



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 3, 2023 REPORT NO. HRB 23-038

HEARING DATE: November 16, 2023

SUBJECT: **ITEM #2 – 7236 COUNTRY CLUB DRIVE**

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

APPLICANT: Christopher R. Huber Separate Property Trust 07-10-18 represented by Brian F. Smith and Associates, Inc.

LOCATION: 7236 Country Club Drive, 92037, La Jolla Community, Council District 1
APN: 352-241-01-00

DESCRIPTION: Consider the designation of the property located at 7236 Country Club Drive as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 7236 Country Club Drive under any adopted HRB Criteria due to a lack of integrity.

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 building is a two-story single-family residence on a hillside lot overlooking the La Jolla Country Club in the La Jolla Community Planning Area.

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

ANALYSIS

A Historical Resource Research Report was prepared by Brian F. Smith and Associates, Inc., which concludes that the resource is significant under HRB Criteria A, C and D. Staff disagrees, and finds that the building is not eligible under any HRB Criteria due to a lack of integrity. 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 asserts that the subject resource reflects a special element of the early development of the Country Club Heights subdivision, however, staff disagrees. The resource located at 7236 Country Club Drive was the eleventh home constructed in the Country Club Heights subdivision. In order to be eligible for designation under HRB Criterion A, a resource must exemplify or reflect a special element of development. Special elements of development refer to a resource that is distinct among others of its kind or that surpasses the usual in significance. The subject resource only reflects early development in the subdivision and does not do so to any greater extent than other early homes. There is no documentation to show that this home was intended to serve as a model for the tract or to stimulate development, as it was not commissioned by the tract developers, or featured in ads or articles promoting the Country Club Heights subdivision. Furthermore, there is no research to suggest that the Country Club Heights subdivision is distinct from other subdivisions in La Jolla or the City as a whole. Evelyn and Frederick Walker commissioned Herbert Mann and Thomas Shepherd to design and build the subject property as their personal residence. Staff did not find evidence to suggest that the subject property 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. Therefore, staff does not recommend designation under HRB Criterion A

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 resource is a two-story single-family home constructed in 1928 in the Spanish Eclectic style and features a low-pitched cross-gabled clay tile roof with elaborated chimney tops. The massing of the subject property consists of a two-story central block that runs north to south and then angles slightly to the southeast. The single-story west projection, 1996 southwest addition, and garage are all connected to the central block. The building exhibits an asymmetrical primary façade, decorative round clay tile vents and a stucco exterior. The arched front entry with decorative tile surround faces Country Club Drive. Fenestration is primarily of multi-lite casement and double-hung wood windows. Wood shutters, wrought-iron window grilles and balconies are located on some of the windows and doors.

Several modifications have been made to the property since its construction in 1928. In 1996 the southwest terrace was enclosed and expanded, and several windows and doors were replaced. Other modifications completed at unknown dates include the following; stairs were added to the northwest terrace, the second-floor central block sleeping porch was enclosed on the primary, south and west facades with new windows added on the primary and west facades, the second-floor balcony and door on the north façade were removed, two first-floor doors on the west façade of the central block south of the western projection were removed and replaced with a large picture window and a bay window, a triple window was added on the first floor of the primary façade, removal of the wooden shutters on windows on the north and west facades, and modern pavers were added to the front porch and driveway.

The most significant modification is the enclosure of the second-floor sleeping porch, which was originally open on three sides (primary, south and west facades) per the original plans (p.22:25 of the HRRR). The sleeping porch was enclosed and windows were added to the primary and west facades at an unknown date, but a photo from the San Diego Union dated August 14, 1955 (Attachment 1), shows the sleeping porch enclosed with a wood siding and the original porch posts still visible on the south façade. Stucco has since been applied to the exterior.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

The building was originally designed in the Spanish Eclectic style of architecture and continues to exhibit many features associated with that style including a stucco exterior, low-pitched tile roof and recessed arched entrance. However, the cumulative impacts of modifications, their prominent nature, and their impact to key character defining features, including the enclosure of the second-story sleeping porch, new windows added to the primary façade, and the addition of modern pavers to the front porch and driveway, have significantly impaired the building's integrity of design, materials, workmanship and feeling to the point that the building is no longer eligible under HRB Criterion C. Therefore, staff cannot recommend 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.

Herbert James Mann was born in Chicago in 1883. He attended the Massachusetts Institute of Technology from 1902 to 1906. After graduating, Mann returned to Chicago and served as a construction superintendent for the Paul F. P. Mueller Company. Around 1909, he moved west and established the Mann Building Company in Phoenix and LA. In Phoenix, he was a city building inspector. In 1925, Mann branched out to San Diego and set up the H. J. Mann Company in La Jolla. He received frequent commissions from developers Harold Muir and W. F. Ludington. In 1927, he formed a partnership with Thomas L. Shepherd, which ended in 1932. Even after the partnership ended, Mann provided design and technical support for several of Shepherd's projects.

Mann's best-known works are in La Jolla. They include the Spanish Tower addition to La Valencia Hotel, the La Jolla Country Club, the La Jolla Stables, the First National Trust and Savings Bank, and several notable residences. In downtown San Diego, Mann remodeled the Grand Rapids Furniture Company in the Art Moderne style.

Thomas Leroy Shepherd was born in Wisconsin in 1897. He studied architecture at the University of Wisconsin and Columbia University. He moved to Southern California in the 1920s and began working in Pasadena. He then worked in Santa Barbara for noted architect George Washington Smith. In 1926, Shepherd relocated to La Jolla. While he designed residences throughout the San Diego region, he primarily worked in the La Jolla area. In 1927, he formed a partnership with architect Herbert Mann, which ended in 1932.

Most of Shepherd's buildings from the 1920s and 1930s were designed in the Spanish Eclectic style. During the Great Depression, Shepherd shifted to working on more modest house designs. In the late 1930s, he

traveled to Europe. The local architectural styles he observed provided him with design inspiration for elements of some of his subsequent work.

Over the course of his career, Shepherd designed buildings in a wide variety of styles, including Spanish Eclectic, Monterey, Colonial Revival, Minimal Traditional, Custom Ranch, Zigzag Moderne, Mediterranean Revival, Italian Renaissance Revival, Tudor and French Eclectic. He also sometimes included English, Japanese, and French Eclectic influences in his period revival work. He claimed to prefer no particular style, instead focusing on designing according to his clients' needs and preferences.

The 1940s was Shepherd's most productive decade of work, even though he served in the Navy during World War II. He worked as an architect until his death in 1979 at the age of 82. His body of work comprises over 200 buildings in La Jolla, including nonresidential structures such as the La Jolla Beach and Tennis Club and the Marine Room.

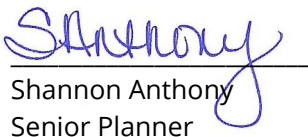
As detailed in the discussion of Criterion C above, the building has been significantly altered since its original design and construction in 1928. Specifically, the enclosure of the second-story sleeping porch, new windows added to the primary façade, and the addition of modern pavers to the front porch and driveway, have significantly impaired the building's integrity of design, materials, workmanship and feeling as it relates to HRB Criterion D. Therefore, the building no longer reflects the notable work of Master Architects Herbert Mann and Thomas Shepherd, and staff does not recommend designation under HRB Criterion D.

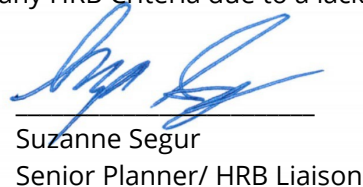
OTHER CONSIDERATIONS

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 the staff's field check, it is recommended that the property located at 7236 Country Club Drive not be designated under any HRB Criteria due to a lack of integrity.


Shannon Anthony
Senior Planner


Suzanne Segur
Senior Planner/ HRB Liaison

SA/ss/ks

Attachments:

1. San Diego Union Article dated August 14, 1955
2. Applicant's Historical Report under separate cover



THIS ENGLISH COLONIAL ROOF LINE IS AT 3028 GARRISON ST. WHERE MRS. EDWARD STROP POSES AT EAVED EXTENSION OVER ENTRY.

SAN DIEGO ROOF DESIGNS



COLORED ROCK

ASPHALT ROLL ROOFING

MISSION TILE

SHAKE SHINGLE

VARIETY IN THE SKYLINE

Roof Lines Can Add Character And Charm To The Home

By CLYDE V. SMITH

The San Diego Union's
Homes and Building Writer

San Diegans have all kinds of roofs over their heads.

Often the remark is heard, when someone is describing a house, "You know, typically Californian."

Judging from the roof lines about San Diego and the contours, angles and shapes that appear on the residential skyline, there is no such thing as typical. Variety, yes. A plenty.

There are residential sections, of course, where similarity is found in architectural styles and roof lines. Areas that built up in the late Twenties and early Thirties, when the so-called California Spanish design was popular, have house after house with the distinguishing red-tiled roof.

In other subdivisions, roof lines will be similar—the conventional gable of the modern bungalow covered either with wood or asphalt shingles, the four-sided slopes of the hip roof that rise to a common ridge, and variations of these lines. More scattered, but found with increasing frequency, is the modern flat-top house with a roof that extends into wide overhanging eaves.

However, the old mixes with the new throughout most of San Diego. Even the materials with which San Diegans cover their roofs today are many and varied. Some of these products are relatively new on the market, at least as far as roof uses are concerned. Others are a revival of the old.

One of the most popular revivals today is the shake shingle, borrowed from the days of long ago when roofs were shingled with the heavy wooden shake split by hand.

Many fine new homes today are covered with the thick shake shingle. It has textural character and a natural beauty that is rugged and rustic. It is particularly suited to the steep-pitched roof of many gables. It is a roof that will blend well with both the old and the new in architectural treatments.

San Diegans have discovered that roof lines can add both character and charm to the home. Some rooftops are ugly, or at least lack appeal with their protruding vents and unimaginative treatments. And in some cases, it doesn't particularly matter just how the roof looks, as long as it doesn't leak, because it is out of sight, anyway.

In other homes, roof lines are emphasized to add esthetic appeal to the dwelling. Often, the casual observer may be unaware as to just what gives a certain home a certain charm. If he pauses to analyze the appearance, he may find it is the roof that distinguishes the home.

A drive through La Jolla, the Murlands, Point Loma, Mission Hills, Kensington or Mt. Helix will reward anyone who is interested in the possibilities of variety and appeal in a roof. There are many interesting examples.

Some roofs sweep low, a l m o s t touching the ground with extensions that cover an entry or shade a cor-

ner. In occasional architectural styles, roofed eyebrows over windows add a note of matching charm. In two-story homes where there is a long slope to a high gabled roof, dormer windows provide a break.

Roofs today are available in assorted colors. Reds, browns, greens and even purplish hues are on the market. There are pink roofs in San Diego. Also greys and whites.

The most commonly used roofing material today is asphalt, either asphalt roll roofing or the asphalt shingle. That is because it is the least expensive and it makes a good roof. These roofs can be built up to almost any thickness desired with layers of saturated rag felt applied with a hot-mopped asphalt compound and capped with composition layer, available in several colors.

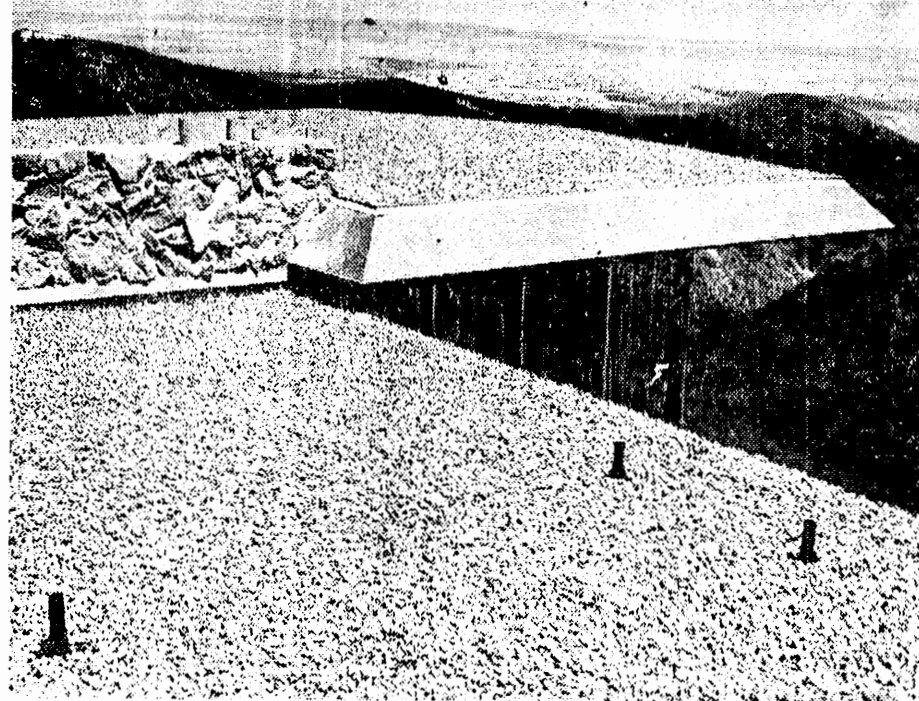
The cedar shingle, although more expensive than the asphalt, is still widely used. Experienced roofing contractors say it will give longer service. According to roofing dealers, the average life of the ordinary composition roof is about 12 years. Some give service for many more years, of course. The cedar shingle, if properly treated, should serve for 20 to 25 years.

The cedar shingle can be stained any color desired and is now available in pre-stained colors. The latter, however, is expensive, almost equivalent to the heavy wood shake, and most home builders who are willing to put on an expensive roof prefer

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FLAT ROOF

Rock of various sizes is being used more and more frequently to cover the flat roofs of modern homes. This is pebble size stone in natural color, used to cover the new home of Mr. and Mrs. C. J. Paderewski, located near the cross on Mt. Soledad. The stone chimney extends down to make a stone wall and fireplace inside the house. Note also the view from this home.

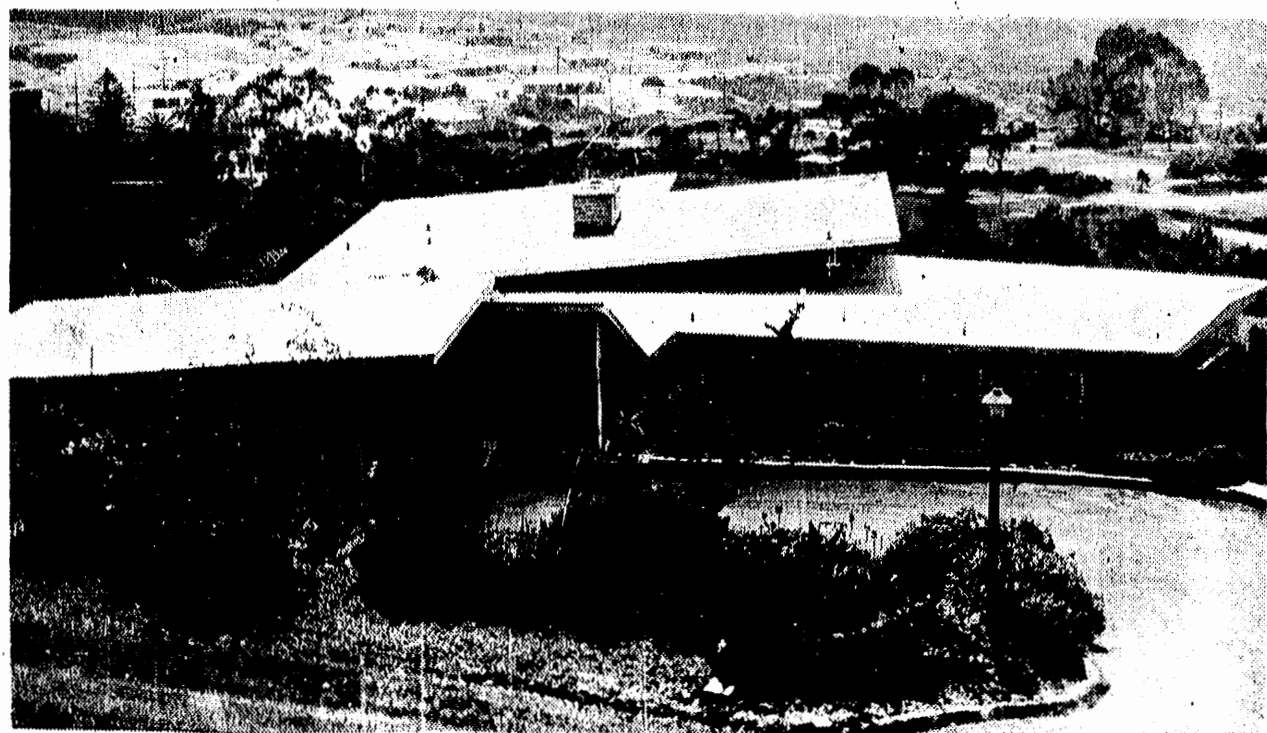
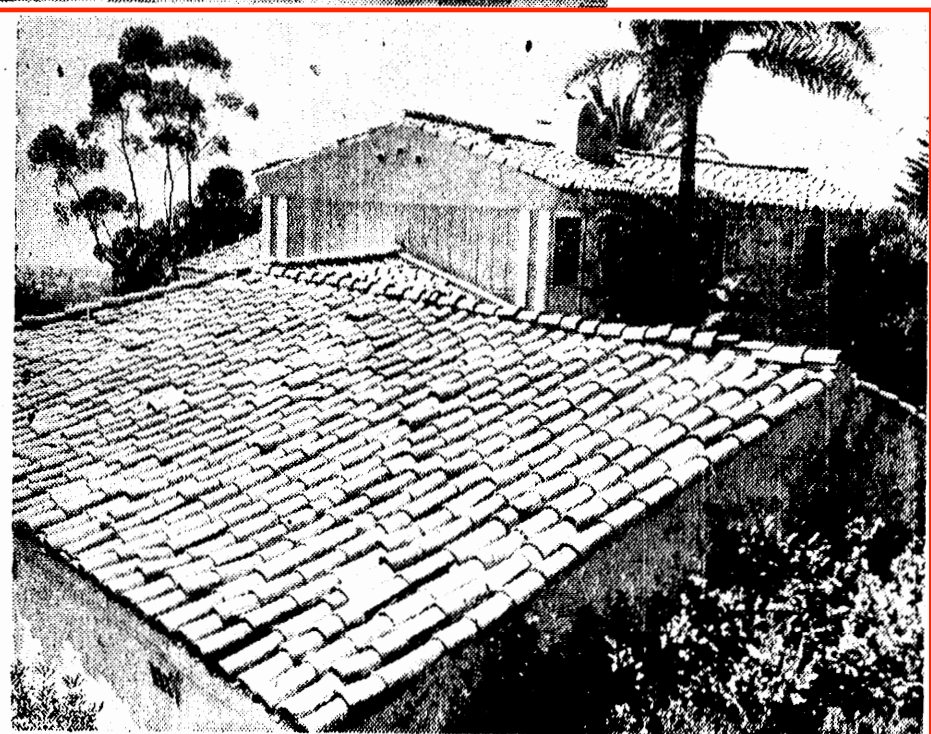


GABLE ROOF

Mr. and Mrs. David Sapp used heavy split shake shingles, which have been applied in a double layer, to give rich textural appeal to their home of many gables which they are building near Presidio Park in Mission Hills. Dormer windows and winged extensions of the house provide the roof line with many interesting angles. House soon will be ready for occupancy.

TILE ROOF

Many San Diego roofs are covered with the red mission tile, made of clay, which was highly popular in the era of so-called California Spanish type architecture. It is still being used on many fine homes today. This picture, which illustrates textural pattern of the tile, was made looking across the garage of the home of Mr. and Mrs. James Demsey, 7236 Country Club Dr.



MODERN VERSION: The nearly flat modern roof can have interesting angles. Example is this white roof at home of Mr. and Mrs. Thomas E. Whitlock, 6848 Country Club Dr.