THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 11, 2026 REPORT NO. HRB-26-013

HEARING DATE: March 26, 2026

SUBJECT: **ITEM #4 – JAY AND EDITH KERLEY HOUSE**

RESOURCE INFO: California Historical Resources Inventory Database (CHRID) link

APPLICANT: Steve Williams Revocable Trust 04-28-17; represented by Landmark Historic Preservation

LOCATION: 4380 North Talmadge Drive, Kensington-Talmadge Community, Council District 9, APN 465-332-07-00

DESCRIPTION: Consider the designation of the Jay and Edith Kerley House located at 4380 North Talmadge Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Jay and Edith Kerley House located at 4380 North Talmadge Drive as a historical resource with a period of significance of 1933 under HRB Criterion C. The designation includes the original 1933 detached garage. The designation excludes the 1954 pool and the 1956 cabana constructed outside the period of significance. This recommendation is based on the following finding:

> The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1933 period of significance. Specifically, the resource features a low-pitched mission half barrel tile roof, carved rafter tails, round clay tile attic vents, irregular sand stucco cladding, cantilevered wood balcony, accentuated quoined door surround, plank-style wood front door, decorative focal window with lintel and brackets, and wooden French doors and windows with divided lites.

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.

The historic name of the resource, the Jay and Edith Kerley House, has been identified consistent with the Board's adopted naming policy and reflects the name of Jay L. Kerley and Edith H. Kerley, who constructed the house as their personal residence.

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 4380 North Talmadge Drive is a two-story, Spanish Colonial Revival style single-family residential building constructed in 1933 in the Kensington-Talmadge Community Planning Area. Other buildings and structures present on site include an original 1933 detached garage, a 1954 pool, and a 1956 detached cabana. The property is located on the top of a hill at the eastern edge of the residential Kensington neighborhood. The property is in its original location.

Since its construction in 1933, the property has been modified as follows: In 1954, a pool was added in the rear yard. In 1956, a pool cabana was constructed in the rear yard. Also in the 1950s, a second-story door on the northwest elevation of the balcony was converted to a wooden casement window. By the late 1950s, a garage extension was added at its southwest elevation, which was later removed in 2022; the original garage door was replaced. In 2016, the southwest elevation wood balcony balustrades were repaired, and flashing was added. In 2022, multiple alterations occurred, including replacing a northeast elevation ground-floor pair of divided-lite wooden French doors with single-lite equivalents, replacing a southeast elevation second-floor divided-lite wooden French door with a single-lite equivalent, and replacing a non-original northeast elevation metal slider window with a wooden double-hung window, all in their original openings. Also in 2022, nearly all the non-original window and door security grilles were removed, leaving only one non-original security door at the northwest elevation ground floor. In 2022, a door located on the garage was infilled without a building permit, but the owner reversed the infill in 2024 to restore the door opening. Lastly, the report identifies an in-kind replacement of a divided-lite casement window at the southwest elevation second floor.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C, and staff concurs. 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 Spanish Colonial Revival residence was constructed in 1933 and features a principal clay-tile-clad hipped roof with projections (wings) at the rear and sides. A stucco-clad chimney is located on the side elevation, rising above the roof ridge. The roof eaves are slightly projecting and contain carved rafter tails below. The building is uniformly clad in irregular sand stucco. The primary elevation is the southwest façade, which is asymmetrical. This façade features a partial-width wooden cantilevered balcony with simple plank-style balusters, an accentuated entry with quoined door surrounds, and a large divided-lite focal window with a decorative lintel and brackets. The front door is of wood plank construction. A clay-tile gabled wing extends from the northwest elevation. This wing contains a covered porch supported by a large, round stucco column. Access to the porch is from either a single or a paired French door opening. A second wing is located on the southeast elevation; it features a flat roof that doubles as a balcony, and its facades are emphasized by grouped casement windows in sets of three and five. A third wing is located at the rear of the façade; it is two stories tall and features round clay tile attic vents, double-hung wood windows, and a wooden access door. The rear elevation features a pair of wooden French doors and a picture window but is otherwise devoid of significant architectural features. Windows on the property are wood, and include fixed, double-hung, and casement types.

Although the historical resource research report identifies this property as having a Monterey-style influence, the association with that style is minimal. The Monterey architectural style (1925-1955) is a free interpretation of the American Spanish Colonial houses, with the key identifying feature of a dominant cantilevered balcony, often full-width and covered by the extending principal roof. In contrast, the subject property features a cantilevered balcony spanning about a third of the primary elevation and wrapping around to the side façade; this elaboration is more closely associated with the Spanish Colonial style. Therefore, staff does not recommend that the subject property be characterized as a property that embodies a Monterey-style influence.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character-defining features include Mission and Spanish clay tile, focal windows, arched windows and other openings, and accented entries.

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 Spanish Colonial Revival style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the majority of its character defining features. In-kind window replacements do not significantly impact the integrity of design and materials. Non-in-kind French door replacements from divided-lite doors to single-lite doors in existing door openings are more impactful, but the doors are located on the side and rear elevations and are largely hidden from view. The 1950s door-to-window opening conversion at the balcony is a more visible impact on integrity. Considering the cumulative impact of the alterations, the property still retains enough integrity to convey its historic significance as a Spanish Colonial Revival style residence. Therefore, the property does retain integrity to its 1933 period of significance under HRB Criterion C.

An original 1933 detached garage is located west of the residence. This building features a clay tile roof, decorative carved rafter tails, and stucco siding. Although its metal garage door is not original, the garage retains most of the original material and design. Therefore, this structure contributes to the Spanish Colonial Revival style under HRB Criterion C and is recommended for inclusion in the historical designation.

The detached 1954 kidney-shaped pool and the 1956 simple wooden cabana do not contribute to the Spanish Colonial Revival style under HRB Criterion C and are outside the 1933 period of significance. Therefore, they are recommended to be excluded from the designation.

Significance Statement: The property continues to convey the historic significance of the Spanish Colonial Revival style with a 1933 period of significance by embodying the historic characteristics associated with the style; including a low-pitched mission half barrel tile roof, carved rafter tails, round clay tile attic vents, irregular sand stucco cladding, cantilevered wood balcony, accentuated quoined door surround, plank-style wood front door, decorative focal window with lintel and brackets, and wooden French doors and windows with divided lites. Therefore, staff recommends designation under HRB Criterion C.

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 staff's field check, it is recommended that the Jay and Edith Kerley House located at 4380 North Talmadge Drive be designated with a period of significance of 1933 under HRB Criterion C. The designation includes the original 1933 detached garage. The designation excludes the 1954 pool and the 1956 cabana constructed outside of the period of significance.

Alvin Lin
Associate Planner
City Planning Department

Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/26/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/26/2026, to consider the historical designation of the **JAY AND EDITH KERLEY HOUSE** (owned by Steve Williams Revocable Trust 04-28-17, 4380 North Talmadge Drive, San Diego, CA 92116) located at **4380 North Talmadge Drive, CA 92116**, APN: **465-332-0700,** further described as LOTS 48 & 49 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 JAY AND EDITH KERLEY HOUSE on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity to its 1933 period of significance. Specifically, the resource features a low-pitched mission half barrel tile roof, carved rafter tails, round clay tile attic vents, irregular sand stucco cladding, cantilevered wood balcony, accentuated quoined door surround, plank-style wood front door, decorative focal window with lintel and brackets, and wooden French doors and windows with divided lites. 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.**

BE IT FURTHER RESOLVED, the designation shall include the original 1933 detached garage.

BE IT FURTHER RESOLVED, the designation shall exclude the 1954 pool and the 1956 cabana constructed outside the period of significance

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:

BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

DRAFT