subdivision and, of course, after that time the lots became more in demand. The type of two-story hillside cottages located here and in the Alta Vista Way vicinity were among the first to be built on such steep terrain in Laguna. As such, the cottages serve as early forerunners of hillside homes in Laguna Beach.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
 Orange Co. Assessor's Records
 Orange Co. Recorders Records
 City Directories - 1932-45
 Bea Whittlesey Interview - Dec. 1980
22. Date form prepared April 1981
 By (name) Kathleen Les
 Organization Environmental Coalition
 Address: 206 W. 4th St., Ste. 316
 City Santa Ana Zip 92701
 Phone: (714) 836-4314





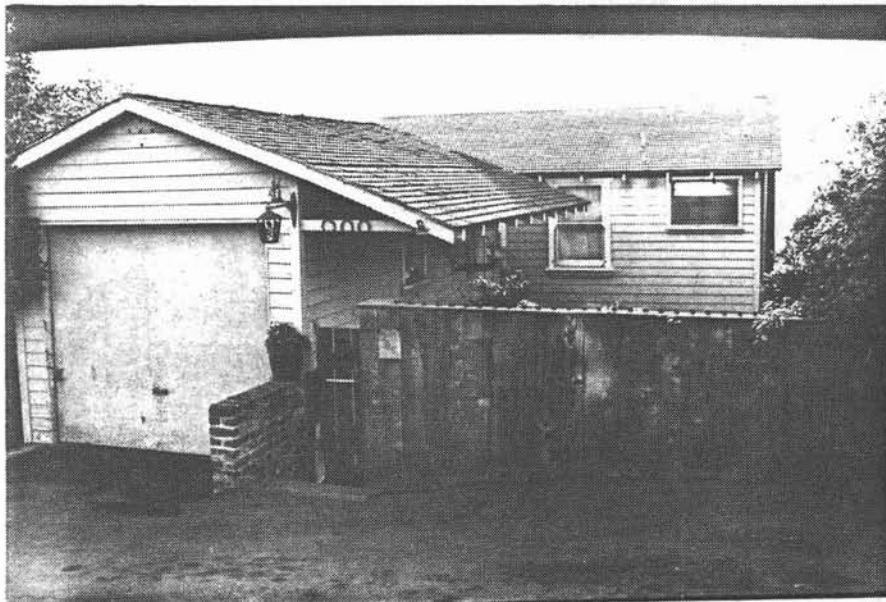
1. 2841 Terry Road 1929 (K)

A hillside board and batten cottage which steps down below the street grade and has an ocean orientation. The house has a basic box plan with gable roof. Embellishments are confined to window framing and shutters.



2. 2842 Terry Road 1925 (C)

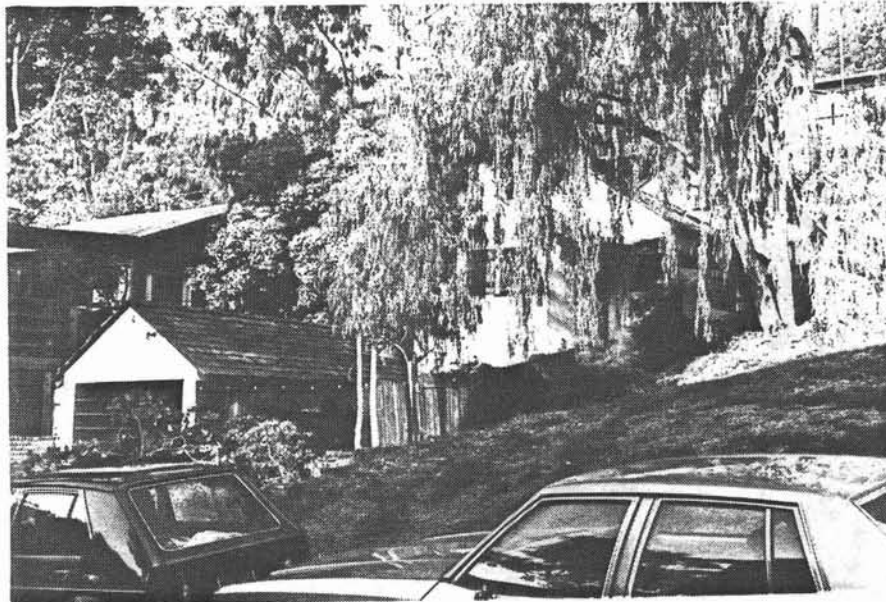
A boxy shingled beach house with a modified rectangular plan and slightly gabled roof. A second story terrace with slatted balustrade is present in the center wing. Purlins are located beneath the eaves at each corner.



3. 2851 Terry Road

1938-43 (C)

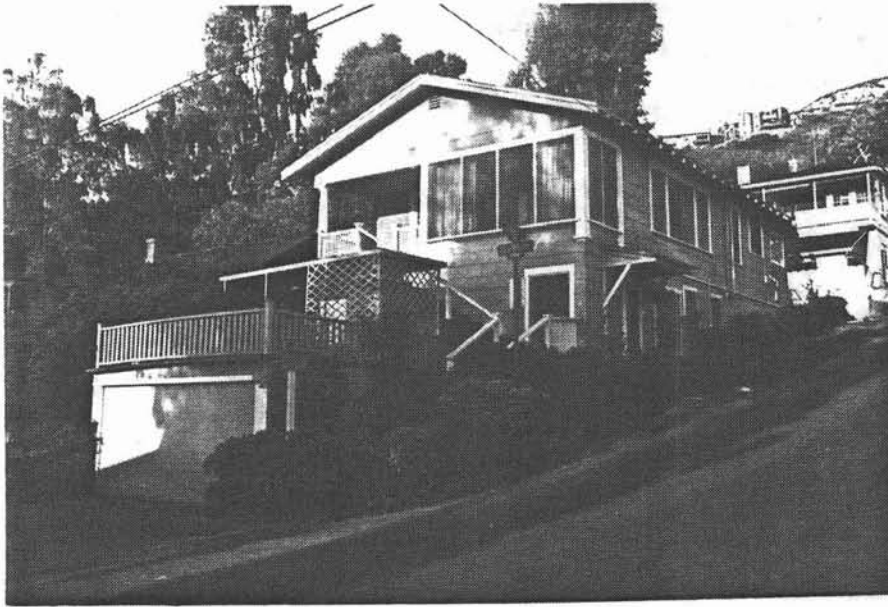
A clapboard bungalow with "L" plan and multi-gabled roof. The gabled roof over the garage extends to form an overhang over entry walkway.



4. 2868 Terry Road

1940 (K)

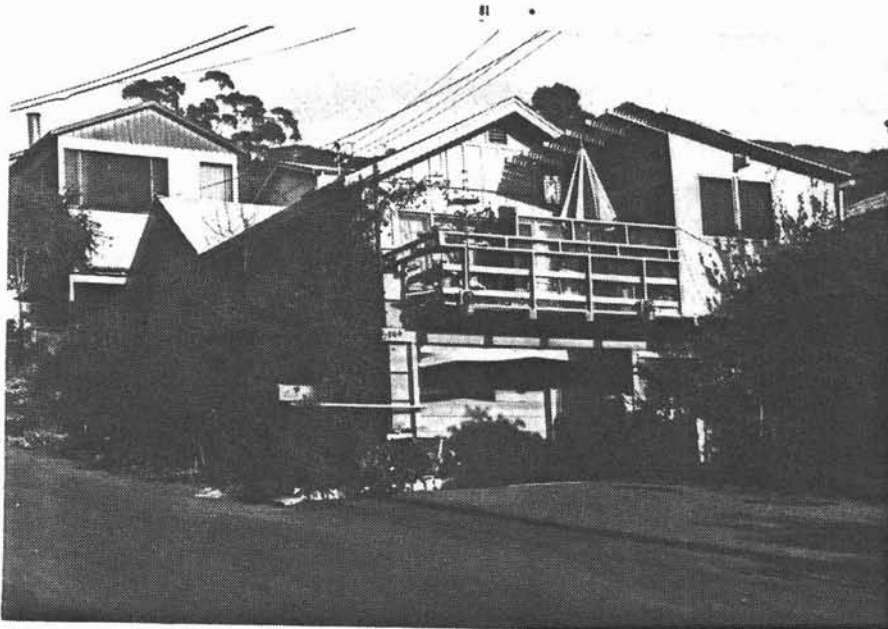
A tri-gabled Period Revival cottage with Provincial influence. Each gable emerges out of the other and the entry is along side these. House is of stucco and a separate gabled garage is located at street grade.



5. 2896 Terry Road

1928 (K)

A two-story frame house with single gabled roof built into the hillside. Entry is a second story through a recessed porch supported with classical columns and a slatted balustrade. Garage is located at street grade and has a slatted balustrade on top.



6. 2904 Terry Road

1924 (C)

A two-story board and batten beach house built into the hillside. A multi-gabled profile defines various wings. A second story deck is located above the garage.



7. 2917 Terry Road 1928 (K)

A Period Revival cottage with Monterey influence. House has a multi-gabled roofline with "L" plan and stucco siding. Entry is via a Monterey Revival lean-to walkway overhang which is supported by bracketed wood posts. A stucco chimney is on the side.



8. 2942-44 Terry Road 1929 (K)

A two-story clapboard beach house with box plan and single-gabled roof. A second story balcony dominates the front facade and features a slatted balustrade with diagonally braced posts above and below.

VICTORIA BEACH #6

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Victoria Beach
2. Historic name: Laguna Heights
3. Street or rural address: Multiple
City Laguna Beach Zip 92651 County Orange
4. Parcel number: _____
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single family residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Beach houses with Craftsman influence and some Period Revivals
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Victoria Beach neighborhood is a blufftop community which was originally subdivided as Laguna Heights in 1906 by M.D. Terry. It was initially constructed with summer homes beginning about 1915. Those pre-1940 homes that remain with a good deal of their original architectural integrity are largely blufftop, Craftsman influenced, bungalow scale homes with an ocean orientation. Most feature a multi-gabled roofline and shingled siding. A few Period Revivals are also located in the neighborhood.

Over the years Victoria Beach has become a prestige neighborhood. Consequently many new homes exist where older ones were previously located, and many of the older ones which remain have been considerably remodeled. Those itemized here have almost all undergone some remodeling, but they represent the best remaining examples in the neighborhood. The streets are largely developed at a lot-line-to-lot-line density with most homes embodying an estate quality. Those homes along the oceanfront bluff have tended to be the least altered by comparison with those on the interior of the neighborhood.

Attach Photo(s) Here

8. Construction date: 1920-40
Estimated _____ Factual XX
9. Architect Multiple
10. Builder Multiple
11. Approx. property size (in feet)
Frontage 30' Depth 70'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1980

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: Room additions and various aesthetic changes
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: Ocean
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: Some with original garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Victoria Beach neighborhood was first subdivided in 1906 though the earliest known houses date from 1915. Originally called Laguna Heights, the neighborhood now goes by the name Victoria Beach, after the main road, Victoria Drive. The neighborhood consists primarily of blufftop homes which were originally built, for the most part, by the wealthy from out of town as summer homes. The Senator Brown House at 2683 Victoria Drive with the Norman tower to the beach is one of Laguna's most photographed landmark homes. This, along with others on the bluff, combines to form one of Laguna's coastal focal points. This neighborhood is one of the few (along with the Moss Point, Rockledge and Cliff Drive neighborhoods) which contain a good intact percentage of the bluffline, pre-1940 beach houses. They contribute to the oceanfront historic image of Laguna Beach.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Orange Co. Assessor's Records
Orange Co. Recorders Records
City Directories, 1932-45
South Coast News

22. Date form prepared April 1981
By (name) Kathleen Les
Organization Environmental Coalition
Address: 206 W. 4th St., Ste. 316
City Santa Ana Zip 92701
Phone: (714) 836-4314

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

