



1928 Judson A. & Mary C. Ferguson House

Staff Report to the Historical Resources Board:

"While the property retains integrity, it is the staff's position that the property does not exhibit sufficient distinctive characteristics of Colonial Revival architecture."


THE CITY OF SAN DIEGO
Report to the Historical Resources Board

DATE ISSUED:	January 7, 2026	REPORT NO. HRB-26-003
HEARING DATE:	January 22, 2026	
SUBJECT:	ITEM #3 - 7318-7320 FAY AVENUE	
RESOURCE INFO:	California Historical Resources Inventory Database (CHRID)	
APPLICANT:	Maher Family Trust 02-24-03	
LOCATION:	7318-7320 Fay Avenue, La Jolla Community, Council District 1 APN 351-061-18-00	
DESCRIPTION:	Consider the designation of the property located at 7318-7320 Fay Avenue as a historical resource.	

STAFF RECOMMENDATION
Do not designate the property located at 7318-7320 Fay Avenue under any adopted HRB Criteria.

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 property has not been identified in any historic surveys, as the subject area has not been previously surveyed.
In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.
Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on

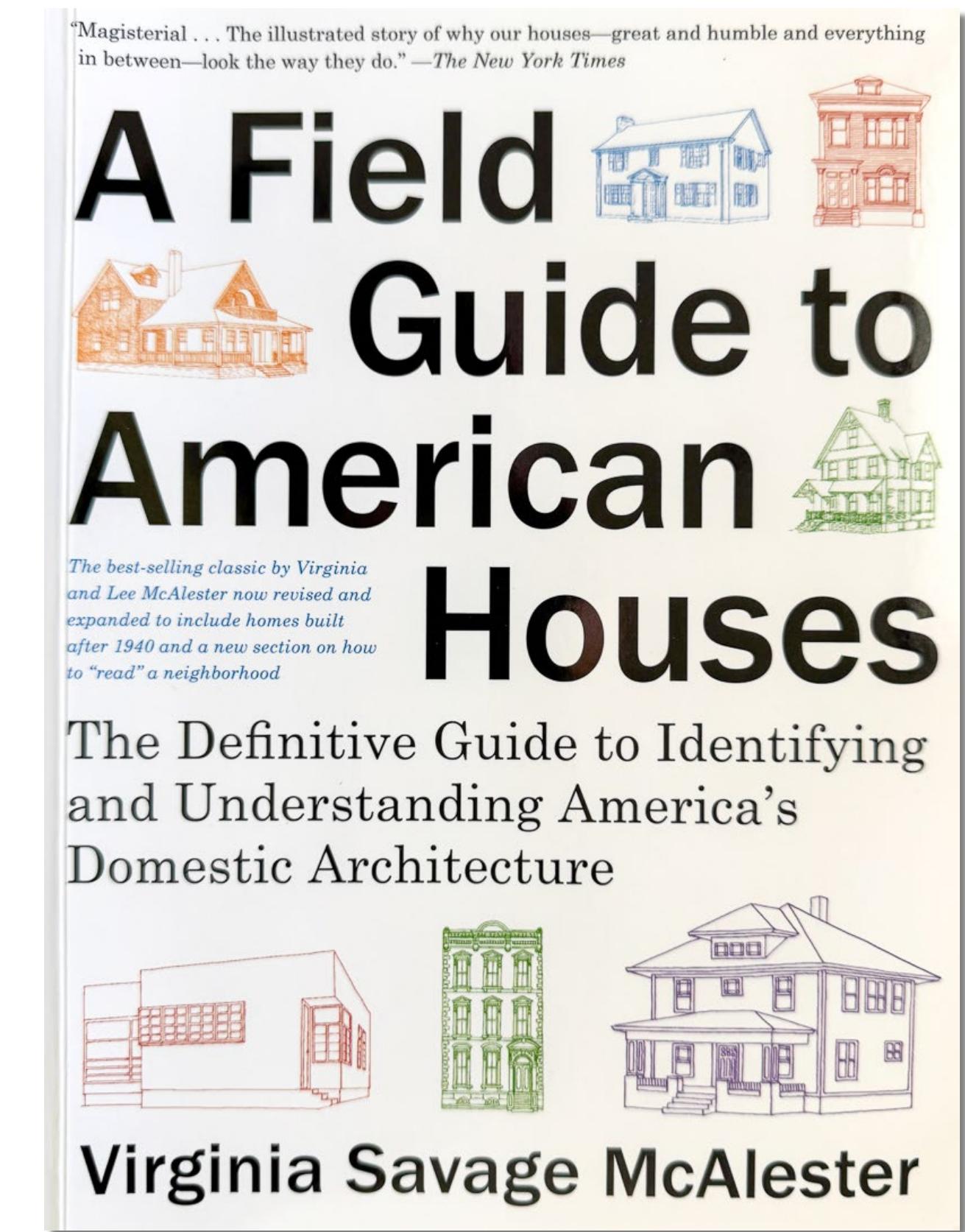
The City's HRB-authored survey and style guide defines Colonial Revival by simple forms, symmetrical façades, accentuated entries, and restrained classical detailing.



The City of San Diego 2002 reconnaissance survey, on file with the Planning Department, identifies 7320 Fay Avenue as a Colonial Revival residence. This professional classification has stood for more than twenty years.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI #
Review Code	Other Listings Reviewer	Trinomial NRHP Status Code
Page 1 of 1		7R
*Resource Name or #: 7320 Fay Ave		
P1. Other Identifier: *P2. Location: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted *a. County: San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad: La Jolla Date: 1975 T15S; R4W; 1/4 of 1/4 of Sec ; M.D. B.M. c. Address: 7320 Fay Ave City: San Diego Zip: 92037 d. UTM: Zone: ; mE/ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN#		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architect/Designer: Unknown Style: Colonial Revival General Description: 1-story, gabled entry, stone planters, tongue and groove, casement windows, medium pitch composition shingle hipped roof, single flue chimney Condition: Good		
*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property *P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other (Isolates, etc.)		
P5a. Photo or Drawing: (Photo required for buildings, structures, and objects.) PICT0007 		
P5b. Description of Photo: (View, date, accession #) Photo Date: 19-Jan-02 Ref #: 1137 Roll 2 On file: City of San Diego, Planning Department		
*P6. Date Constructed/Age and Sources: ca. 1930 <input type="checkbox"/> Prehistoric <input type="checkbox"/> Historic <input type="checkbox"/> Both		
*P7. Owner and Address: *P8. Recorded by: (Name, affiliation, and address) A. Leira City of San Diego, Planning Department 202 C Street, San Diego, CA 92101		
*P9. Date Recorded: 19-Jan-02		
*P10. Survey Type: Reconnaissance		
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") La Jolla Historical Reconnaissance Survey, 2003 (Group2Records 176-200)		
*Attachments: <input checked="" type="checkbox"/> NONE <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (List): DPR 523A (1/95)		
*Required information		

- ***A Field Guide to American Houses***
McAlester, Virginia Savage & Lee McAlester
Revised Edition. New York: Alfred A. Knopf, 2013
- ***A Guide to Architecture in Los Angeles and Southern California***
Gebhard, David & Robert Winter
Santa Barbara: Peregrine Smith, 1977
- ***American Architecture, Volume 2: 1860–1976***
Whiffen, Marcus & Frederick Koeper
Cambridge, MA: MIT Press, 1981
- ***Architects' Small House Service Bureau***
American Institute of Architects
Washington, DC, 1923



Colonial Revival Cottage

Characteristics (AIA)

- One-story 1915-1950
- Compact, rectangular form
- Balanced façade, centered
- Accentuated entryway
- Substantial Chimney
- Hipped Roof
- Moderate Pitch
- Pediment
- Portico
- Double-hung Windows (13)
- Multi-light windows
- Front door with lights
- Simplified trim
- Pilasters (10)



The cumulative effect is 7320 Fay Avenue embodies the historical character of the Colonial Revival movement. It is a modest, Colonial Revival cottage that reflects the style's characteristic emphasis on symmetry, classical detailing, and simplified traditional forms reflecting the early 20th-century La Jolla streetscape.

During the 1920s, AIA house plan services were available in Southern California, including the Architects' Small House Service Bureau, which published plans for Colonial Revival cottages.



COLONIAL REVIVAL COTTAGE

ARCHITECTS DRAWINGS
A. I. A.
SCALE: 1/4" = 1'-0"

Source: Architects' Small House Service Bureau,
Your Future Home (American Institute of Architects, 1923)



The City staff agrees that this 98-year-old house retains a high level of integrity.

It also embodies the Colonial Revival cottage in form, materials, and design. It is one of the last examples of La Jolla's early permanent residential core, developed primarily in the 1910s and 1920s.



Based on period-appropriate professional standards, 7320 Fay Avenue clearly embodies the defining characteristics of a Colonial Revival cottage and fits its historic context, meeting the intent of HRB Criterion C. I respectfully request the Board's approval.



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