



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 10, 2023 REPORT NO. HRB-23-022

HEARING DATE: August 24, 2023

SUBJECT: **ITEM #1 – Velma Prichard Spec House #1**

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

APPLICANT: Teggin Family Trust 05-02-17; represented by Heritage Architecture & Planning

LOCATION: 4321 Alder Drive, Kensington-Talmadge Community, Council District 9
APN 465-773-1300

DESCRIPTION: Consider the designation of the Velma Prichard Spec House #1 located at 4321 Alder Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Velma Prichard Spec House #1 located at 4321 Alder Drive as a historical resource with a period of significance of 1928-1933 under HRB Criterion C. The designation excludes the two-story southeast corner addition and the storage cabinets below the south patio constructed outside of the period of significance. The designation includes the cobblestone walls of the landscaped terrace at the rear of the property as well as the four murals, painted ceiling and rafters of the breezeway. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1928-1933 period of significance. Specifically, the resource exhibits a stucco exterior, arched focal window, red tile roof, main entry with quoining, asymmetrical primary façade, wood windows, decorative grills and iron work, majolica tiles, decorative garage door, site wall and courtyard. Additionally, the resource exemplifies high craftsmanship and design with handcrafted and unique artistic elements that retain a good level of architectural integrity. Specifically, the resource exhibits an enclosed breezeway with four murals, wood ceiling and exposed rafters painted by Mexican artist Ignacio Martinez Rendon.

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 two-story, single family residence with garage situated on a canyon lot in the Talmadge Park neighborhood of the Kensington-Talmadge community.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Velma Prichard Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Velma Prichard, who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report (HRRR) was prepared by Heritage Architecture & Planning, 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 C but not HRB Criterion A. 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 applicant has asserted that the subject resource is significant under HRB Criterion A as a special element of the cultural and aesthetic development of the Talmadge Park neighborhood and Kensington Community. The design of the house incorporates elements of the Mexican decorative arts including majolica tilework, murals and painted woodwork that were commissioned by the prominent Mexicans who lived at the property including Albert Aldrete, former Mexican president Pasqual Ortiz Rubio and Dr. Manuel Maria Doria de la Lata Jr. As demonstrated by its previous residents and aesthetic, the property has a strong connection to Mexico; however, the HRRR does not make the connection as to how the property's relationship with prominent Mexicans contributed to the development of Talmadge Park, Kensington or the City as a whole. Furthermore, staff asserts a stronger eligibility for designation of the property's artistic elements under HRB Criterion C as an example of craftsmanship. Therefore, staff is not recommending designation under HRB Criterion A at this time.

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 was originally constructed in 1928 in the Spanish Colonial Revival style. The property consists of a two-story, single family residence with garage attached by an enclosed breezeway. Entry to the house is accessed by passing through a low site wall into a courtyard. The main portion of the house is two-stories with a flat roof and stucco exterior. The asymmetrical front façade features a small, one-story projecting wing with gabled tile roof and arched focal window. A

low sloping, red tile roof is also present on the breezeway and garage. The primary entrance is emphasized by decorative quoining and a paneled wood door. To the left of the entrance is a deep set window indicative of the Spanish Colonial Revival style. The site gradually slopes down the canyon at the rear of the property and a basement level featuring a maid's quarters is visible on the south façade. The backyard is terraced with cobblestone walls that are original to the resource's 1928 construction. Fenestration on the house and breezeway generally consist of multi lite wood double hung and casement windows. Other decorative features present on the resource that are specific to the Spanish Colonial Revival style include decorative grillwork, ironwork and majolica tiles.

Several modifications have been made to the subject resource since its 1928 date of construction. In 1929 the original attached garage was converted to living space and an arched focal window was added on the front façade in the previous location of the garage door. Also, at this time the current garage and breezeway were constructed. Because these modifications were made soon after the date of completion, staff is recommending that the period of significance be extended to include the garage conversion and construction of the new garage and breezeway. Sometime in the 1930s a two-story addition was constructed at the southeast corner of the property. At an unknown date a balcony was added to the main floor of the rear façade and the large tripartite window was converted to doors. Between 1934 and 1946 a patio was added on the south side of the breezeway which contains storage cabinets below. A pergola was also added to this patio in the late 1950s or early 1960s. The fountain was added to the front courtyard in 2015. These modifications do not significantly impair integrity of design, workmanship, feeling or association as it relates to HRB Criterion C.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Mexican artist Ignacio Martinez Rendon was commissioned by owner Dr. Doria to paint the interior of the enclosed breezeway in 1933. Four murals are painted within the breezeway including one of a man in a charro suit, a female wearing a sarape and two landscape murals. The wood ceiling and exposed rafters were also painted with geometric and botanical motifs. Staff is recommending that these elements be included in the designation under Criterion C as a good example of craftsmanship.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including a stucco exterior, arched focal window, red tile roof, main entry with quoining, asymmetrical primary façade, wood windows, decorative grills and iron work, majolica tiles, decorative garage door, site wall and courtyard. Additionally, the resource exemplifies high craftsmanship and design with handcrafted and unique artistic elements that retain a good level of architectural integrity. Specifically, the resource exhibits an enclosed breezeway with four murals, wood ceiling and

exposed rafters painted by Mexican artist Ignacio Martinez Rendon. Therefore, staff recommends 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.

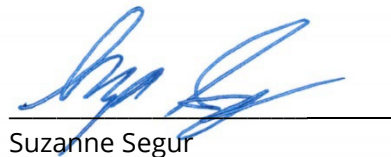
The subject property at 4321 Alder Drive was built by E.H. Prichard. Prichard has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation 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 Velma Prichard Spec House #1 located at 4321 Alder Drive be designated with a period of significance of 1928-1933 under HRB Criterion C as a good example of the Spanish Colonial Revival style and a good example of craftsmanship. The designation excludes the two-story southeast corner addition and the storage cabinets below the south patio constructed outside of the period of significance. The designation includes the cobblestone walls of the landscaped terrace at the rear of the property as well as the four murals, painted ceiling and rafters of the breezeway.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/24/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/24/2023, to consider the historical designation of the **Velma Prichard Spec House #1** (owned by Teggin Family Trust 05-02-17, 4321 Alder Drive, San Diego, CA 92116) located at **4321 Alder Drive, San Diego, CA 92116**, APN: **465-273-13-00**, further described as LOTS 275 & 276 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 Velma Prichard Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1928-1933 period of significance. Specifically, the resource exhibits a stucco exterior, arched focal window, red tile roof, main entry with quoining, asymmetrical primary façade, wood windows, decorative grills and iron work, majolica tiles, decorative garage door, site wall and courtyard. Additionally, the resource exemplifies high craftsmanship and design with handcrafted and unique artistic elements that retain a good level of architectural integrity. Specifically, the resource exhibits an enclosed breezeway with four murals, wood ceiling and exposed rafters painted by Mexican artist Ignacio Martinez Rendon. 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 include the cobblestone walls of the landscaped terrace at the rear of the property as well as the four murals, painted ceiling and rafters of the breezeway.

BE IT FURTHER RESOLVED, the designation shall exclude the two-story southeast corner addition and the storage cabinets below the south patio 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: _____
TIM HUTTER, 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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

4321 Alder Drive, San Diego, CA 92116

ASSESSOR PARCEL NUMBER **465-273-13-00**

HISTORICAL RESOURCES BOARD NUMBER **0**