



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 \(CHRID\) link](#)

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

certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 7320 Fay Avenue is a one-story single-family building constructed in 1928 in the La Jolla Community Planning Area. Other buildings and structures present on site include an original 1928 garage that was added to in 1959 to become apartments over garages which is addressed as 7318 Fay Avenue. The property is located in a neighborhood of similarly scaled residences. The property is in its original location.

Since its construction in 1928, the property has been modified as follows: In 1959, a large addition was constructed on the original garage, creating a two-story apartment over garages (7318 Fay Avenue). The report speculates that this same year, a brick veneer was added to the subject property's east (primary) elevation wall, and a patio cover was added to the property's west (rear) elevation. Approximately in 1959, a brick planter was added to the building's front yard, detached from the front patio. In 1965, unidentified existing roof material was removed and replaced with composition shingles. A 1991-1992 rehabilitation project of the subject property included repairing the exterior siding, relocating the north elevation water heater enclosure, rebuilding the north elevation deck, and converting a north elevation window opening to a door opening. Also, as part of this project, the following windows were replaced in-kind: all east elevation windows, all south elevation windows except one double-hung window, and all west elevation windows except one double-hung window. Also in 1992, both the west elevation patio cover and the east elevation brick veneer were removed, revealing the original wood siding behind. The c. 1959 was also removed and replaced with a cobblestone planter. In 2017, solar panels were installed on the detached two-story apartment over the garages (7318 Fay Avenue).

A Historical Resource Research Report was prepared by Vonn Marie May and Nicole Purvis, which concludes that the resource is significant under HRB Criterion C as an example of the Colonial Revival style. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 property was built in 1928. The rectangular-plan house features a low-pitched hipped roof with asphalt shingles and boxed, projecting eaves. The building is uniformly clad in wooden horizontal shiplap siding. The east elevation features a symmetrically balanced entry, with a projecting gabled pediment supported by square-paneled columns – a portico. Sets of three wooden multi-pane casement and fixed windows flank the front entry door. The east elevation patio, which spans the width of the front façade, is made of concrete. The north elevation features a wall bump-out, a water heater enclosure, and two doors accessible via a raised deck. The south elevation faces the driveway and contains a brick chimney. The west elevation is generally void of significant

architectural features. Windows on the north, south, and west elevations are constructed of wood, featuring double-hung, casement, and fixed windows with a cohesive glazing pattern.

Following the Centennial Exposition of 1876, America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Adam styles. Virginia and Lee McAlester's 2017 book *A Field Guide to American Houses* identifies the following as character-defining features of the Colonial Revival style: Accentuated front door, normally with decorative crown supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced window and center door; windows with double hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

The subject property exhibits only the following distinctive features of the proposed Colonial Revival Style: a center projecting gabled front entry porch formed by a decorative crown and supported by columns, and symmetrically balanced windows and doors. The building, as originally designed, represented a minimal expression of the Colonial Revival style. In considering the overall design of the property, staff finds that the property does not embody the distinctive characteristics of the Colonial Revival style. Therefore, staff does not recommend designation under HRB Criterion C.

A detached structure, addressed as 7318 Fay Avenue, was originally a 1928 one-story garage that was expanded in 1959 to become an apartment over garages. This structure is highly altered, not evaluated for significance, and not proposed for designation. Therefore, staff does not recommend this structure to be designated under HRB Criterion C.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the proposed Colonial Revival style. For the purposes of HRB Criterion C evaluation, the property retains integrity. Replacements of original windows are in-kind, retaining the original design and material. The water heater enclosure addition and the window-to-door conversion on the side elevation are minimally visible. The added cobblestone planters, which are detached from the house but highly visible, do not impair the building's architectural features. Although the property retains integrity, it is the staff's position that the property does not embody the distinctive characteristics of the Colonial Revival style. A property that retains integrity is not eligible for designation without first establishing significance. While the property retains integrity, it is staff's position that the property does not exhibit sufficient distinctive characteristics of Colonial Revival architecture to be eligible for designation as an individually significant resource. Therefore, staff continues to not recommend designation under HRB Criterion C for the proposed Colonial Revival style.

On December 28, 2025, after the nomination was deemed complete, the owner of the subject property submitted additional information about the property via email to Heritage Preservation staff. After reviewing the submitted information, Heritage Preservation staff did not change the staff recommendation, finding that no substantial new information had been provided. This email is provided as Attachment 2 for the HRB's reference.

OTHER CONSIDERATIONS

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. 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 the staff's field check, it is recommended that the property located at 7318-7320 Fay Avenue not be designated under any HRB Criteria.



Alvin Lin
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

Attachment(s):

1. Applicant's Historical Report under separate cover
2. Attachment 2: Email from Michael and Lisa Maher to Alvin Lin dated December 28, 2025

ATTACHMENT 2

Lin, Alvin

From: Michael Maher
Sent: Sunday, December 28, 2025 3:03 PM
To: Lin, Alvin
Cc: Lisa Maher; Nicole Purvis
Subject: [EXTERNAL] 7320 Fay | Request to Address Staff Conclusion Under HRB Criterion C

Follow Up Flag: Follow up
Flag Status: Flagged

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi Alvin,

With respect to the staff's determination not to recommend historic designation under any HRB criteria, and noting that our application has been deemed complete, I respectfully ask for your indulgence in allowing me to address the staff's conclusion under Criterion C directly. After conducting additional research, I believe there is substantial evidence that warrants reconsideration.

First, this property has long been professionally classified as Colonial Revival. The City of San Diego reconnaissance survey on file with the Planning Department identifies 7320 Fay Avenue as a Colonial Revival residence, describing it as a one-story cottage with a hipped roof, gabled entry, stone planters, casement windows, and a single-flue chimney. This professional classification has stood for more than twenty years.

Second, the City's own Historic Resources Survey Report and architectural style guide, authored by HRB staff, defines Colonial Revival by characteristics that include simple rectangular forms, gabled or hipped roofs, symmetrical façades, accentuated entries, and restrained classical detailing. The guide does not require large scale, elaborate ornamentation, or academic replication of historic precedents. My home exhibits these defining characteristics in a cottage-scale expression consistent with Colonial Revival practice in the 1920s.

Third, early twentieth-century American Institute of Architects publications provide direct professional precedent. Between approximately 1915 and 1930, AIA-affiliated publications such as *The American Architect*, *Architectural Record*, the *White Pine Series* of

Architectural Monographs, and Ethel Power's *The Smaller American Home* (1927) actively promoted modest, one-story Colonial Revival cottages, frequently without dormers. These designs emphasized balance, historically derived form, and restrained detailing rather than applied ornament, and were specifically intended for modest suburban and coastal settings.

As shown in the attached Exhibit A1, one-story, dormer-free Colonial Revival cottages were recognized professional designs during the period of significance. The subject property at 7320 Fay Avenue embodies these same characteristics: one-story massing, a hipped roof without dormers, balanced façade proportions, an accentuated classical entry, restrained detailing, and a prominent exterior chimney. These features align directly with AIA-promoted Colonial Revival cottage models of the 1915–1930 period.

The house also retains a high level of integrity in form, materials, and design. Contextually, Fay Avenue is part of La Jolla's early permanent residential core, developed primarily in the 1910s and 1920s, with comparable period-revival cottages along Fay, Draper, and Cave Streets.

In conclusion, when evaluated against period-appropriate professional standards, 7320 Fay Avenue does embody the distinctive characteristics of a Colonial Revival cottage, retains integrity, and fits its historic context. For these reasons, I respectfully ask that staff reconsider its conclusion regarding the property's eligibility under HRB Criterion C.

Best regards,

Michael & Lisa Maher



COLONIAL REVIVAL COTTAGE

ARCHITECTS DRAWINGS

A. I. A.

SCALE: 1/4" = 1'-0"

