



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: February 10, 2011 REPORT NO. HRB-11-012

ATTENTION: Historical Resources Board  
Agenda of February 24, 2011

SUBJECT: **ITEM #9 – Earl and Rosalie Verdeckberg House**

APPLICANT: Lyle and Dana Denamur represented by Legacy 106, Inc.

LOCATION: 3747 Milan Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Earl and Rosalie Verdeckberg House located at 3747 Milan Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Earl and Rosalie Verdeckberg House located at 3747 Milan Street as a historical resource with a period of significance of 1931 under HRB Criterion C. The designation excludes the family room and second story rear addition totaling 468 square feet. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1931 period of significance. Specifically, the character-defining features include the original Spanish style red clay tile roof with side-gable, shed and quarter round tower elements, with exposed rafter tails, clay attic vents beneath the side-gable,



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stucco exterior, large bay window, wood double-hung and multi-light casement windows, recessed arched entryway, and a medieval style wood front door.

## 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 located in the Wildwood neighborhood of Point Loma, just north of Chatsworth Boulevard. This area was never surveyed therefore there are no sanborn maps. The notice of completion states that this home was completed on November 3, 1931. The property is a good example of Point Loma's early development and retains a good level of integrity from its period of significance.

The historic name of the resource, the Earl and Rosalie Verdeckberg House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners, who contracted Robert Frances Peterman, an accomplished builder in San Diego, to construct the house as their personal residence.

## ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., 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 Earl and Rosalie Verdeckberg House is a two-story home, built in the Spanish Eclectic style in 1931. On the north elevation, the Spanish red tile roof has several pitch styles, side-gable, shed and quarter round tower. The clay tile appears to be original due to the exposed double-layered cement mortar. The wood rafter tails are exposed. The exterior is stucco with clay attic vents located beneath the side gables. The front entryway is unique due to the cylinder contour wall covered by the tower shaped red tile roof, which extends out over the recessed arched entryway. The original arched front door is recessed and decorated with 10 panels and the original locking mechanism hardware. Located near the doorway is an original light fixture. A rose-colored concrete staircase leads up to the front door. The fenestration consists primarily of wood double hung and casement windows. A large wood, fixed, picture window and two sets of divided light casements surrounded by green painted shutters, are located on the front façade.

The home is in good condition, although over time modifications have occurred to the southeast elevation. In 1974, a 252 square foot, family room was added to the rear portion of the structure. A few years later in 1983, a 216 square foot, bedroom was added, above the family room addition. As part of the family room addition in 1974, the fireplace was modified to have a double opening but this modification did not affect the original configuration on the exterior. The majority of the rear addition is not visible from the public right of way and should be excluded from the designation.

On the east elevation, the driveway extends back to the detached two-car garage. Toward the rear, is a second story balcony and below the balcony is a set of aluminum windows, both are part of the rear addition and are only visible from the northeast corner of the property.

At the time, the nomination was submitted there were two non-historic double-hung vinyl windows located on the second story of the west elevation. The property owner has diligently worked with staff to restore the windows to wood. Please see Attachment 2. Also on the west elevation, there is a small red-colored concrete walkway, which leads up to the side access door, sheathed by a small shed roof. It is unclear whether this entrance is original to the structure. Some scarring was also visible on the second story near the rear of house, which may have been a window and an air-conditioning unit. Although modifications have occurred over time, it appears that they do not affect the integrity to the point that the property is no longer eligible for designation.

This property is a good example of Spanish Eclectic architecture and retains a good level of integrity from its period of significance. 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

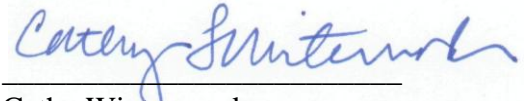
Based on the information submitted and staff's field check, it is recommended that the Earl and Rosalie Verdeckberg House located at 3747 Milan Street be designated with a period of significance of 1931 under HRB Criterion C. The designation excludes the family room and second story rear addition totaling 468 square feet. 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.



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Terra King  
Planning Intern



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Cathy Winterrowd  
Principal Planner/HRB Liaison

TK/cw

Attachment(s):

1. Draft Resolution
2. Photos of wood window restoration
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 2/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/24/2011, to consider the historical designation of the **EARL AND ROSALIE VERDECKBERG HOUSE** (owned by Lyle & Dana Denamur, 3747 Milan Street, San Diego, CA 92107) located at **3747 Milan Street, San Diego, CA 92107**, APN: **530-232-07-00**, further described as BLK B LOT 6 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 Earl and Rosalie Verdeckberg 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 Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the character-defining features include the original Spanish style red clay tile roof with side-gable, shed and quarter round tower elements, with exposed rafter tails, clay attic vents beneath the side-gable, stucco exterior, large bay window, wood double-hung and multi-light casement windows, recessed arched entryway and a medieval style wood front door. 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 shall exclude the family room and second story rear addition totaling 468 square feet.

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

## 3747 Milan Street-Wood Window Restoration

