



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-064

ATTENTION: Historical Resources Board
Agenda of October 25, 2012

SUBJECT: **ITEM #13 – Samuel and Lulu Maxwell House**

APPLICANT: Norton Rappaport and Richard Guzman Trust represented by IS
Architecture

LOCATION: 4494 Hortensia Street, Mission Hills Community, Council District 2

DESCRIPTION: Consider the designation of the Samuel and Lulu Maxwell House located
at 4494 Hortensia Street as a historical resource.

STAFF RECOMMENDATION

Designate the Samuel and Lulu Maxwell House located at 4494 Hortensia Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the 1989, 292 square foot first floor addition and deck on the northeast corner of the house as well as the 2007, 160 square foot first floor addition/remodel. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Colonial Revival style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource retains its asymmetrical façade, smooth finish stucco, low-pitched Mission clay tile roof, recessed windows and doors, arched openings, decorative grills and spindle work, and enclosed entrance courtyard.

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 property is a 1927 Spanish Colonial Revival style house located in the Mission Hills neighborhood.

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

ANALYSIS

A historical resource research report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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.

Constructed in 1927, this Spanish Colonial Revival house and semi-detached garage features an irregular side facing T-plan with smooth finish stucco, a low-pitched side gabled roof with exposed rafters and Mission clay tile roof.

The house is located along a canyon at the northeast corner of Hortensia Street, a horseshoe shaped street which follows the natural topography of the area. The house is accessed through a courtyard enclosed by stucco walls and three arched and spindled wooden gates. The single-story main (west) elevation includes a slight projection with two recessed multi-light wooden casement windows as well as a recessed arched wood door that is located on the north side of the projection. There are three recessed arched wood multi-light French doors to the left of the front projection and a decorative metal and wood grill and sunken porch topped with a heavy beam lintel to the right. The sunken porch features a small fixed window with metal grill that flanks a secondary narrow multi-light wood door with a stucco surround. A stepped stucco pilaster on the southwest corner of the porch is the only point at which the house and garage are connected. An arched opening infilled with wood and acrylic windows on the south side of the porch has a door opening to access the south façade and patio.

The multi-story south façade features a projection containing the previously mentioned infilled arch with stairs leading to the garage. This projection also includes a small, slightly recessed multi-light single door on the first floor and four multi-light casement windows of varying sizes and shapes, two on the first floor and two on the second floor. The sunken southeast section of the elevation contains a single casement window with wood grill on the second story and small shed roof on the first. The north elevation features a gable end two-story stucco chimney slightly off centered, a wood casement window with metal security grill on the first floor and a second story casement window. On the northeast corner of the façade, a buttress extends to create the front courtyard stucco wall.

The two-story semi-detached single car garage is constructed similar in style to the house and is located at the southwestern most corner of the property. The garage features a metal garage door in a recessed arched opening, buttresses on each side that tie into the front courtyard walls, multiple picture and casement windows, a multi-light door, and a metal utility door.

There have been several modifications to the property since construction mainly to the rear (east) elevation. In 1989, a 292 square foot first floor bedroom addition and deck were added to the northeastern corner of the structure. Later in 2007, a 160 square foot remodel added an additional bay to the rear of the house. It is also unknown when the hardscape features including the brick capped low-lying planters, courtyard fountain, and courtyard pavers were added. Overall, the modifications do not detract from the historic character of the property.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Colonial Revival style 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. 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 openings; and accented entries. The subject house conveys the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style, including the asymmetrical façade, smooth finish stucco, low-pitched Mission clay tile roof, recessed windows and doors, arched openings, decorative grills and spindle work, and enclosed entrance courtyard. Therefore, staff recommends designation of the subject property under HRB Criterion C.

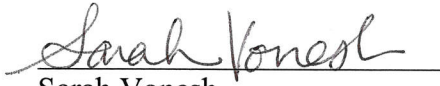
OTHER CONSIDERATIONS

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 Samuel and Lulu Maxwell House located at 4494 Hortensia Street be designated with a period of significance of 1927 under HRB Criterion C. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Colonial Revival style. Specifically, the resource retains its asymmetrical façade, smooth finish stucco, low-pitched Mission clay tile roof, recessed windows and doors, arched openings, decorative grills and spindle work, and enclosed entrance courtyard. The designation excludes both the 292 square foot and 160 square foot additions built in 1989 and 2007 respectively, on the rear (north) side of the house. Designation brings with it the responsibility of maintaining the building in

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.


Sarah Vonesh
Planning Intern


Cathy Winterrowd
Assistant Deputy Director/ HRB Liaison

SV/jb/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/25/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/25/2012, to consider the historical designation of the **Samuel and Lulu Maxwell House** (owned by Norton Rappaport) located at **4494 Hortensia Street, San Diego, CA 92103**, APN: **443-121-01-00**, further described as LOT 1 POR 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 Samuel and Lulu Maxwell 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 Spanish Colonial Revival architecture and retains a good level of architectural integrity from its 1927 and period of significance. Specifically, the resource retains its asymmetrical façade, smooth finish stucco, low-pitched Mission clay tile roof, recessed windows and doors, arched openings, decorative grills and spindle work, and enclosed entrance courtyard. 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**. The designation excludes the 292 square foot addition constructed in 1989 and the 160 square foot addition constructed in 2007.

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: _____
KEITH BAUERLE
Deputy City Attorney