

Smithcliffs (Howardscliffs) (Dos Rocas)
10010 N. Coast Highway
Laguna Beach Vicinity
Orange County
California

HABS No. CA-2298

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of Interior
San Francisco, California 94102

HISTORICAL AMERICAN BUILDING SURVEY

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SMITHCLIFFS (Howardscliffs) (Dos Rocas)

HABS No. CA-2298

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|--|--------------------------------------|
| 1. Name of Structure: Smithcliffs
(Howardscliffs) (Dos Rocas) | 3. Date of Construction: 1918 |
| 2. Location: Unincorporated Orange
County North of the City of Laguna
Beach, California | 4. Use: Vacant/Residential |
| | 5. Rating: Fair |

6. General Description. The residence is located on a 10.4-acre parcel in unincorporated Orange County, north of the City of Laguna Beach. The property is bordered to the north by the single family residential community of Emerald Bay, to the east by the Pacific Coast Highway, to the south by single family and multi-family residential units, and to the west by the Pacific Ocean. The street address of the property is 10010 North Pacific Coast Highway. Entrance to the property is provided from the Pacific Coast Highway through an ornate and concrete wrought iron gate. The site is currently developed with a main house, three caretaker structures, an aviary, two outside patios, and a gazebo.

Historically, the main house was primarily used as a second family residence. The three other residential structures on the estate were built shortly after the main residence was built for the purpose of housing the chauffer, gardener, and maid. In 1929, ornamental gardens were planted on the majority of the estate and two outside patios and a gazebo were constructed at various viewpoints.

A survey of the style of the main residential structure defies categorization, but could mostly be described as a modified bungalow. It appears in review of the structural features that the purpose of the design of the structure was to emphasize the surroundings. The house is large, without detailing and embellishment. The rooms are focused with large plate glass windows overlooking the ocean. Moldings, light fixtures, cabinets, and other detailed features within the structure are modest. The main room is the living room. It consists of a large living room with a central fire place. The room opens out onto a covered patio which faces the ocean. Two bedrooms and three bathrooms are located on the first floor. A large plain stairwell extends to the upstairs portion of the structure with a hallway which opens into the master bedroom and five smaller bedrooms.

7. Historical Background. The earliest records available indicate that Mrs. Caroline W. Dobbins purchased, from an unknown party, a large portion of land located north of Laguna Beach in unincorporated Orange County in approximately 1915. This property included: Emerald Terrace; Crown Point; and the property which was to become the Smithcliffs estate. Mrs. Dobbins had the main residence on the property constructed in approximately 1918 as a secondary residence. The estate in its earliest years was named Dos Rocas.

At a later date, Mrs. Dobbins constructed another home located adjacent to her residence on the part of the cliff which faces Emerald Bay. Her granddaughter, Florence Barnes, also known as Pancho Barnes, a legendary aviatrix and owner of Pancho's Fly Inn in Lancaster, California lived in the adjacent home for several years. Pancho Barnes was known for throwing loud parties. Her grandmother eventually had Pancho Barnes move her house to the point on the cliff south of the property. Pancho Barnes' house eventually burned down.

In 1929, Mrs. Dobbins sold approximately 10 acres of the property, including her home, to Oscar Howard a wealthy Oklahoma oilman. Mr. Oscar Howard and his wife Inez, owned the home from 1929 until his death in 1951. The house was used as a secondary home, with their main residence in Pasadena. In 1951, Mrs. Howard sold the home to Mr. Lon Smith and his wife Jane. Mr. Smith was an executive with the Houston based Superior Oil Company. The Smith family owned the property up until 1985 when Mr. Smith's second wife, Marguerite Smith, sold the estate to Mr. Gary Brinderson and his wife Marie. As part of the purchase agreement, Mrs. Smith continued to live in the home until her death. Ms. Marguerite Smith passed away in 1989.

8. Condition. The house is in a semi run down condition. Although the house is large (approximately 4,996 square feet), the house is not very functional in design.

FIELD FORM CHECKLIST

General Data

Name of surveyor - STA Planning, Inc.

Address of firm - 550C Newport Center Drive, Newport Beach, California 92660

Historical Data

Names of building or structure (current and historic) - Smithcliffs (Howardscliffs) (Dos Rocas)

Location (street, city, county, state) - 10010 Pacific Coast Highway/Orange County/California

Present function - Single family residential structure which has been vacated

Original and interim functions - Second home/residential

Date of completion - Circa 1918

Architect, designer, or manufacturer - Not known

Major modifications with dates - Upstairs bedroom and bonus room 1959, addition to the rear deck 1983.

Sources of information - County of Los Angeles Public Records, County of Orange Building Permits and Appraisal Records; local newspapers, local historical books; and the First American Insurance Company Historical Collection photographs.

Unexplored sources - Distant family members

VISUAL SURVEY DATA Building or Structure Description

Foundation material(s) - Concrete raised

Wall material(s) - Exterior shingle siding

Structural and mechanical systems - 1 fireplace, 2 murphy beds, gravity flow heater, mechanical chair on stair case

Bays - None

Stories - 2

Measurements - 4,996 square feet

Shape and orientation - Large and oriented toward ocean

Roof (shape, material, other features such as chimneys, dormers, cupolas, etc.) - Hip/cut-up

Openings (doors, windows) - Main entrance is from living room, the side entrance is through kitchen

Porches, verandas, balconies - large covered patio off of the living room with wrought iron railing

Exterior - shingle siding

FIELD FORM CHECKLIST (CONT'D.)

Notable Interior Features (if interior is examined).

Art deco bathroom fixtures, murphy beds built in 2 bedrooms

Mechanics in place - Gravity air heater with ventilation piping, mechanical chair on stair case

Setting

Integrity of site - House does not qualify as unique. The site may be considered unique because of the large parcel, landscaping, location in relation to the ocean and panoramic views.

Associated buildings - carport, guest house, aviary, caretakers residence, and two temporary residential structures.

Interrelationships (including water and transportation features if relevant) - To the west of the site is the Pacific Ocean, to the east of the site is Pacific Coast Highway

Notable landscaping - Ornamental grounds

Has structure been relocated - No

Other - This field form checklist is for the entire 10.5 acre estate. The main residential structure is surrounded by various structures and gardens. This checklist includes the entire Smithcliffs estate.

Condition

Present condition - Fair

Is this building being adversely affected? By what? - Demolition

Other (specify) - Proposed custom lot development

HISTORIC STRUCTURE SURVEY (CONT'D.)

Details: Dormers: Front/side/rear shed/hip/gable
Parapets: Sheet metal/brick/stone/stone coping
Eaves: overhang brackets/outriggers/barge board

Porches/Verandas:

Entrance/front/side/wraparound/inside ell/curved/other

Roof: type and material: Metal (aluminum)

Roof support:

Piers/posts/walls rails balusters/ (rectangular, turned)/lattices
Enclosure elements: open rails/closed/other _____

Openings:

Entrances: columns/fanlight/transom/sidelights/other: Sliding Glass

Doors: paired single lights: Electric panels _____
material _____ wood/sliding glass _____

Windows: arched _____ lintels _____

Sills: lug/slip stone/brick/concrete metal framed

Type: DHS/casement/fixed/other _____

Lights: non-descript

ALTERATIONS: _____ ADDITIONS porch addition

SITE:

Associated building: Outbuilding including caretakers residence

Landscape features: Entire site is covered with ornamental landscaping/orchards

Fence/Walls: Concrete with decorative cut-outs/post include ornamental concrete figures

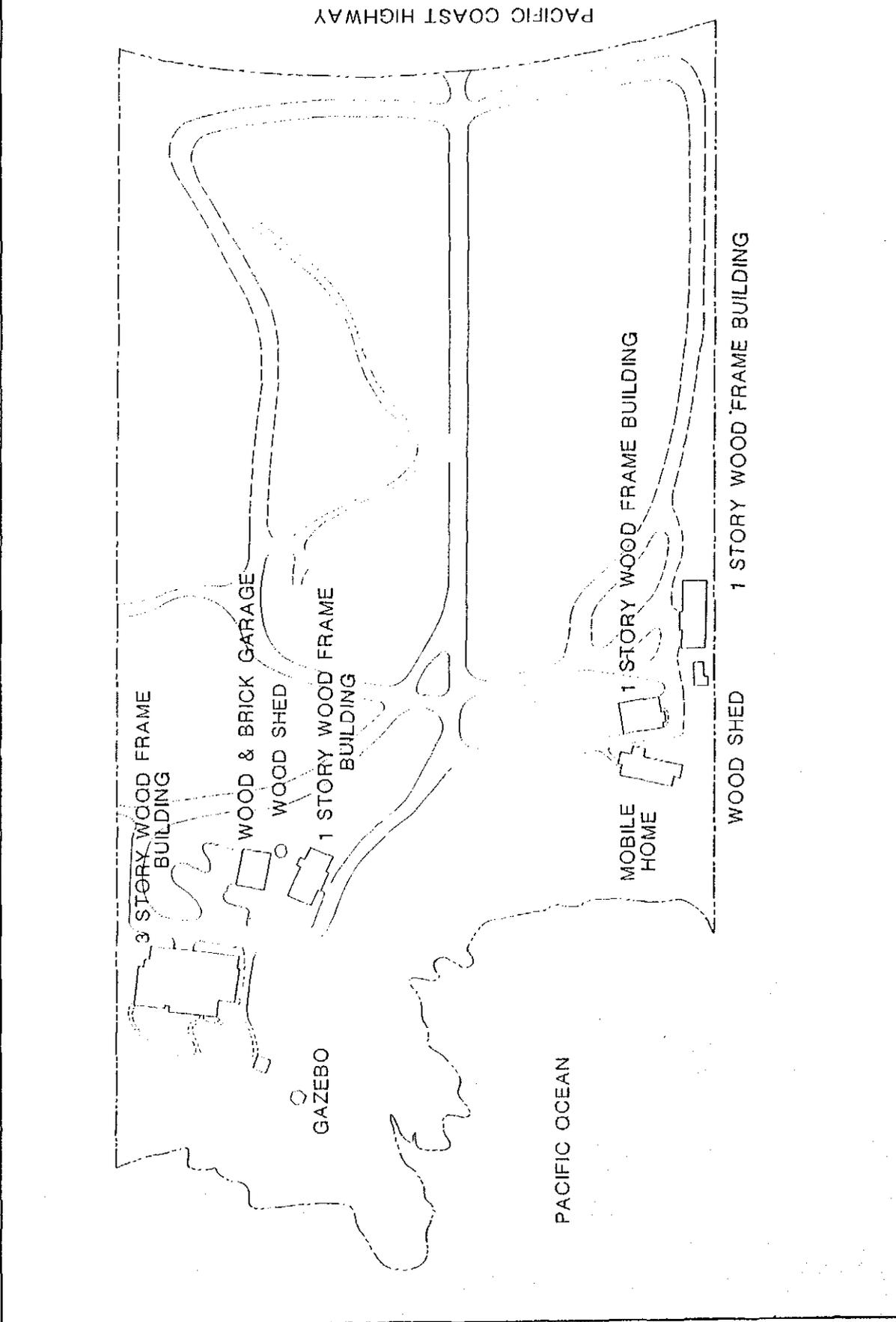
Inter-relationship: Similar Setbacks/Similar massing
Similar materials/Other panoramic view of ocean

HISTORIC STRUCTURE SURVEY (CONT'D.)

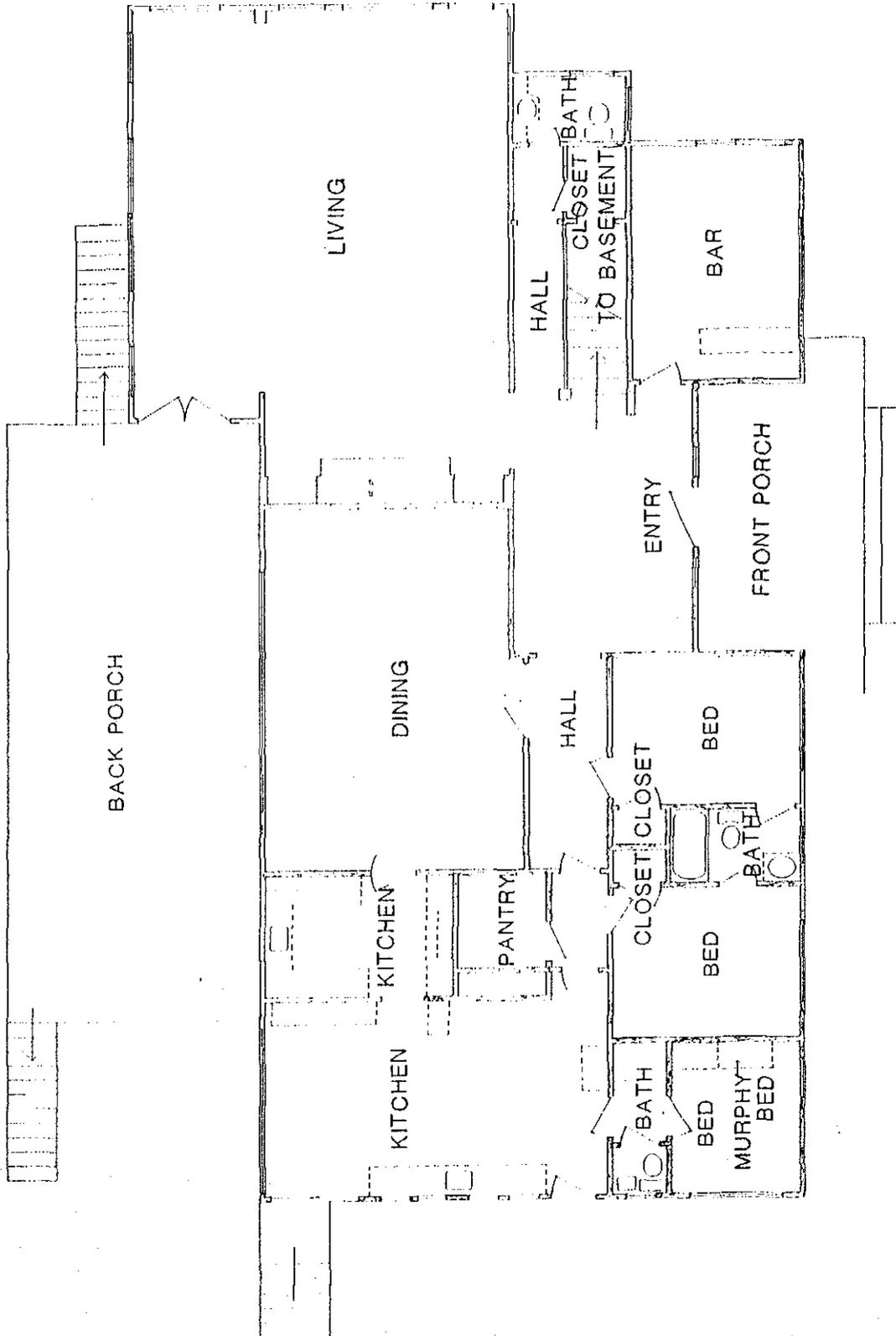
KNOWN HISTORICAL DATA:

Include sources: County of Los Angeles Public Records; County of Orange Building Permits and Appraisal Records; local newspapers; local historical books; and the First American Title Insurance Company Historical Collection photographs.

SIGNIFICANCE: non-architecturally significant/historically significant based on location and ownership

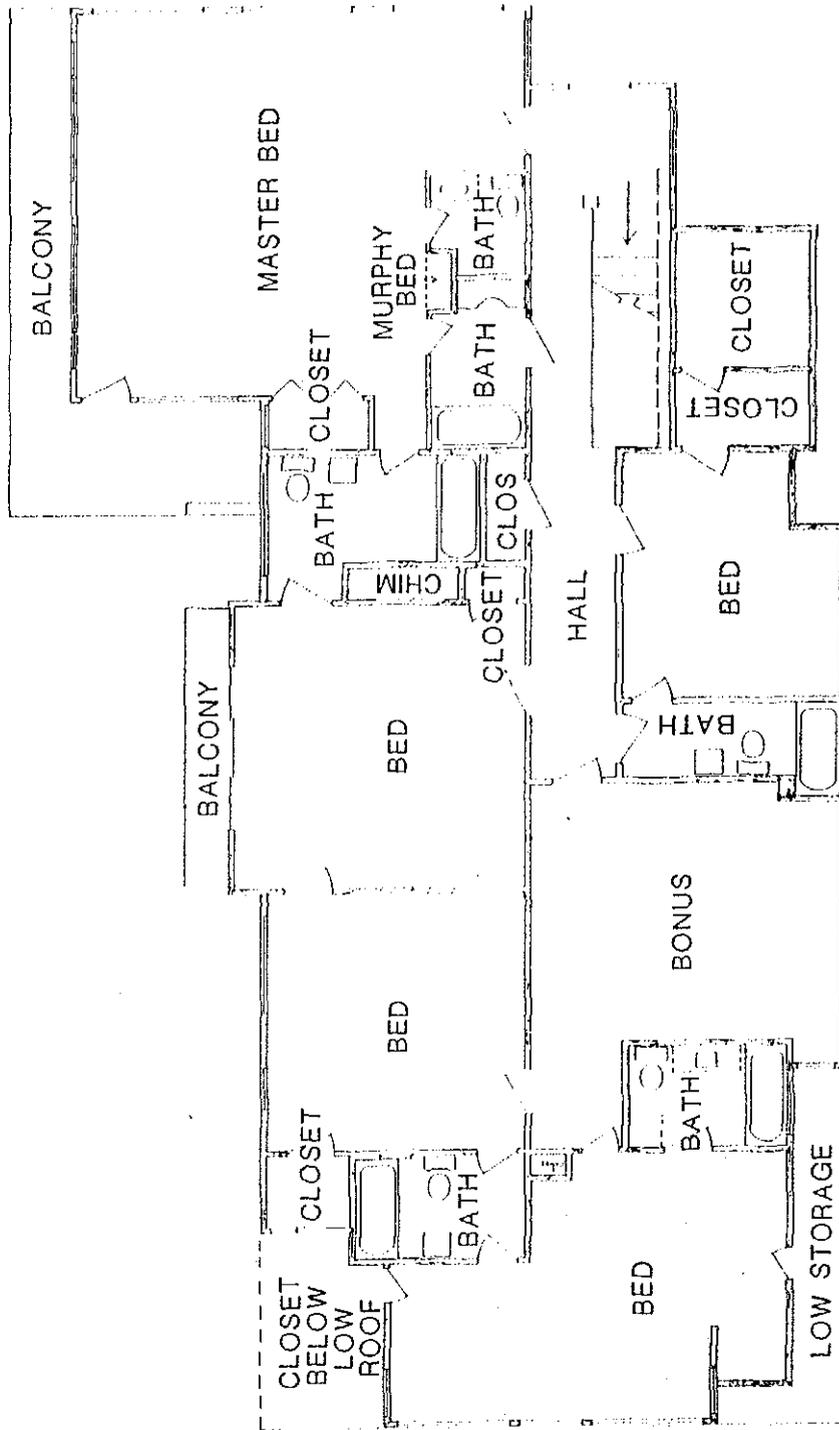


<p>SMITHCLIFFS RESIDENTIAL DEVELOPMENT PROJECT 1991</p>	<p>SMITHCLIFFS ESTATE EXISTING STRUCTURES ON SITE 10010 NORTH COAST HIGHWAY LAGUNA BEACH VICINITY ORANGE COUNTY, CALIFORNIA</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY NO. CA-2298</p>
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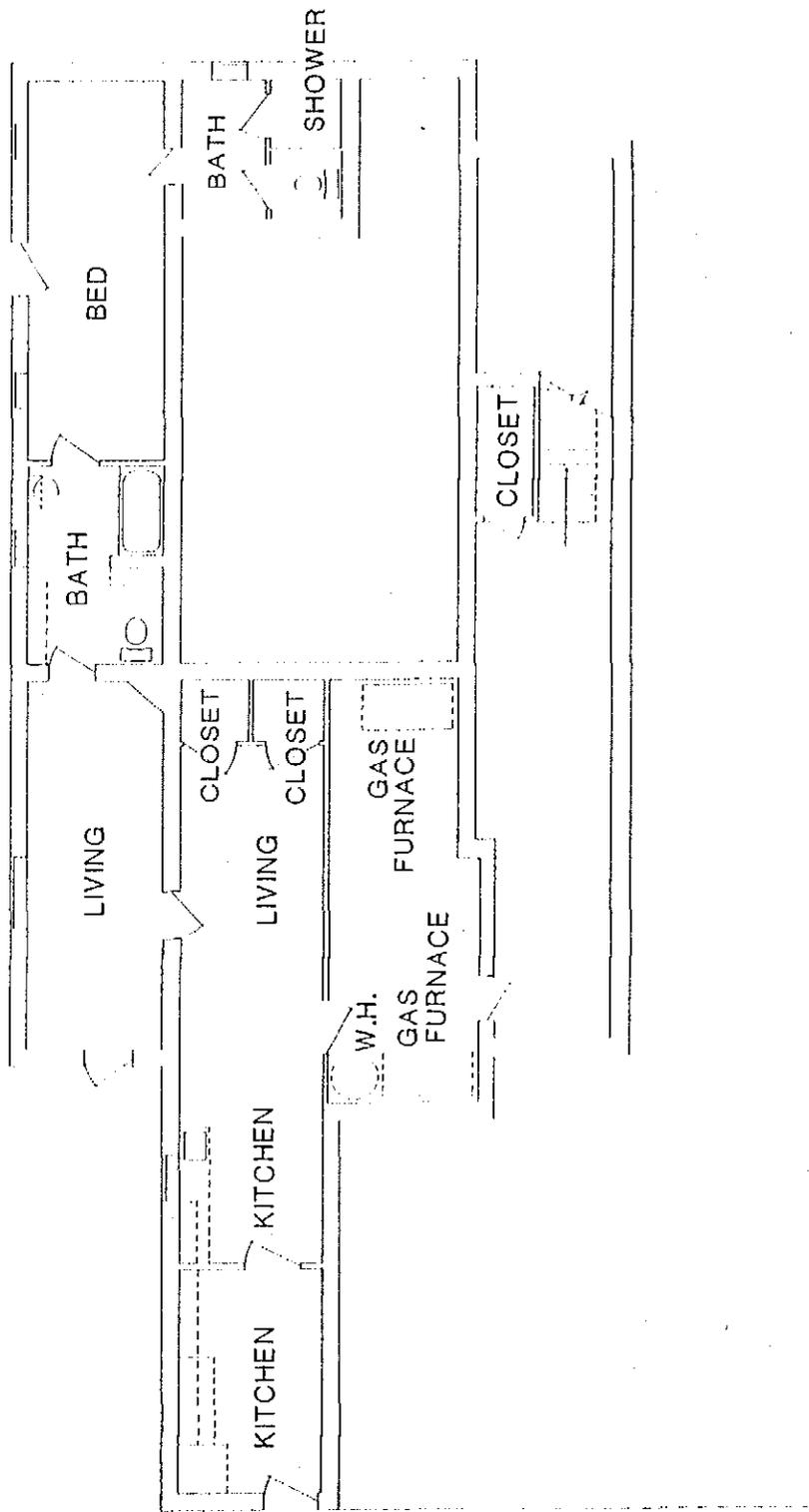
FIRST FLOOR

SMITHCLIFFS RESIDENTIAL DEVELOPMENT PROJECT 1991	SMITHCLIFFS ESTATE (HOWARDCLIFFS) (DOS ROCAS) 10010 NORTH COAST HIGHWAY LAGUNA BEACH VICINITY ORANGE COUNTY, CALIFORNIA	HISTORIC AMERICAN BUILDINGS SURVEY NO. CA-2298
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SECOND FLOOR

SMITHCLIFFS RESIDENTIAL DEVELOPMENT PROJECT 1991	SMITHCLIFFS ESTATE (HOWARDCLIFFS) (DOS ROCAS) 10010 NORTH COAST HIGHWAY LAGUNA BEACH VICINITY ORANGE COUNTY, CALIFORNIA	HISTORIC AMERICAN BUILDINGS SURVEY NO. CA-2298
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BASEMENT

<p>SMITHCLIFFS RESIDENTIAL DEVELOPMENT PROJECT 1981</p>	<p>SMITHCLIFFS ESTATE (HOWARDCLIFFS) (DOS ROCAS) 10010 NORTH COAST HIGHWAY LAGUNA BEACH VICINITY ORANGE COUNTY, CALIFORNIA</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY NO. CA-2298</p>
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