



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 9, 2011 REPORT NO. HRB-11-037

ATTENTION: Historical Resources Board
Agenda of June 23, 2011

SUBJECT: **ITEM #9 – Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1**

APPLICANT: Michael Lubin and Betty Engel represented by Legacy 106, Inc.

LOCATION: 4363 North Talmadge Drive, Kensington-Talmadge Community, Council District 3

DESCRIPTION: Consider the designation of the Robert and Cora Anderson/Leonard and Helga Johnson House located at 4363 North Talmadge Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1 located at 4363 North Talmadge Drive as a historical resource with a period of significance of 1930 under HRB Criteria C. The designation includes portions of the interior and excludes the c.1976 family room addition to the rear of the structure. This recommendation is based on the following finding:



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The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic architectural style with Monterey influences and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the resource exhibits a full hipped red clay Spanish tile roof; a two-story sandy stucco-walled finish on the exterior elevations; a Monterey-style balcony on the second floor with a French door opening; a partially enclosed front yard patio area below the balcony; a central faux style chimney with the quarter tower front entrance beneath it; a fixed plate glass picture window with arched top set in a wooden frame; 15-pane fixed wood windows; and wood-framed casement windows flanked by wood shutters throughout. Interior elements included in the designation are the fireplace surround, stenciled timber and wrought iron work on the ceiling at the living room; the wrought iron railing at the stairwell; and the clay tile flooring at the foyer.

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 building is a two-story house located in the Talmadge Park Neighborhood within the Kensington-Talmadge Community Planning Area.

The historic name of the resource, the Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1, has been identified consistent with the Board's adopted naming policy and reflects the names of Robert and Cora Anderson as well as their partners Leonard and Helga Johnson who built the house as a spec. house.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc, which concludes that the resource is significant under HRB Criteria B and C. Staff concurs that the site is a significant historical resource under HRB Criteria C but not under Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

Douglas Young and his wife owned and resided at 4363 North Talmadge Drive from July 1931 until September 1950. Douglas Young settled in San Diego around 1913 and at that time, Douglas found employment with PM Dairy which later became Arden Farms. He accepted a position as general manager of the Milk Producers Association of San Diego County in 1917. He founded Qualitee Dairy Products in 1923. Young was elected president of the Milk Institute of California in 1936 and while in that role, he merged Qualitee Dairy Products with the Milk Producers Association in 1952, and then it merged with Carnation Company in 1959. Young became involved with community service and voluntary civic leadership roles with the San Diego Chamber of Commerce, San Diego Taxpayers Association, Employers Association, and

the American Red Cross. As a board director on the Chamber of Commerce, Young assisted with creating the California-Pacific Exposition in 1935. Although Douglas Young is a notable person who resided at 4363 North Talmadge Drive, it does not appear that his accomplishments would rise to that of a historically significant individual. In addition, if Young were significant, his accomplishments are better reflected in the Carnation/Qualitee Dairy Building, which is designated as HRB Site #289. Therefore, staff does not recommend designation 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 subject property at 4363 North Talmadge Drive is a two-story Spanish Eclectic home built in 1930 and features a full hipped red clay Spanish tile roof; a two-story sandy stucco-walled finish on the exterior elevations; a Monterey-style balcony on the second floor with a French door opening; a partially enclosed front yard patio area below the balcony; and a central faux style chimney with the quarter tower front entrance beneath it. The eastern side of the north or front elevation consists of a first floor, front gable living room that projects 23 feet north of the quarter tower entrance. Beneath the front gable is a circular cast plaster wall plaque with a floral scroll pattern interior. Centered beneath the front gable and plaque is a vertical, fixed plate glass window with arched top set in a wooden frame within the stucco wall. The window sill is flat terra cotta tile. The rest of the window fenestration consists of a 15-pane fixed wood window below the Monterey-style balcony as well as the western wall adjacent to the quarter tower front entrance and pairs of wood-framed casement windows some flanked with wood shutters. A detached garage also constructed in 1930 is located at the southwest corner of the property.

The owner has also requested to have portions of the interior included in the designation which is indicated on the attached floor plan and photo key (Attachment 2). These include the ornamental "Aztec hieroglyphic" claycraft tile fireplace surround and the stenciled open beam ceiling with a wrought iron ornamental truss system in the living room; the wrought iron staircase balustrade; and the terra cotta geometric tile foyer accented with polychrome tiles.

Modifications include a 1935 sunroom and bathroom addition off the rear or south elevation and a 1975 interior remodel and family room addition which extended the 1935 addition 16 feet further into the rear yard and also included a modern stucco chimney in the southwest corner of that later addition. A portion of the second floor above the room addition has also been extended out towards the rear yard. The majority of the modifications except for the southwest corner of the 1975 addition are not visible from the public right-of-way and do not impact the overall integrity of the house.

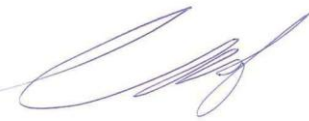
The house embodies the distinctive characteristics of the Spanish Eclectic style with Monterey influences, as described above, and retains integrity to its 1930 date of construction. Therefore, staff recommends designation under HRB Criterion C. The designation shall include portions of the interior including the fireplace surround, stenciled timber and wrought iron work on the ceiling at the living room; the wrought iron railing at the stairwell; and the clay tile flooring at the foyer. The designation shall exclude the c.1976 family room addition to the rear of the structure.

OTHER CONSIDERATIONS

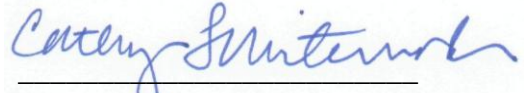
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1 located at 4363 North Talmadge Drive be designated with a period of significance of 1930 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style with Monterey influences. The designation includes portions of the interior and excludes the c.1976 family room addition to the rear of the structure. 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):

1. Draft Resolution
2. Photo key of interior elements included in Designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 6/23/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/23/2011, to consider the historical designation of the **Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1** (owned by Lubin/Engel Family Trust 08-10-98, 4363 North Talmadge Drive, San Diego, CA 92116) located at **4363 North Talmadge Drive, San Diego, CA 92116**, APN: **465-331-02-00**, further described as LOT 178 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 Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1 on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic architectural style with Monterey influences and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the resource exhibits a full hipped red clay Spanish tile roof; a two-story sandy stucco-walled finish on the exterior elevations; a Monterey-style balcony on the second floor with a French door opening; a partially enclosed front yard patio area below the balcony; a central faux style chimney with the quarter tower front entrance beneath it; a fixed plate glass picture window with arched top set in a wooden frame; 15-pane fixed wood windows; and wood-framed casement windows flanked by wood shutters throughout. Interior elements included in the designation are the fireplace surround, stenciled timber and wrought iron work on the ceiling at the living room; the wrought iron railing at the stairwell; and the clay tile flooring at the foyer. 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; exterior of the building; and portions of the interior as Designated Historical Resource **Site No. 0**. This designation shall exclude the c.1976 family room addition to the rear of the structure.

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: _____
KEITH BAUERLE
Deputy City Attorney

4363 North Talmadge
Interior Elements Included in Designation

