



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 12, 2014 REPORT NO. HRB-14-057

ATTENTION: Historical Resources Board
Agenda of September 25, 2014

SUBJECT: **ITEM #8 – Claus and Hulda Lagerberg House**

APPLICANT: Jodie R. Cavanagh Living Trust represented by Jaye MacAskill

LOCATION: 5058 Westminster Terrace, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Claus and Hulda Lagerberg House located at 5058 Westminster Terrace as a historical resource.

STAFF RECOMMENDATION

Designate the Claus and Hulda Lagerberg House located at 5058 Westminster Terrace as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 2013 rear addition. 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 an asymmetrical façade; low-pitched gabled roof of Mission clay tile combined with flat roof with parapet; modest eave overhang with exposed rafters; distinctive skip-trowel stucco finish; arched inset focal window with decorative ironwork; and fenestration consisting of wood double hung and 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 resource is a one story single family residence built in 1929 in the Spanish Eclectic style, and located on the west side of Westminster Terrace near its intersection with Rochester Road in the Kensington Manor Unit No.2 Subdivision of the Kensington-Talmadge Community.

The building is located on APN 440-341-27-00. The property was identified in the 1996 Mid-City Survey as a Contributing Structure within the Kensington Potential Historic District and given a Status Code of 5D2, "Contributor to a district that is eligible for local listing or designation."

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

ANALYSIS

A historical resource research report was prepared by Jaye MacAskill, 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 single family residence constructed in 1929 in the Spanish Eclectic style. The building is of standard wood frame construction on a concrete foundation and features an irregular plan form with asymmetrical façades. The house is clad in a distinctive original skip-trowel stucco finish and exhibits a varied gabled roof form of Mission clay tile set in front of a flat roof with parapet. At the front, the roof presents a modest eave overhang with exposed rafters. The primary elevation is marked by a massive arched, inset accent window with decorative ironwork centered below clay tile attic vents in the front-facing gable end. To the south, the uncovered porch is bounded by a low pony wall with matching stucco. The arched entry alcove faces south and leads to the original wood panel front door. Fenestration consists generally of wood windows of double hung and casement varieties. The concrete driveway runs down the south side of the building and leads to an original two-bay garage with original doors, stucco and clay tile roof accent at the back of the property. A battered stucco chimney sits along the north side elevation.

Modifications to the structure are primarily the result of a 2013 rehabilitation project approved by HRB staff that added a single-story addition and concrete porch to the rear of the structure while correcting extensive historically inappropriate fenestration that had been installed at the front and south (side) elevations. Primarily along the east and south elevations, non-historic jalousie windows were replaced with historically appropriate wood double hung and casement units in original wood-framed openings. This has vastly improved the building's overall integrity. The single story addition is somewhat visible when viewing the resource from the northeast; however the massing is kept separate from the front portion of the historic building.

Also as part of the 2013 rehabilitation project – in order to improve vehicular access along the driveway – a concrete stoop and side entry was sensitively reconfigured to a recessed entry with the door opening placed at the same location along the south elevation. This secondary entry configuration required the removal of the concrete stoop and one small double hung window to

the left of the entry door. This modification occurs along a secondary elevation and was not found to severely impact character defining features or integrity. Adjacent to the entry, on the east elevation, a pair of non-historic French doors was returned to a historically appropriate window set. A historic photo showing the original configuration was not available at the time of review, resulting in a historically inaccurate window configuration. This modification returned the window opening to its original dimensions and is not considered a great enough impact to the building's integrity to preclude it from historic designation.

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.

Significance Statement: The house retains a great deal of architectural detailing and continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style including the asymmetrical façade; low-pitched gabled roof of Mission clay tile combined with flat roof with parapet; modest eave overhang with exposed rafters; distinctive skip-trowel stucco finish; arched inset focal window with decorative ironwork; and fenestration consisting of wood double hung and casement windows. Therefore, staff recommends designation 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.

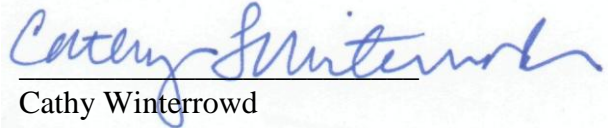
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Claus and Hulda Lagerberg House located at 5058 Westminster Terrace be designated with a period of significance of 1929 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style of architecture. The designation excludes the 2013 rear addition. 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 9/25/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2014, to consider the historical designation of the **Claus and Hulda Lagerberg House** (owned by Jodie R. Cavanagh Living Trust 08-25-97, 5058 Westminster Terrace, San Diego, CA 92116) located at **5058 Westminster Terrace, San Diego, CA 92116**, APN: **440-341-27-00**, further described as BLK 15 LOT 21 SELY 1.50 FT LOT 20 & ALL OF 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 Claus and Hulda Lagerberg 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 an asymmetrical façade; low-pitched gabled roof of Mission clay tile combined with flat roof with parapet; modest eave overhang with exposed rafters; distinctive skip-trowel stucco finish; arched inset focal window with decorative ironwork; and fenestration consisting of wood double hung and 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 exclude the 2013 rear addition.

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