



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 8, 2026 REPORT NO. HRB-26-030

HEARING DATE: July 23, 2026

SUBJECT: **ITEM 4 - 5126 Canterbury Drive**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Jennifer and Emile Bourquin; represented by Landmark Historic Preservation

LOCATION: 5126 Canterbury Drive, Kensington-Talmadge Community, Council District 9,
APN 440-162-1500

DESCRIPTION: Consider the designation of the property located at 5126 Canterbury Drive as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 5126 Canterbury Drive under any 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 the 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 at 5126 Canterbury Drive is a one-story, Minimal Traditional style single-family residential building constructed in 1950 in the Kensington neighborhood of the Mid-City Communities Planning Area. The property is located on the west side of Canterbury Drive between North Hempstead Circle and South Hempstead Circle in a neighborhood comprised mostly of single-family residences. The property is in its original location.

Since its construction in 1950, the property has been modified as follows: At unknown dates a rear patio cover was added to the property, a small window on the rear was added, the original wood windows were replaced with vinyl windows within their original frames, and the rear French doors and kitchen door were also replaced at unknown dates. In 2024 the vinyl windows were replaced with wood windows and the small rear window was replaced with a double hung window.

A Historical Resource Research Report (HRRR) was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C. 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 resource is a one-story, single-family residence constructed in 1950 in the Minimal Traditional style. The house features a medium pitched, side gable roof with a front facing gable wing and horizontal wood siding. The resource sits on a flat lot with a concrete path leading to a small front porch and entry door primary façade. The left of the building has a gable with a double hung window with shutters. The front of the house features a shallow covered patio. A large brick chimney is in the center of the porch and to the right is a double hung window. Fenestration consists of wood six over one double hung and fixed windows.

The Minimal Traditional architectural style was popular in San Diego from approximately 1935 to 1955. The style is most prevalent in residential construction, but is also common in small scale commercial, retail and office uses. Minimal Traditional style buildings reflect traditional architectural forms and eclectic styles, but generally display simpler and less extensive decorative architectural detailing than previous Revival styles. Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include smaller, simple front porches, chimneys, and low pitch shallow eave roofs. Pre-War examples reference Moderne and older styles, and usually have a detached garage. Post-War examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically remove the expensive treatment from the side and rear facades, reflecting the frugal times. Minimal Traditional style houses are usually clustered together, especially in the 1940s residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods of Craftsman, Bungalow and earlier styles.

According to the [San Diego Modernism Historic Context Statement](#), which gives guidance on evaluating modern architecture in San Diego, most "examples of the Minimal Traditional sub-style will gain their significance in a district context." The *Modernism Historic Context Statement* did not anticipate many examples of the Minimal Traditional style to be eligible for individual designation; however, "it may be possible for some unique or distinguished examples of the style to be found significant as individual resources." The *Context Statement* goes further on to state that individually eligible Minimal Traditional resources "must retain a high degree of integrity, and may be associated with a significant builder or designer." While the subject resource retains some of the character-defining features of the Minimal Traditional style; such as compact size, a low pitched hipped and gabled roof, traditional exterior materials, small front porch, and modestly sized windows; the resource as a whole only expresses the Minimal Traditional style in a limited way without any defining architectural influences or features to distinguish itself from other houses built in the same style at the time. Furthermore, the property is not associated with a significant builder or designer. Therefore, staff finds that the property does not rise to the level of significance to be eligible for individual historic designation under 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 Minimal traditional style. Staff's position is that the building does not rise to the level of significance required for Minimal Traditional style buildings as required under the Modernism Historic Context Statement, therefore an integrity analysis is not necessary.

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 5126 Canterbury Drive not be designated under any HRB Criteria



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MW/SS

Attachment(s):

1. Applicant's Historical Report under separate cover