



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 5, 2020 REPORT NO. HRB-20-058

HEARING DATE: November 19, 2020

SUBJECT: **ITEM #8 – George and Caladonia Parks Spec. House #1**

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

APPLICANT: John and Gundula Dunne Family Trust; represented by Legacy 106, Inc.

LOCATION: 4909 Marlborough Drive, Kensington Community, Council District 9
APN 440-382-0800

DESCRIPTION: Consider the designation of the George and Caladonia Parks Spec. House #1 located at 4909 Marlborough Drive as a historical resource.

STAFF RECOMMENDATION

Designate the George and Caladonia Parks Spec. House #1 located at 4909 Marlborough Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical but balanced front façade with stucco cladding; red clay tile roofing; accentuated parapet; and fenestration consisting of single lite and divided lite wooden windows with varying operations.

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 subject parcel is located mid-block on Marlborough Drive in the Kensington neighborhood and features a westerly facing single-family residence and detached garage.

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 George and Caladonia Parks Spec. House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of George and Caladonia Parks who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., 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 subject property was built in the 1927 in the Spanish Eclectic style and its primary elevation features an asymmetrical front façade clad in stucco with varied shed roof planes clad in red clay tiles as well as a flat roof with an accentuated parapet. The main entrance door is accessed through a small covered entrance porch with an arched entryway. Fenestration on the front façade includes a tripartite focal window with divided lite wooden casement windows that flank a single lite, fixed arched window as well as tall narrow divided lite casement windows which open like French doors. The north and south side elevations feature limited details but include the continuation of the accentuated parapet and stucco cladding along with divided lite, double hung wooden windows with the north elevation features a stucco chimney with ogee style stepped sides. The rear, east facing elevation features stucco cladding, divided lite windows and a small rear porch with a modern roof covering.

Modifications to the property are minimal and include the addition of a roof covering over the rear entrance porch and an addition to the detached garage in 2018 that was reviewed by historical resources staff and determined to be consistent with the Secretary of the Interior's Standards. Other modifications to the garage include the addition of modern doors at an unknown date. However, these minor modifications do not impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

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 of the region. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans and roof forms, such as, gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include stucco exterior wall surfaces, Mission and Spanish terra cotta clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including an asymmetrical but balanced front façade with stucco cladding; red clay tile roofing; accentuated

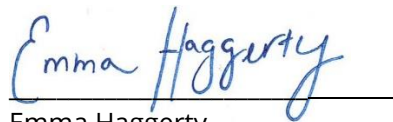
parapet; and fenestration consisting of single lite and divided lite wooden windows with varying operations. Therefore, staff recommends designation under HRB Criterion C.

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 George and Caladonia Parks Spec. House #1 located at 4909 Marlborough Drive be designated with a period of significance of 1927 under HRB Criterion C as a good example of the Spanish Eclectic style.



Emma Haggerty
Associate Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/19/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/19/2020, to consider the historical designation of the George and Caladonia Parks Spec. House #1 (owned by John and Gundula Dunne Family Trust 0-07-05, 4418 Braeburn Road, San Diego, CA 92116) located at **4909 Marlborough Drive, San Diego, CA 92116**, APN: **440-382-08-00**, further described as BLK 8 LOT 8 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 George and Caladonia Parks Spec. House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical but balanced front façade with stucco cladding; red clay tile roofing; accentuated parapet; and fenestration consisting of single lite and divided lite wooden windows with varying operations. 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 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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney