



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: August 12, 2010 REPORT NO. HRB-10-039

ATTENTION: Historical Resources Board  
Agenda of August 26, 2010

SUBJECT: **ITEM #9 – Southern Building Company Spec. House #1**

APPLICANT: Sheryl Hopwood Trust represented by Legacy 106, Inc.

LOCATION: 4632 Edgeware Road, Kensington-Talmadge Community,  
Council District 3

DESCRIPTION: Consider the designation of the Southern Building Company Spec. House #1 located at 4632 Edgeware Road as a historical resource.

## STAFF RECOMMENDATION

Designate the Southern Building Company Spec. House #1 located at 4632 Edgeware Road as a historical resource with a period of significance of 1912 under HRB Criterion C. The detached garage constructed at an unspecified date is excluded from this designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the house retains its medium pitch, front-gabled roof with exposed eaves and ornamental rafter tails; horizontal clapboard siding; cut-out vertical attic vents; front porch with vertical brick piers and criss-cross beams at the top of each brick pier to support the gable; a brick chimney with inverted cross pattern that matches the porch piers; the original front door with beveled glass



window; and wood-framed windows including fixed, casement and double-hung topped by diamond-shaped window panes.

## 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 west side of Edgeware Road, one block south of Adams Avenue in the Kensington Park Neighborhood of the Kensington-Talmadge Community. The building was constructed in 1912 by the Southern Building Company and the adjoining properties remain single-family residences. The property consists of a one-story house and a detached garage that was built at a later time.

The historic name of the resource, the Southern Building Company Spec. House #1, has been identified consistent with the Board's adopted naming policy and includes the name of the Southern Building Company, who constructed the house as a speculation house.

## ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion A and C. 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 A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The applicant's report states that the house is significant under HRB Criterion A largely related to understanding the trolley car suburb transportation theme in 1912 and as an example of one of the early houses constructed right after the expansion of the Adams Avenue trolley from Normal Heights to Kensington. It is also stated in the applicant's report that the house contributes to the significance of the earliest Kensington Park subdivision, which is defined by its Craftsman style of architecture. The discussion of the resource's eligibility under HRB Criterion A does not address how the building reflects a special element of development, distinct from similar homes in the neighborhood. Therefore staff cannot recommend designation under HRB Criterion A.

*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 1912 and embodies the distinctive characteristics of the one-story Craftsman style. In particular, the house features a medium pitch, front-gabled roof with exposed eaves and ornamental rafter tails; horizontal clapboard siding; cut-out vertical attic vents; front porch with vertical brick piers and criss-cross beams at the top of each brick pier to support the gable; and wood-framed windows including fixed, casement and double-hung topped by diamond-shaped window panes. The east elevation or front of the structure facing Edgeware

Road has gables with cut-out, vertical attic vents. The vertical brick porch piers exhibit decorative, inverted cross designs with ornamented, common brick masonry piers that match the ornamentation in the common brick chimney. The porch has a horizontal wood plank balustrade that connects the brick piers with the half brick piers at the entry. The south end of the concrete deck porch has a 16-pane window separated by wood muntins that is set in the south space of the porch. The main front door is solid wood with a diamond-shaped, beveled glass window and is covered by a wood-framed screen door. The secondary door has a modern wood-framed screen and is flanked by pairs of casement windows.

The north and south elevations contain cross gables supported by ornate wood knee brackets and common sandy brick chimneys on both elevations ornamented with the same inverted cross recessed design elements that match the stucco-coated brick masonry piers on the porch. A wood fence blocks the public view of the back half of the south elevation leading to the existing detached garage that was constructed at a later point in time.

There have been minor modifications to the house which staff has determined do not adversely affect the overall integrity of the structure to the extent that it is no longer eligible for designation. First, a large window was added at the south end of the porch for screening, likely at an early date. Second, the front living room window, south of the front door is a large, fixed window that does not match the smaller windows. The smaller windows exhibit wood muntins and a diamond pattern along the top. The living room window would likely have similar diamond panes along the top thus it appears to have been replaced at some point in time. Third, the siding around the decorative wood window surrounds have noticeable scarring and nail holes left over from the original surrounds. The original appearance of the surrounds is uncertain but the modification is minor. Fourth, there appears to be a seam in the cement floor of the front porch that follows along the front façade of the structure which may have been caused by previous foundation work done. After further discussion with the applicant, it was determined that the porch had suffered structural failure due to age that caused the deck to fail about six inches out from the foundation underneath. This was caused by moisture seeping into the cracks and into the wood beneath, which rotted and sagged, pulling the porch concrete further apart. It appears based on this information that the porch is the original concrete with some repair and patching.

Overall, the Southern Building Company Spec. House #1 retains integrity to its 1912 period and embodies many distinctive characteristics of the Craftsman style architecture. 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 Southern Building Company Spec. House #1 located at 4632 Edgeware Road be designated under HRB Criterion C as an example of the Craftsman style architecture retaining integrity from its 1912 period of significance. This Designation excludes the detached garage that was built at a later date. 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 under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 8/26/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/26/2010, to consider the historical designation of the **Southern Building Company Spec. House #1** (owned by Sheryl Hopwood Trust 03-20-00, 4632 Edgeware Road, San Diego, CA 92116) located at **4632 Edgeware Road, San Diego, CA 92116**, APN: **440-663-13-00**, further described as BLK 22 LOT 24 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 Southern Building Company Spec. House #1 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 Craftsman style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the house retains its medium pitch, front-gabled roof with exposed eaves and ornamental rafter tails; horizontal clapboard siding; cut-out vertical attic vents; front porch with vertical brick piers and criss-cross beams at the top of each brick pier to support the gable; a brick chimney with inverted cross pattern that matches the porch piers; the original front door with beveled glass peep window; and wood-framed windows including fixed, casement and double-hung topped by diamond-shaped window panes. 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