



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 11, 2009 REPORT NO. HRB-09-064

ATTENTION: Historical Resources Board
Agenda of September 24, 2009

SUBJECT: **ITEM #8– Lucy Killea House**

APPLICANT: Nicole and John Cardosa represented by Vonn Marie May

LOCATION: 3248 Brant Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Lucy Killea House located at 3248 Brant Street as a historical resource.

STAFF RECOMMENDATION

Designate the Lucy Killea House located at 3248 Brant Street as a historical resource with a period of significance of 1969-1999 under HRB Criterion B. This recommendation is based on the following finding:

The resource is associated with Lucy Killea, a person significant in history for her contributions to politics at the local and state level.

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 house is a two story Italian Renaissance style home built in 1920 on Block 378 of Horton's Addition by Ralph Hurlburt.



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The historic name of the resource, the Lucy Killea House, has been identified consistent with the Board's adopted naming policy and includes the name of the significant individual associated with the home.

ANALYSIS

A historical resource research report was prepared by Vonn Marie May, which concludes that the resource is significant under HRB Criteria B, C and D. Staff concurs that the site is a significant historical resource under HRB Criterion B, but not HRB Criteria C or D, as follows:

CRITERION B - Is identified with persons or events significant in local, state or national history.

In 1968, Lucy Killea purchased 3248 Brant Street and she lived in the home until 1999. Lucy Killea is a well known and highly regarded politician who worked in public service in San Diego and the State of California for over 40 years. Killea graduated in 1943 from the Incarnate World College with a Bachelor of Arts degree in History. After World War II, Killea obtained a position in the Pentagon and during her tenure was elevated to the rank of GS-14, the highest rank achieved by a woman.

After Lucy's husband Jack became an officer in the U.S. Foreign Service and took a position as Counsel General for the American Consulate, the Killeas moved to Monterrey, Mexico and Tijuana, Baja California, Mexico. While in Mexico, Lucy co-founded Las Frontereras de las Californias and became very interested in cross border issues between the United States and Mexico. In addition to border issues, Killea co-authored the City of San Diego's first municipal Historic Preservation code, which led to the formation of the Historical Site Board. In 1978, she was elected a City of San Diego councilmember and served as Deputy Mayor. Killea moved on from city politics to the state where in 1982 she became a State Assembly Member. Between 1989 and 1996, Killea was a California State Senator. Killea's state legislative work reflects her interest in healthcare, women's issues, the environment, and taxation fairness. While working as a state legislator, Killea chaired a number of committees, including international trade, and played an important role in promoting California's trade interests abroad. In 1996, Killea became President and CEO of the International Community Foundation (ICF). She continued in this role until 2001, and currently serves as a Senior Fellow ICF.

Based on Killea's accomplishments in politics and public service during the period between 1969 and 1999 when she lived at 3248 Brant Street, this is the appropriate building to associate with Killea's productive life and the time during which she achieved significance. Staff recommends designation of the Lucy Killea House under HRB Criterion B.

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 building at 3248 Brant Street was designed and built in the Italian Renaissance style. Built in 1920, the building is of hollow clay tile construction, is sited on a raised lot, features a hipped roof sheathed in composition shingles, and is clad in stucco. The building has wide overhanging,

boxed eaves with decorative brackets. The symmetrical east elevation features four Palladian doors along the first story and a centered, recessed entryway. The entryway is flanked by Doric columns with a rounded stacked pediment. Centered above the entry are two small double hung windows in a six-over-one configuration. On either side of these small windows are two, larger double hung windows in a fifteen-over-one configuration. All windows along the second story feature window boxes with decorative brackets.

Several modifications to the home have reduced the integrity of the building. The Residential Building Record indicates that in 1971, two concrete pads on either side of the entryway were removed. The Palladian style doors along the first story provided access to these concrete pads. In 1973, a den was added to the rear (west) elevation by the Killeas. After an interior fire in 1977, the Killeas completed a remodel of the home and the construction of an addition. In 1989, the Killeas commissioned Jeff Stone to reconfigure the front entryway, resulting in the most significant alteration to the building and its setting. Originally, historic aerials indicate that a central concrete pathway flanked by lawn led to the front entry. The alterations in 1989 consisted of the construction of a raised concrete patio, the widening of the front entry staircase, construction of garden retaining walls, and two separate entries from the sidewalk. In addition classical balustrades were constructed on top of the retaining walls. Though, these modifications may be sympathetic to Italian Renaissance architecture, they may not be easily discernable as an alteration and therefore create a false sense of history. Therefore, due to substantial modifications, Staff does not recommend designation under HRB Criterion C. If the modifications to the front yard were reversed, it may be possible for the home to regain significance under Criterion C with a period of significance of 1920.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The building at 3248 Brant Street was designed and built by Ralph Hurlburt. Hurlburt has been established as a Master Builder by the HRB. Staff does not recommend designation of 3248 Brant Street under HRB Criterion D due to the modifications to the front yard, the addition of the courtyard, and the reconfiguration of the entry.

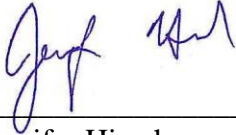
OTHER CONSIDERATIONS

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.

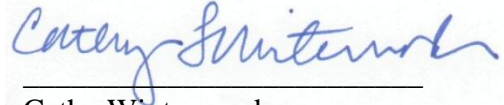
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Lucy Killea House located at 3248 Brant Street be designated under HRB Criterion B for its association with Lucy Killea, a person significant in history for her contributions to politics at the local and state level.

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.



Jennifer Hirsch
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JH/cw

Attachment(s): Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2009, to consider the historical designation of the **Lucy Killea House** (owned by John and Nicole Cardosa, 3248 Brant Street, San Diego, CA 92103) located at **3248 Brant Street, San Diego, CA 92103**, APN: **452-494-27-00**, further described as Lot 'J' and the south half of Lot 'K' in Block 378 of Horton's Addition 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 Lucy Killea House on the following findings:

(1) The property is historically significant under CRITERION B for its association with Lucy Killea, a person significant in history for her contributions to politics at the local and state level between 1969 and 1999, the period during which she occupied the home and is the period of significance. 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 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: _____
NINA FAIN
Deputy City Attorney