



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 13, 2010 REPORT NO. HRB-10-017

ATTENTION: Historical Resources Board
Agenda of April 22, 2010

SUBJECT: **ITEM #9 – Edward and Eleanor Mastin House**

APPLICANT: Anne Plachta Trust, represented by Vonn Marie May, Cultural Land
Planning & Research

LOCATION: 1891 Viking Way, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Edward and Eleanor Mastin House,
located at 1891 Viking Way as a historical resource.

STAFF RECOMMENDATION

Designate the Edward and Eleanor Mastin House located at 1891 Viking Way as a historical resource with a period of significance of 1930 under HRB Criterion C. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features predominantly of the Spanish-Eclectic style of architecture with Monterey style influences and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the house retains its low-pitched red-tile roof with modest open eave overhang, arched wood windows, full-spanning, loggia balconies, detailed, protruding stucco façade, corbels and ornamental iron which are all typical to that style.



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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 property is located on the southwest corner of Viking Way and Saint Louis Terrace in the La Jolla Community and the adjoining properties remain single-family residences. The property consists of a two-story house and a detached, two-bay car garage.

The historic name of the resource, the Edward and Eleanor Mastin House, has been identified consistent with the Board's adopted naming policy and includes the names of the original owners who are listed on the Grant Deed of Trust when the house was constructed in 1930.

ANALYSIS

A historical resource research report was prepared by Vonn Marie May, Cultural Land Planning and Research, which concludes that the resource is significant under HRB Criterion C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C but does not concur that the site is a significant resource under HRB Criterion D 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 property was built in 1930 and embodies the distinctive characteristics of the Spanish-Eclectic style of architecture with Monterey style influences. The two-story, stucco house is a modified, "L" shape formed by cross gables which also create a 90 degree notch at its front elevation. The lower-level hosts the main entryway with its original carved wood door, turned at a 45 degree angle to be oriented for view potential from the corner of Viking Way and Saint Louis Terrace. The door feature is flanked by original wood asymmetrical window placements, which note the function and use of the interior. The three-set window ensemble to the right consists of one center-fixed, single pane and flanked by a pair of one over three-paned operable reflecting the living room. To the left is the original double set surrounded by ornamental iron, alluding to a more modest functional room. The residence is topped by a low-pitched, red-tile roof with modest, open eave overhang, typical to that style. The two-bay car garage, located on Saint Louis Terrace, is a basic square shape with a red-tile pyramidal roof. All the cues of the main building are continued in this structure. The operative garage doors were replaced at a later date and are not considered an historic feature.

The structure has some character-defining features of the Monterey style of architecture. The upper floor contains a full-span of loggia balconies. Some details of the upper floor are the use of wood, typical to that style; under eave wood brackets, wood balconies with stylized under joists, and columns with carved capitals.

It should be noted that there is a small section of the roof over the second-story “porthole” window that appears to have been repaired as evidenced by added mortar between tiles. There is no evidence as to what caused the need for a repair but it is possible that the large tree, which was removed, may have been too close to the house and could have caused the damage to that portion of the roof at some point in time. The conclusion is that the roof of the house is the same as it was when originally constructed with the exception of these roof repairs.

The Edward and Eleanor Mastin House retains integrity and embodies many distinctive characteristics of the Spanish-Eclectic style of architecture with Monterey style influences. This includes its low-pitched red-tile roof with modest open eave overhang, arched wood windows, full-spanning, loggia balconies, detailed, protruding stucco façade, corbels and ornamental iron which are all typical to that style. Therefore, staff recommends designation under HRB Criterion C.

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

Edgar Ullrich was established as a Master Builder and Architect by the Historical Resources Board in 1988 [Site #226] and currently Ullrich has three properties in San Diego that have been designated by the Board. Although Ullrich was one of La Jolla’s and San Diego’s most notable architects recognized as an interpreter of the Spanish Eclectic style, there is no evidence or analysis provided in the report that the subject property is a notable work of Edgar Ullrich. Therefore, staff does not recommend designation under Criterion D as a notable work of Edgar Ullrich.

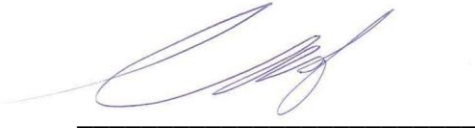
Although A.E. Hanson has been regarded by California historians as a master Landscape Architect, Hanson has not been established as a Master Landscape Architect in the City of San Diego. The report provides some general information on Hanson and references his work in other cities within California, but there is no evidence or analysis provided to support establishment of A.E. Hanson as a Master Landscape Architect nor is there evidence or analysis provided that would suggest that the current garden on the subject property is worthy of being a notable landscape design by Hanson. The current landscape design with its circular-shaped garden and four pathways leading to the center does not retain the original design and intent of an octagonal-shaped garden with eight pathways leading to the center as documented on Hanson’s official garden plan. This discrepancy of the original garden and current garden is not addressed in the report. Therefore, staff does not recommend that the gardens be designated under HRB Criterion D as a notable work of A.E. Hanson.

OTHER CONSIDERATIONS

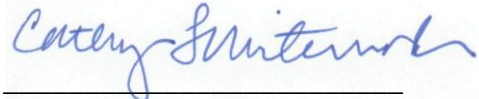
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Edward and Eleanor Mastin House be designated under HRB Criterion C as an example of the Spanish-Eclectic style of architecture with Monterey style influences retaining integrity from its 1930 period of significance. 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s): Draft Resolution

Applicant's Historical Report prepared by Vonn Marie May, Cultural Land
Planning & Research under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 4/22/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/22/2010, to consider the historical designation of the **Edward and Eleanor Mastin House** (owned by Anne S. Plachta 1996 Trust, c/o Anne S. Sinn, 6883 S. Detroit Circle, Centennial, CO 80122) located at **1891 Viking Way, San Diego, CA 92037**, APN: **346-454-05-00**, further described as LOTS 66 THRU 68/EXC WLY 50 FT MA NLY/ LOT 65 & ALL, 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 Edward and Eleanor Mastin 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 predominantly of the Spanish-Eclectic style of architecture with Monterey style influences and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the house retains its low-pitched red-tile roof with modest open eave overhang, arched wood windows, full-spanning, loggia balconies, detailed, protruding stucco façade, corbels and ornamental iron which are all typical to that style. 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