

HABS _____ HAER _____ NR 5D _____ SHL _____ Loc _____
UTM: A 432140/3706520 B 432140/3705520
C 431440/3705520 D 431440/3706520

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: THREE ARCH BAY
2. Historic name: Three Arches
3. Street or rural address: Multiple
City South Laguna Zip _____ County Orange
4. Parcel number: _____
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single-family homes Original use: Same

DESCRIPTION

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

A variety of architecture exists in Three Arch Bay. The main styles are Mediterranean Revival, Craftsman Bungalow, and Tudor Revival. The tract is set on sloping hills which end in steep cliffs forming a private cove. The neighborhood has always been private and began in 1927 as a location for summer homes. Board and batten beach cottages have been gradually replaced by large, expensive homes.

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual X
9. Architect multiple
10. Builder multiple
11. Approx. property size (in feet)
Avg. Frontage 50' Depth 150'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
December, 1981

Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: Some aesthetic changes and size expansions

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: Some have original garage

SIGNIFICANCE

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

The elite families from Pasadena, Riverside, and Hollywood made summer homes here. Three of the five earliest homes (from 1927) survive today and are in excellent condition with no significant architectural changes.

Three Arch Bay takes its name from three natural arches in the cliffs. The beach and rocks have been the setting for several movies, including Captain Blood with Errol Flynn.

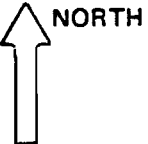
With the completion of the Pacific Coast Highway in 1926, growth in the South County Coastal Area was possible. Three Arch Bay had been bean fields in 1926, but by the end of 1927, five permanent structures, a dirt road, and a tract office existed. Building activity flourished in the 30's and reached a peak in the 1950's.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
Three Arch Bay Records/Minutes
Elmer Neher
Betty Carter
Katherine Briggs
Howard Wilson

22. Date form prepared 3/14/81
By (name) Karen Turnbull
Organization Environmental Coalition
Address: 206 W. 4th St., Suite 316
City Santa Ana Zip 92701
Phone: (714) 836-4314

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

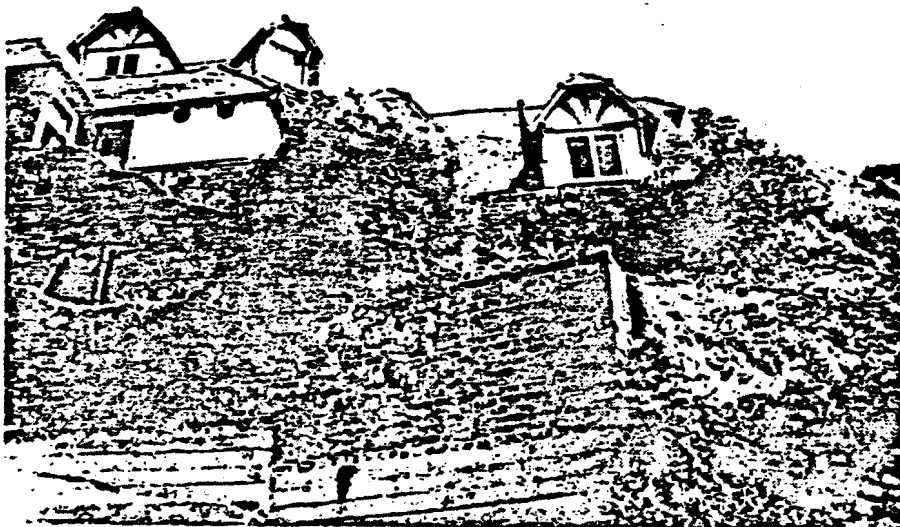


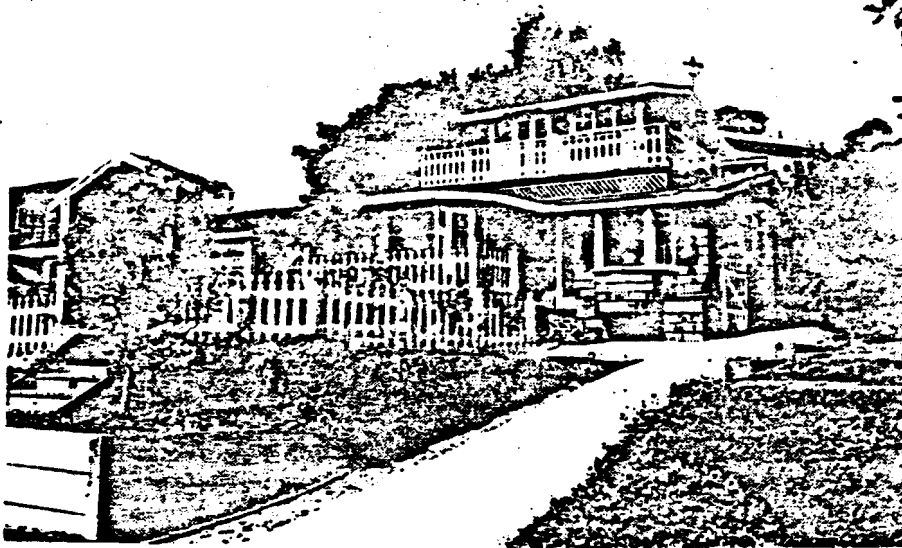


1. 6 Barranca Way (Cliff Cote) 1933 (E)

61
This home is Provincial Revival in style--specifically French Normandy. The walls are of used brick gathered in the wake of the Long Beach Earthquake of 1933. The half-timbering, clipped gables and many dormers are indicative of the style. The house is two stories with a guest house (Gate Cote) adjoining in the manner of a European gate house. A serpentine wall of brick in a random weave pattern surrounds the property. A decorative chimney is of the same pattern. Handcrafted detailing prevails. There are several round windows on the ocean side. Bricked archways abound along walks and over gates. The landscaping consists of "natural" California scrub on the cliffs on the ocean side. There are formal gardens in the front of the house facing the street.

The house was built by Gen. H.N. Proctor in 1933. It was copied from a home in France where he was billeted in World War I. After the war he returned to France and had exact plans drawn. He selected his cliffside lots as the most perfect location in California. After his death, the home was rented for a number of years to many notables, including Aly Khan, seascape artist Bennett Bradbury, and the Baroness de Beaumileaus.



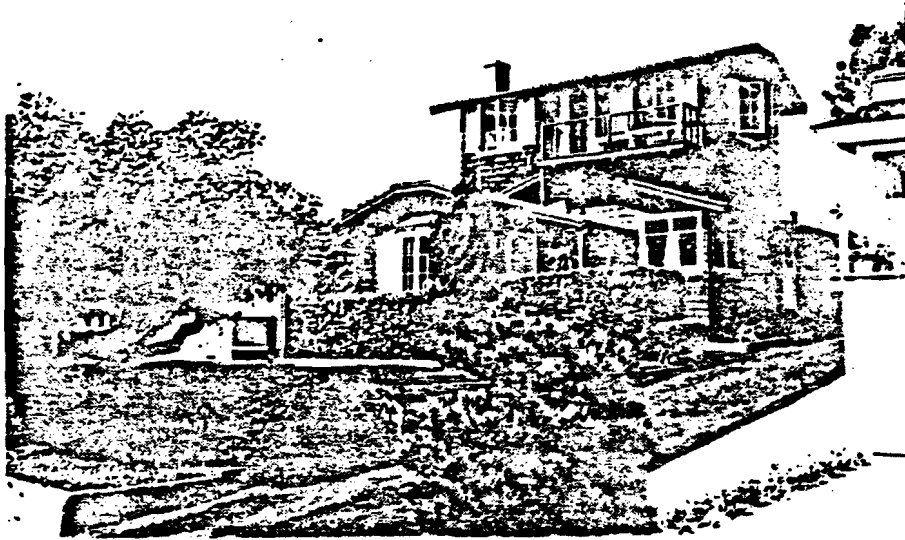


2. 17 South La Senda (K)

1927

62
This Craftsman influenced house is one of two remaining in the neighborhood. The plan is rectangular with a horizontal feeling. Detailed casement windows and natural wood shingles are crowned by a multi-gabled roof line. A porch extending along the front and sides features decorative porch balusters.

This was the first home built in Three Arch Bay. It was built for Elmer Neher, builder of the first eight homes in the tract. He paid \$750 for the lot in 1927. Dora Hills was the first and primary resident in the house and was one of the first year-round residents of the tract.



3. 11 South La Senda

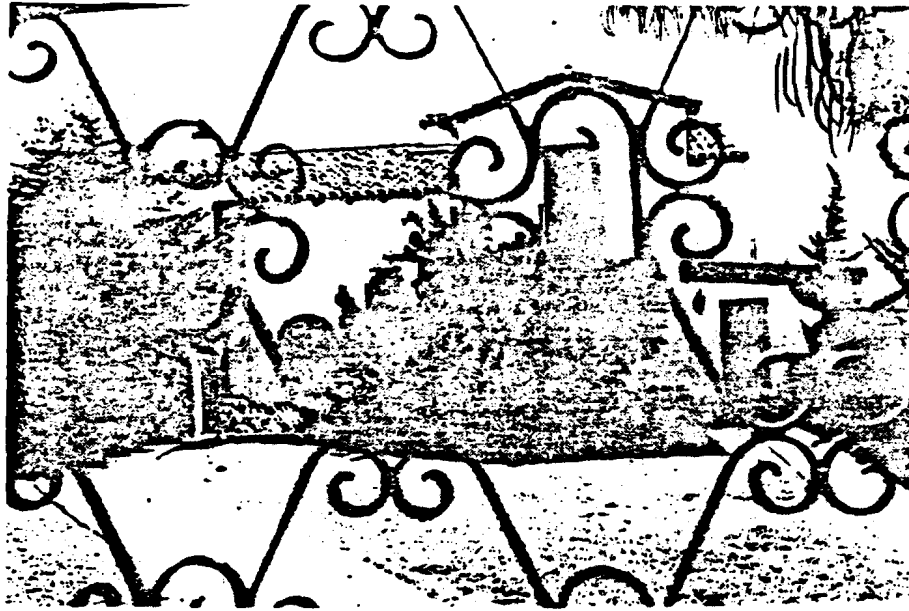


1927

63 A good example of the Craftsman style, this house features a multi-gabled profile and shingle siding. A second story portion is set to the rear of the two lower gables. The second floor balcony opens from French doors. The windows are casement type with wooden shutters. A tall, boxy feeling gives this house a distinctive look. There have been no alterations to the home since 1927.

This house was one of the first homes built in the tract. The original owners were Glen and Connie Wells who wrote a column called "Just South of Laguna" for the South Coast News, the Laguna Beach newspaper.

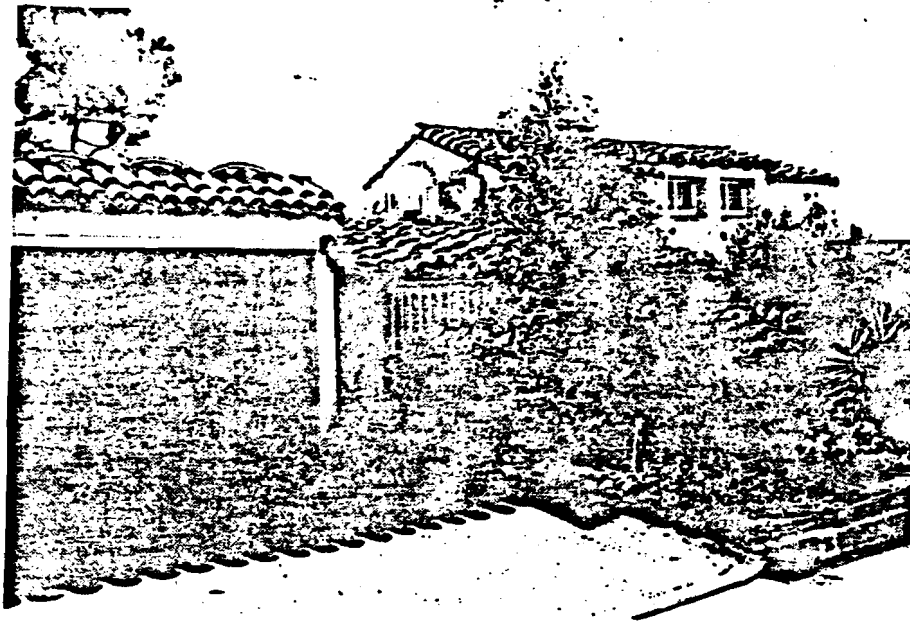
* moved to North Laguna



4. 11 La Senda Place (C) 1932

64 The structure is a classic Mediterranean Revival home built of stucco walls with red adobe tile roof. An arched doorway, wrought iron gates and windows distinguish this home. A separate garage features an ornate wooden door.

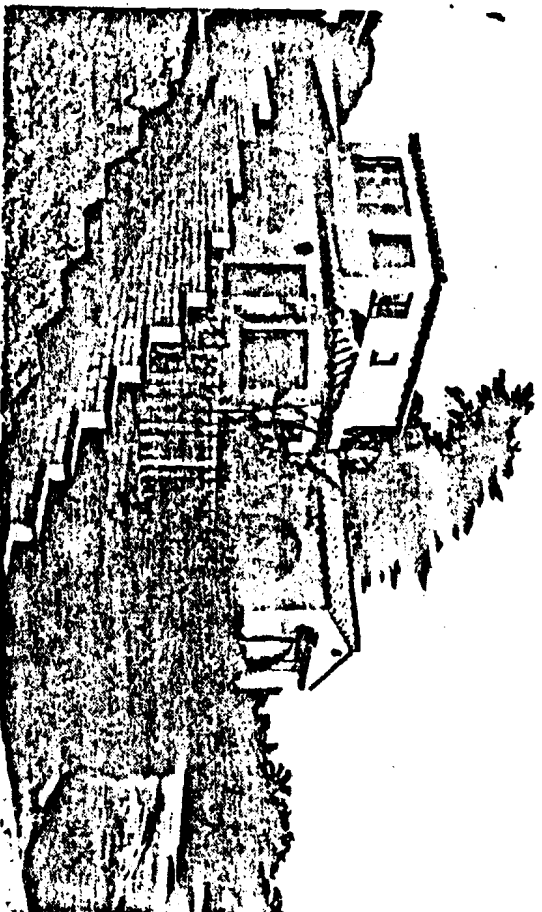
This home was built by two sisters who copied the home from an Italian house they had visited on the Amalfi Way in Italy. The next owner on the house was Richard Rowlands, co-promoter of the tract in the period from 1931-1950. He is credited with keeping sales of lots going in spite of the Depression



5. 36 South La Senda (K) 1934

65
This is a Guatemalan style home with a tropically planted interior court entered by an iron gate set into a stuccoed archway. A tile roof, stucco walls, highly decorative carved wooden doors on both house and garage give this home a very distinct appearance. The windows are barred with curling wrought iron. The center space plan of the house allows ample garden space, yet gives the house a square outside appearance.

One of the earliest permanent, stately homes on the bluffs. It was not built as a beach house, but as a year-round estate.



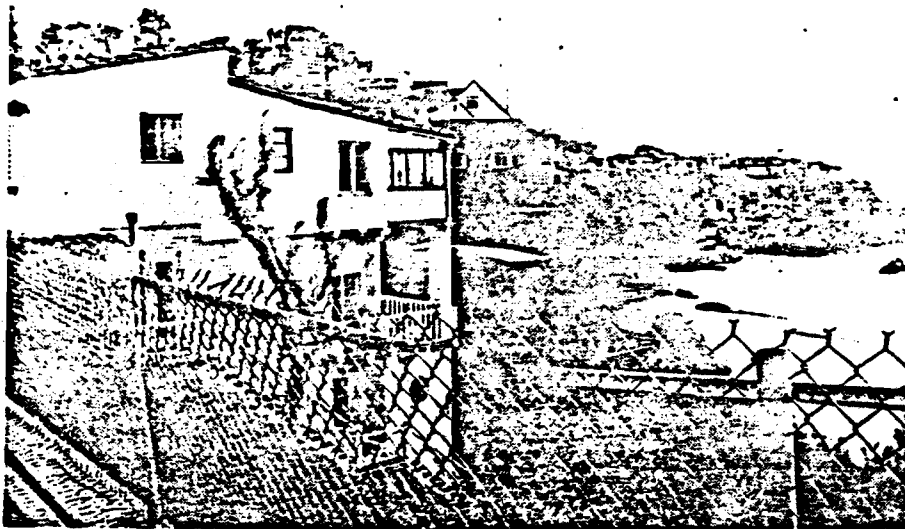
6. 1 Vista Del Sol

(i)(P)*

1937

W
A two-story Mediterranean Revival home with adobe tile roof and stucco walls. Graceful arched windows distinguish the many angles of the T-shape floor plan. A multi-gabled roofline crowns the white walls and royal blue window tiles. A large, old Cypress tree is the focal point of that end of La Senda Street. The house was built by Mr. and Mrs. MacCauley in the early thirties. They owned the Texaco service station that used to be at the entrance to the neighborhood.

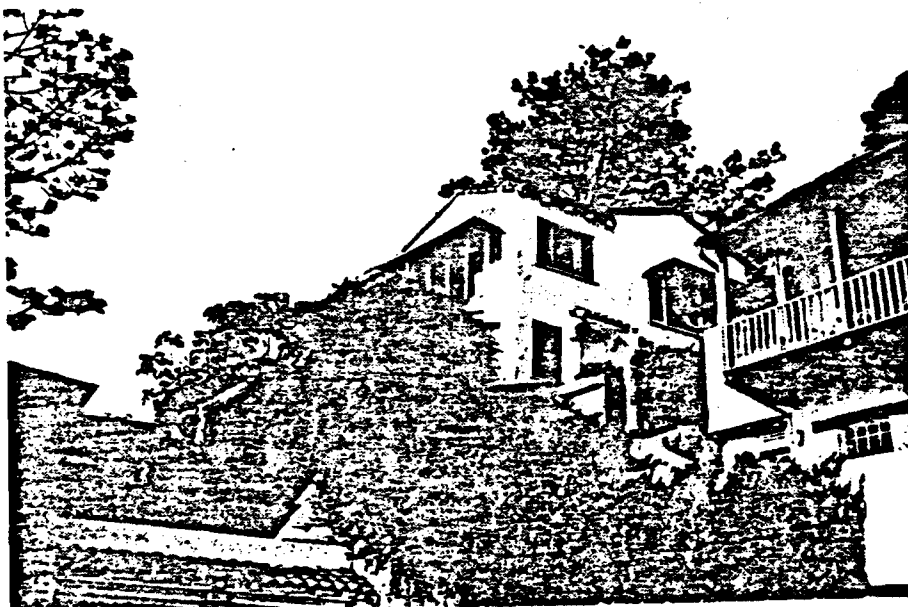
* Remodeled to some extent 1990.
This view looks unchanged.



7. 23 Bay Drive (K) 1931

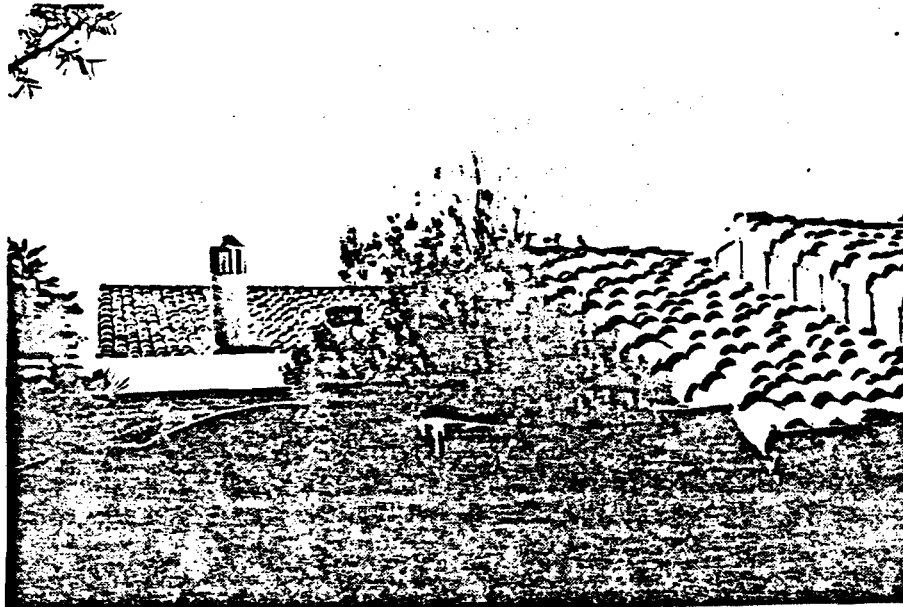
67 This three-story Mediterranean Revival home features a front porch with porch piers and exposed beams. Slanting roof lines of various heights give the multi-gabled house added interest. Casement windows predominate. A decorative garage is highlighted by a row of exposed beams above garage and carving on the door itself. *- not orig. owner*

The original owner, *- not orig. owner* William Wister Haines, is an author. He wrote Command Decision, among other works. He still owns the home, and it is on the real estate market for the first time since its construction.



8. 26 Bay Drive (K) 1931

68 A two-story Mediterranean Revival style with both wooden and stucco awnings. A gabled, tile roof is present on both house and detached garage. Vertical emphasis and upright stucco faces give an imposing quality.



9. 12 South La Senda (C) 1935

69

The home combines elements of the Mediterranean Revival style, including stucco walls, tile roof, and a squarish two-story plan. However, wooden balconies, arroyo stone walls and chimneys give the house an eclectic appearance.

This home was built in 1935 by Elmer Neher, a retired school superintendant from San Marino, for himself and his wife. They spent summers and vacations here in the early years. Once he arrived unexpectedly at the house to find that the tract manager (Dan O'Flaherty) had rented the house to a movie studio. Sam Warner (of Warner Brothers) and his crew were sitting on the Nehers' porch, an Italian village had been built on the beach below, the Nehers' boat was out to sea with a crew, and beer cans covered the yard. After disagreement, terms were reached; Warner Brothers would build stairs to the beach for the Nehers with their used lumber. The stairs exist today, as do small bits of concrete foundation from the movie set. The movie was Give Us This Night starring Gladys Swarthout, 1936, Warner Brothers.

10. 40 North La Senda

1927

70

See individual form. This building is eligible for the National Register.

HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 431520/3706100 B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: GRIFFITH HOUSE
2. Historic name: Griffith House
3. Street or rural address: 40 N. La Senda
City South Laguna Zip 92677 County Orange
4. Parcel number: _____
5. Present Owner: Dr. and Mrs. Fred Smith Address: 40 N. La Senda
City South Laguna Zip 92677 Ownership is: Public _____ Private X
6. Present Use: single family-residential Original use: single family-residential

DESCRIPTION

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

The house is a beach cottage with shiplap siding, box plan, gabled roof. Cape Cod influence prevails. A nautical interior is highlighted by authentic ship's stairs, and elevator, portholes, and carved figureheads. The den was designed by the set director for the film Mutiny on the Bounty. Adjacent to the house is a four-story lighthouse made of stucco with a domed roof. The structure contains, bedroom, bath and library and is not a functional beacon. At the rear of the property is a guesthouse that was a charthouse on the original ship of the Dollar Line, The Mary Dollar. The windows are portholes made of aged, lavender glass. The building is wood with a square plan and shingled siding. There is a pool built into the rocks on the beach below. It was constructed during two consecutive nights of the lowest tide of the year in August 1929. There is a pool cabana next to it with a thatched roof. The landscaping around the house is of a coastal theme with seashell-embedded walls and pools of fish. The small beach below is private and inaccessible except by stairs from the house or by boat. The beach area adjoins the pool in the rocks. A large cave extends into the cliff under the house. The house was built by Casey Adamson of Los Angeles. He used wooden pegs instead of nails whenever possible, especially on the interior oak paneling.



8. Construction date: 1927
Estimated _____ Factual X
9. Architect Unknown
10. Builder Casey Adamson
11. Approx. property size (in feet)
Frontage 80' Depth 180'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1980

Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial _____ Other: ocean/beach
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: lighthouse, charthouse, pool cabana, stairs down cliff, pool in rocks

SIGNIFICANCE

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

The house was built for Edward and America Griffith. He was a movie producer for MGM and 20th Century Fox. Mrs. Griffith had been a showgirl in the Greenwich Follies. Brought to the area by actor Hallam Cooley, the promoter of the tract, The Griffith's brought much of Hollywood's glamour with them. They gave lavish parties and entertained such celebrities as the Aga Khan, Lionel Barrymore, Claudette Colbert, and Lesley Howard.

The Griffith estate is the architectural and historical focus of the neighborhood. The unique character of the house and outbuildings and their setting on the cliff make for an outstanding estate.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure 2
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

Three Arch Bay Records and Minutes
Elmer Neher
Betty Rowlands Carter
Katherine Briggs
Howard Wilson

22. Date form prepared 3-14-81
By (name) Karen Turnbull
Organization Environmental Coalition
Address: 206 W. Forth St, Su. 316
City Santa Ana, CA Zip 92701
Phone: 836-4314

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

