



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: March 18, 2014 REPORT NO. HRB-14-022

ATTENTION: Historical Resources Board  
Agenda of March 27, 2014

SUBJECT: **ITEM #13 – Abraham and Mary Scott House**

APPLICANT: Cecilia M. Garr Revocable Trust represented by Allan Hazard & Janet O'Dea

LOCATION: 4949 Canterbury Drive, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Abraham and Mary Scott House located at 4949 Canterbury Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Abraham and Mary Scott House located at 4949 Canterbury Drive as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the modified detached two car garage at the rear of the property. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features a combination flat roof with parapet and varied roof form sheathed in Mission clay tile; decorative attic vent and grillework; hand hewn wood detailing; undulating stucco cladding; and fenestration consisting primarily of 8 light wood casement windows and 6 over 1 wood double hung windows.

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 one story, Spanish Eclectic style single family residence constructed in 1929 on the east side of Canterbury Drive in the Kensington Manor Unit No. 2 subdivision of the Kensington-Talmadge Community.

The building is located on APN 440-341-08-00. The property was identified as a Contributing Resource within the proposed 2008 Kensington Manor Unit No. 2 Historic District.

The historic name of the resource, the Abraham and Mary Scott House, has been identified consistent with the Board's adopted naming policy and reflects the name of Abraham and Mary Scott, who constructed the house as their personal residence.

## ANALYSIS

A historical resource research report was prepared by Allan Hazard & Janet O'Dea, which concludes that the resource is significant under HRB Criterion C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

*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 is a one story Spanish Eclectic style single family residence built in 1929 of standard wood frame construction on a concrete foundation. The building exhibits a modest, rectangular plan form and primarily a flat roof with parapet with a varied roof sheathed in Mission clay tile for presentation at the front façade. Detailing at the entry includes an original wood paneled front door and porch roof supported by hand hewn exposed rafter tails wood beams. Other moderate ornamentation is provided by a decorative grille to the left of the entry and decorative circular vent in the gable end. The building is clad in an undulating stucco texture that is not original but sympathetic to the style and age of the house. Hollow clay tile attic vents mark the parapet roofline at regular intervals along the north, east and south elevations. A stucco chimney is placed on the south (side) elevation and is flanked by 8 light casement windows. Fenestration throughout consists primarily of 8 light wood casement windows, and secondarily of 6 over 1 wood double hung windows.

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, an 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.

Modifications to the structure are minimal and do not greatly affect the building's integrity or character defining features. The stucco is not original but has been carefully applied to mimic the original design. Not visible from the public right of way, a pair of non-original French doors has been installed at the east (rear) elevation to provide access to the rear covered patio addition built

in 1960. Finally, the detached two car garage at the rear of the property has undergone considerable expansion to the rear to accommodate a new guest room.

The limited modifications to the resource allow it to continue to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including the combination flat roof with parapet and varied roof form sheathed in Mission clay tile; decorative attic vent and grillework; hand hewn wood detailing; undulating stucco cladding; and fenestration consisting primarily of 8 light wood casement windows and 6 over 1 wood double hung windows. Therefore staff recommends designation of the subject property under HRB Criterion C.

### OTHER CONSIDERATIONS

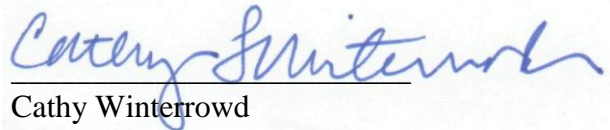
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Abraham and Mary Scott House located at 4949 Canterbury Drive be designated with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. The designation excludes the modified detached two car garage at the rear of the property. 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.



Camille Pekarek  
Junior Planner



Cathy Winterrowd  
Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **Abraham and Mary Scott House** (owned by Cecilia M. Garr Revocable Trust 08-23-04, 4949 Canterbury Drive, San Diego, CA 92116) located at **4949 Canterbury Drive, San Diego, CA 92116**, APN: **440-341-08-00**, further described as BLK 15 LOT 7 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 Abraham and Mary Scott House 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 Eclectic style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features a combination flat roof with parapet and varied roof form sheathed in Mission clay tile; decorative attic vent and grillework; hand hewn wood detailing; undulating stucco cladding; and fenestration consisting primarily of 8 light wood casement windows and 6 over 1 wood double hung windows. 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 exclude the modified detached two car garage at the rear of the property.

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: N/A

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney