



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 15, 2010 REPORT NO. HRB-10-042

ATTENTION: Historical Resources Board
Agenda of September 23, 2010

SUBJECT: **ITEM #6 – J.W. Harlan/Carl and Matilda Hays Spec House #1**

APPLICANT: Ben Marcantonio & Gary Pongratz represented by Legacy 106, Inc.

LOCATION: 4165 Rochester Road, Kensington-Talmadge Community, Council District 3

DESCRIPTION: Consider the designation of the J.W. Harlan/Carl and Matilda Hays Spec House #1 located at 4165 Rochester Road as a historical resource.

STAFF RECOMMENDATION

Designate the J.W. Harlan/Carl and Matilda Hays Spec House #1 located at 4165 Rochester Road as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the modified garage and the 1998 addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic bungalow architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a flat roof with simple parapet; gabled and shed tile roofs; a stucco exterior; an arched picture window; and double hung wood frame and sash windows.



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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 house is a one story single family home located in the residential subdivision of Kensington Manor Unit No. 1.

The historic name of the resource, the J.W. Harlan/Carl and Matilda Hays Spec House #1, has been identified consistent with the Board's adopted naming policy and includes the names of J.W. Harlan and Carl and Matilda Hays, who constructed the house in partnership as a speculation house. Based on available documentation, it appears that Harlan purchased the lot and secured financing to build the home before selling it to Carl and Matilda Hays, with whom in partnership he built other houses.

ANALYSIS

A historical resource research report was prepared by Legacy 106, 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.

The subject house was constructed in 1928 in the Spanish Eclectic style and features a flat roof and simple parapet; gabled and shed tile roofs at the front; stucco walls over wood frame construction; and a concrete foundation. From the street, the entry porch is centered on the main façade and is flanked by a gabled bay with a tile roof and an 8-over-1 double hung wood frame window to the left of the porch; and a flat-roof, shaped parapet bay with a tri-partite arched window consisting of two 6-over-1 single hung wood frame and sash windows and one single pane fixed window to the right of the porch. The entry porch is recessed under a shed tile roof and features two centered 6-over-1 double hung wood frame and sash windows and an entry door set perpendicularly to the street. The original concrete walkway was removed and replaced with brick and the porch steps and stoop were faced with matching brick, all in 1998. Down the driveway elevation, one window is a 6-over-1 double hung wood frame and sash window and the other windows are metal frame jalousie windows.

Modifications to the house include a garage expansion in 1959; the replacement of three windows on the driveway elevation with jalousie windows, this modification either altered the window from a large single pane or from a tripartite window to the current configuration of two windows with a space between, as evidenced by the sill; the removal of the concrete walkway and construction of a new brick walkway and the addition of a brick veneer over the porch steps and stoop in 1998; and a rear addition in 1998 which is visible from the driveway.

It also appears that most of the original wood frame and sash windows were replaced with new wood frame and sash windows. The arched tripartite window to the right of the porch is original and features two 6-over-1 single hung wood frame and sash windows with ogees and one single pane fixed window. The wood windows on the remainder of the house do not have ogees and

appear to have contemporary tracks. Discussions with the current owner, who did not install the existing windows, did not provide any additional information regarding the date of installation. The windows appear to have been installed within the original openings. The wood material and operation are historically appropriate. Without the benefit of historic photographs, it remains uncertain as to whether the original windows had divided lite upper sashes. However, given the lack of documentation to show that these windows were not in-kind replacements, staff finds that the replacement windows, which were done within the original opening with historically appropriate materials and operation, do not significantly impact the integrity of the building. Lastly, it appears that the tile roofing is an interlocking concrete tile material. Once again, discussions with the property owner did not reveal any information regarding a roof replacement. In addition, the plans for the 1998 remodel do not mention roofing tile replacement in the rather detailed scope of work. Given that concrete tiles of this material and style, although somewhat uncommon, were available historically, as evidenced in the book *Historic and Obsolete Roofing Tile*, it is reasonable to assume that these tiles are not replacement tiles.

Overall, staff finds that the subject property embodies the distinctive character defining features of Spanish Eclectic style architecture and retains a significant degree of integrity from its 1928 date of construction. Therefore, staff recommends designation under HRB Criterion C. The designation excludes the modified garage and the 1998 addition.

OTHER CONSIDERATIONS

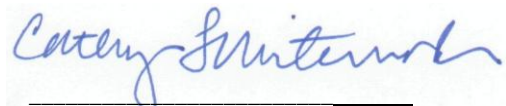
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the J.W. Harlan/Carl and Matilda Hays Spec House #1 located at 4165 Rochester Road be designated with a period of significance of 1928 under HRB Criterion C as a resource which embodies the character defining features of Spanish Eclectic bungalow architecture and retains integrity. The designation excludes the modified garage and the 1998 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

- Attachment(s): 1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/23/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/23/2010, to consider the historical designation of the **J.W. Harlan/Carl and Matilda Hays Spec House #1** (owned by Ben Marcantonio & Gary Pongratz, 4165 Rochester Road, San Diego, CA 92116) located at **4165 Rochester Road, San Diego, CA 92116**, APN: **440-362-16-00**, further described as BLK 10 LOT 7 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 J.W. Harlan/Carl and Matilda Hays Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic bungalow style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits a flat roof with simple parapet; gabled and shed tile roofs; a stucco exterior; an arched picture window; and double hung wood frame and sash 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**. The designation excludes the modified garage and the 1998 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: _____
NINA FAIN
Deputy City Attorney