



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 18, 2014 REPORT NO. HRB-14-026

ATTENTION: Historical Resources Board
Agenda of March 27, 2014

SUBJECT: **ITEM #14 – Leslie and Louise Atherton House**

APPLICANT: Grant and Chloe Hamor represented by Legacy 106, Inc.

LOCATION: 5001 Canterbury Drive, Kensington-Talmadge Community, Council
District 9

DESCRIPTION: Consider the designation of the Leslie and Louise Atherton House located
at 5001 Canterbury Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Leslie and Louise Atherton House located at 5001 Canterbury Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. An interior element included in the designation is the living room fireplace with Batchelder tile hearth. The designation excludes the modified detached garage at the east corner 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 1928 period of significance. Specifically, the resource features a Mission clay tile side gable roof set in front of a flat roof with parapet; accented window sets featuring plank style decorative wood shutters and lathe turned mullions; original scored concrete walk and arched entryway with wrought iron railing; exposed rafter tails and decorative roof beams; smooth exterior stucco; and fenestration consisting primarily of multi-light wood casement 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 subject resource is a one story Spanish Eclectic style single family residence built in 1928 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 440-341-01-00. 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 Leslie and Louise Atherton House, has been identified consistent with the Board's adopted naming policy and reflects the names of Leslie and Louise Atherton, who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., 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 1928 of standard wood frame construction on a concrete foundation. The building exhibits a compound rectangular plan form and a primary flat roof with parapet and side gable accent roof of Mission clay tile at the front. The simulated side gable roof features exposed rafters with shallow eave overhang and decorative roof beams at the gable ends. The building is clad in a smooth stucco finish that is similar to the smooth stucco finish that was original to the house. An original scored concrete walkway leads to a delicate, curved wrought iron railing and three steps up to the arched recessed covered entry. The original solid wood front door opens to the side and features an arched glazed opening with wood grille. Accented window sets visible from the front feature decorative plank style wood shutters and lathe turned mullions. Round clay tile attic vents are visible in both gable ends and a stucco chimney is visible from the street on the southwest (side) elevation. Fenestration primarily consists of 3-light wood casement windows in the front and vinyl double hung and casement replacement windows set in original openings in the rear. An interior feature also proposed for designation is the living room fireplace featuring a Batchelder tile hearth. Staff supports including the fireplace with tile hearth as it is an original, character defining feature of the property's living room and a demonstration of Ernest Batchelder's popularity as a leading artisan within the Arts and Crafts movement during the 1920s.

There have been a few modifications to the resource over time. Staff initially was concerned with the very smooth stucco texture that had been applied to the building, but has since verified after clarification and additional photos from the applicant (Attachment 2) that the original stucco texture was only slightly less smooth than the texture that exists today. A number of window replacements have occurred throughout the home with the exception of a primary focal window set to the right of the main entry. The remaining wood casement windows visible on the front of the house have been in-kind replacements with true divided light wood casement windows in the original openings. Remaining windows around portions of the sides and the rear of the house have been replaced with vinyl units in original openings and all maintain original wood sills. All but a few of these vinyl windows are visible from the public right of way. The two car detached

garage has been expanded at the front and now exhibits a clay tile roof extension with wood pergola attached. A similar wood pergola has been added over the rear entry door of the main residence, out of public view.

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 have been limited and sympathetic to the original design and character defining features. The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including a Mission clay tile side gable roof set in front of a flat roof with parapet; accented window sets featuring plank style decorative wood shutters and lathe turned mullions; original scored concrete walk and arched entryway with wrought iron railing; exposed rafter tails and decorative roof beams; smooth exterior stucco; and fenestration consisting primarily of multi-light wood casement windows. Historic significance is further conveyed from the interior through the original living room fireplace with Batchelder tile. Therefore, staff recommends designation of the subject property under HRB Criterion C, including the living room fireplace with Batchelder tile hearth.

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.

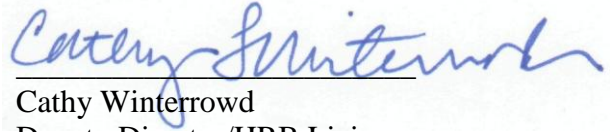
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Leslie and Louise Atherton House located at 5001 Canterbury Drive be designated with a period of significance of 1928 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. An interior element included in the designation is the living room fireplace with Batchelder tile hearth. The designation excludes the modified detached garage at the east corner 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. Stucco Texture Clarification provided by applicant
3. Interior Elements Proposed for Designation
4. 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 **Leslie and Louise Atherton House** (owned by Grant W. and Chloe W. Hamor, 5001 Canterbury Drive, San Diego, CA 92116) located at **5001 Canterbury Drive, San Diego, CA 92116**, APN: **440-341-01-00**, further described as BLK 15 LOT 14 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 Leslie and Louise Atherton 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 1928 period of significance. Specifically, the resource features a Mission clay tile side gable roof set in front of a flat roof with parapet; accented window sets featuring plank style decorative wood shutters and lathe turned mullions; original scored concrete walk and arched entryway with wrought iron railing; exposed rafter tails and decorative roof beams; smooth exterior stucco; and fenestration consisting primarily of multi-light wood casement 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 include the living room fireplace with Batchelder tile hearth.

BE IT FURTHER RESOLVED, the designation shall exclude the modified detached garage at the east corner 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

5001 Canterbury Drive Stucco Texture Clarification

1. Smooth "Santa Barbara" style stucco matches undisturbed areas at foundation level and behind fences (see attached photos 1-2). Also, original garage back exterior walls, placed on zero lot lines, have matching stucco in areas that are only accessed from neighbor's property and have not been re-stuccoed as often (see attached photo 3).
2. Existing stucco matches style and color of transitional photos (circa 1990s) seen on pages 64-65 and previous survey photos (2008) seen in the historic nomination report on page 43.
3. The house was repainted circa 2010 with a non original brown color. This was then repainted the more appropriate white color which matches the color seen in 1990's transitional photos.
4. The stucco finish is appropriate to the 1920's area with other examples of this type seen around San Diego (particularly in the Point Loma area)
5. Ron May of Legacy 106, Inc. interviewed longtime neighbors who confirmed the stucco finish of the subject resource matches the original stucco finish.



Left - Photo 1: Enlargement/close-up of Photo 2 showing smooth stucco below applied later stucco.

Below - Photo 2: Area at rear southern corner of Garage at foundation between wooden fences.





Left - Photo 3: Rear exterior (Eastern) wall of detached garage only accessed from neighbor's property. Note smooth stucco finish.

Below - Photo 4: Area at side (North) of detached garage only accessed from neighbor's property. Note smooth stucco finish.



A.5 Site Plan with Footprint /Interior Plan

Fireplace included in proposed designation

The image is a composite architectural drawing on a grid background. It features a site plan with a building footprint, an interior photograph of a fireplace, and several text annotations. The site plan shows a rectangular building footprint with a smaller rectangular extension on the bottom-left side. Dimensions are handwritten in various locations: '6' and '18' on the top-left; '34' on the left side; '15' on the bottom-left; '4' on the top of the extension; '6' on the left of the extension; '3' on the bottom of the extension; '2' on the bottom of the main footprint; '15' on the bottom of the main footprint; '2' on the bottom-right; '3' on the right side; '3' on the right side; '08' on the right side; and 'D' in the center. A box labeled 'Living Room' is placed within the main footprint. A box labeled 'Batchelder fireplace included in proposed designation' has an arrow pointing to a small rectangle on the right side of the footprint. A box labeled 'Note: this aluminum awning cover was not original to the house, is not shown on any historic Sanborn maps and has been removed.' has an arrow pointing to a dashed rectangle on the top-right. An interior photograph of a fireplace is shown on the left, with an arrow pointing from the 'Batchelder fireplace' box to it. The fireplace has a tiled hearth and a wooden mantel. The text 'Front elevation' is located at the bottom center.

Note: this aluminum awning cover was not original to the house, is not shown on any historic Sanborn maps and has been removed.

Batchelder fireplace included in proposed designation

Living Room

Front elevation