

Development Services Department

# Historical Resources Board

February 27, 2020

## ITEM 10

Emma Haggerty, Associate Planner

## Howard and Jewel Morin/Dennstedt Company House



# Project Summary

**Description:**

Consider the designation of the Howard and Jewel Morin /Dennstedt Company House Spec House at 1411 Torrance Street as a historical resource.

**Staff Recommendation:**

Designate the property located at 1411 Torrance Street under HRB Criteria C & D. The designation excludes the 1973 rear additions and the modified garage.

# Property Information

**Location:** 1411 Torrance Street

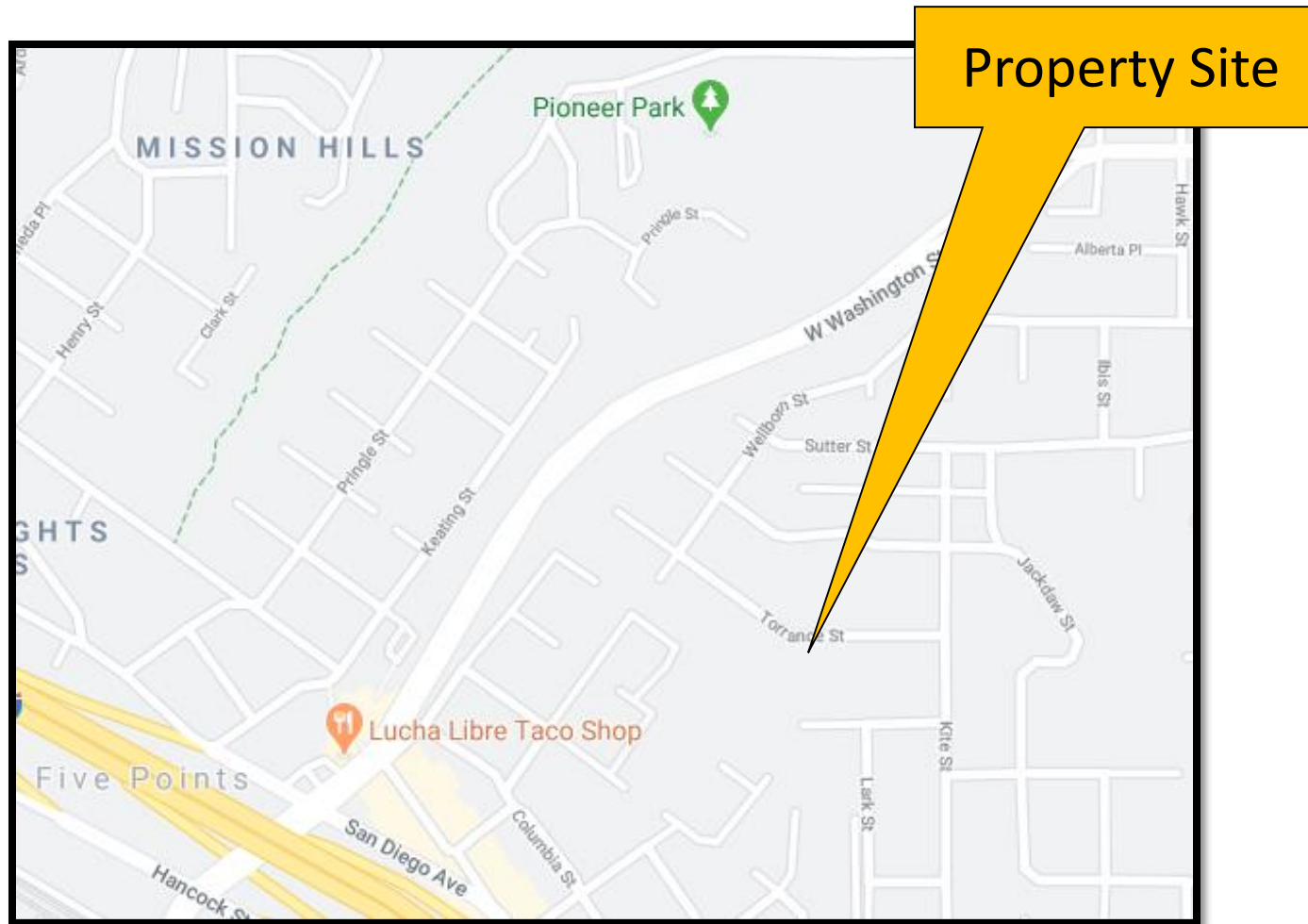
**APN(S):** 451-242-02-00

**Community:** Uptown

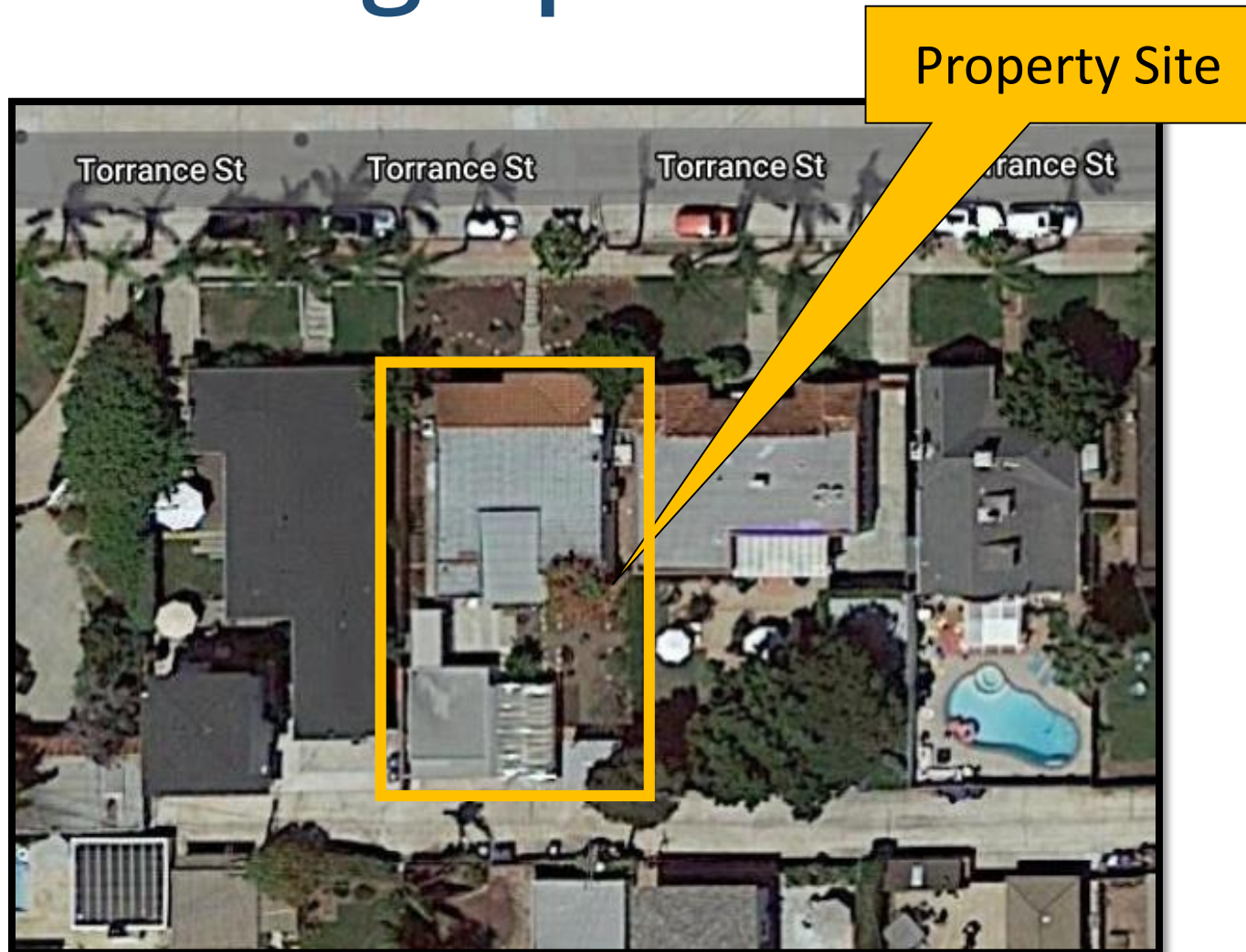
**Council District:** 3



# Location Map



# Aerial Photograph





# Property Photos





# Property Photos





# Property Photos



# Criterion A

Staff is not recommending  
designation under HRB  
Criterion A.



## Criterion B

Staff is not recommending  
designation under HRB  
Criterion B.

# Criterion C

## **Spanish Eclectic Style – Recommending Designation**

- Stucco exterior
- Decorative entranceway with inset front door
- Multiple roof forms clad in clay tiles
- Decorative clay drains
- Fenestration consisting of double hung ,fixed, and casement multi and single-lite wood windows



## Criterion D

### **The Dennstedt Company – Recommending Designation**

- Well known for constructing properties in San Diego in the:
  - Spanish Eclectic, Mexican Hacienda, Tudor, English Monterrey, and Ranch styles.
- Their construction techniques and high-quality details that are featured on the subject property include decorative brackets, wooden decorative sunscreen, and multi-lite wood windows.

# Staff Recommendation

Designate the Howard and Jewel Morin/ Dennstedt Company House located at 1411 Torrance Street under HRB Criteria C & D. The designation excludes the 1973 rear additions and the modified garage.



## Howard and Jewel Morin/Dennstedt Company House

