



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: April 8, 2021 REPORT NO. HRB-21-025

HEARING DATE: April 22, 2021

SUBJECT: **ITEM #5 – Webb Van Horn Rose/Charles Salyers House**

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

APPLICANT: Alex and Elisabeth Quick; represented by IS Architecture

LOCATION: 736 Fern Glen, La Jolla Community, Council District 1  
APN 351-154-06-00

DESCRIPTION: Consider the designation of the Webb Van Horn Rose/Charles Salyers House located at 736 Fern Glen as a historical resource.

### STAFF RECOMMENDATION

Designate the Webb Van Horn Rose/Charles Salyers House located at 736 Fern Glen as a historical resource with a period of significance of 1932 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival and retains a good level of architectural integrity from its period of significance. Specifically, the resource features an irregular floor plan; one-and-a-half story massing; steeply pitched hipped roof; smooth stucco cladding; chimney detailing; and fenestration consisting of fixed, double hung, and casement divided-lite and diamond pane wooden windows.
2. The resource is representative of a notable work of Master Architect, Charles Salyers and the resource retains excellent integrity and continues to reflect elements of Salyers original design, intent, and aesthetic. Specifically, the resource is one of his earliest known designs and is the only known example of his work in the Tudor Revival style.

### 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 property is located on a

corner lot bound by Fern Glen and Mabel Bell Lane and features a single-family residence with an original, 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 Webb Van Horn Rose/Charles Salyers House, has been identified consistent with the Board's adopted naming policy and reflects the name of Webb Van Horn Rose who constructed the house as their personal residence and the name of Charles Salyers, a Master Architect.

### ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture which concludes that the resource is significant under HRB Criteria C and D 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 constructed in the Tudor Revival style in 1932 and features an irregular floor plan with 1½ story massing clad in a smooth stucco finish with a steeply pitched hipped roof sheathed in composite shingles. The primary elevation features a large rectangular shaped divided lite focal window and a recessed entrance under a small hipped roof awning supported by wood columns atop a concrete stoop. Additional fenestration on the primary facade includes diamond pane, wooden casement windows surrounded by wooden shutters. The side elevation features the continuation of stucco with the east elevation featuring the stucco chimney with a brick cap. The rear of the property is broken into four sections which each section featuring wooden windows and wooden sills.

Modifications to the property are minimal and include a stucco skim coat completed in the 1980s, a modern kitchen window, and a modern garage door. Restoration efforts to the property include stucco restoration to the original stucco finish, a replacement kitchen window with a period appropriate window, and a garage door that replicates the original door. These restoration efforts were reviewed and approved by staff for consistency with the Secretary of Interior's Standards. Overall these modifications do not impact integrity of design, materials, workmanship or feeling as it relates to Criterion C.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples.

Significance Statement: The house continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style; including an irregular floor

plan; one-and-a-half story massing; steeply pitched hipped roof; smooth stucco cladding; Tudor chimney detailing; and fenestration consisting of fixed, double hung, and casement divided-lite and diamond pane wooden windows. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject property is a known work of Master Architect, Charles Salyers. Charles H. Salyers was born in Tennessee in 1900 and was living in San Diego by 1910. As a young man, he worked in the building industry and developed skills in residential design and construction. His obituary states that he attended the "Cantell College of Architecture and Engineering in Los Angeles."

Salyers' was granted an architect's license in 1933, and thereafter became a prolific residential designer. His earliest works were in the Spanish Eclectic style and he began working in the Streamline Moderne style in the 1930s, including in his residential designs. Salyers retired from practice in 1966. Although he never earned the renown of many of his contemporaries, Salyers was nonetheless a builder, architect and public administrator of note. Recognized in large part for his innovative approach to design, he helped shape the unique residential character of midcentury San Diego.

Seven of Salyer's works have previously been designated as historical resources by the City of San Diego Historical Resources Board and are as follows:

- Paul E. Stake/George Schilling House, which established him as a Master Architect by the HRB in 1998, HRB #356
- James P. and Florence E. Gibson /Charles Salyers House, HRB #925
- Leslie R. and Isabel M. Smith/Charles H. Salyers Spec House #1, HRB #1048
- Lewis and Annie Dodge/ Charles Salyers/ Dodge Construction Company Spec House #1, HRB #1244
- Lewis and Annie Dodge/ Charles Salyers/ Dodge Construction Company Spec House #2, HRB #1349
- Dr. Roy and Herma Ledford/ Charles Salyers Building, HRB #1398
- Martha and Joseph Hillard/ Charles Salyers House, HRB #1409

The historically designated resources that are associated with Charles Salyers were constructed in either the Spanish Eclectic or Streamline Moderne styles. The subject property is not only an early example of Salyers work, but it is one of his only known works in the Tudor Revival style, further broadening the understanding of his stylistic range as an architect. Therefore, staff finds the property significant under HRB Criterion D.

Significance Statement: The subject resource retains excellent integrity and continues to reflect elements of Salyers original design, intent and aesthetic. Specifically, the resource is one of his earliest design and is the only known example of his work in the Tudor Revival style. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Architect, Charles Salyers.

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 Webb Van Horn Rose/Charles Salyers House located at 736 Fern Glen be designated with a period of significance of 1932 under HRB Criterion C, as a good example of the Tudor Revival style and Criterion D, as a notable work of Master Architect Charles Salyers.

  
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Emma Haggerty  
Senior Planner

  
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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 4/22/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/22/2021, to consider the historical designation of the Webb Van Horn Rose/Charles Salyers House (owned by Alexander K & Elisabeth A Quick, 736 Fern Glen, La Jolla, CA 92037) located at **736 Fern Glen, La Jolla, CA 92037**, APN: **351-154-06-00**, further described as LOT 26 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 Webb Van Horn Rose/Charles Salyers House 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 Tudor Revival and retains a good level of architectural integrity from its period of significance. Specifically, the resource features an irregular floor plan; one-and-a-half story massing; steeply pitched hipped roof; smooth stucco cladding; chimney detailing; and fenestration consisting of fixed, double hung, and casement divided-lite and diamond pane wooden windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect, Charles Salyers. Specifically, the resource retains excellent integrity and continues to reflect elements of Salyers original design, intent, and aesthetic. Additionally, the resource is one of his earliest designs and is the only known example of his work in the Tudor Revival style. 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