



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 13, 2021 REPORT NO. HRB-21-032

HEARING DATE: May 27, 2021

SUBJECT: **ITEM #2 – Charles and Ruth Long House**

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

APPLICANT: Alban Hasani and Rosemonde Woel represented by Landmark Historic Preservation

LOCATION: 4949 Westminster Terrace, Kensington-Talmadge Community, Council District 9, APN 440-371-01-00

DESCRIPTION: Consider the designation of the Charles and Ruth Long House located at 4949 Westminster Terrace as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Ruth Long House located at 4949 Westminster Terrace as a historical resource with a period of significance of 1935 under HRB Criterion C. This designation excludes the 2004 rear attached addition. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1935 period of significance. Specifically, the resource features varied roof patterns including low-pitched hipped, gabled, and shed roof; asymmetrical front façade; Mission red clay tile roof; hand-finished irregular stucco wall surfacing; post-and-lintel porch and balcony beams; prominent deep inset arched focal window; three-part wood window groupings; and one-over-one wood double-hung windows.

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. This 1935 Spanish Eclectic house is a two-story, single-family residence located in the Kensington Manor subdivision of the Kensington-Talmadge Community Plan Area.

The historic name of the resource, the Charles and Ruth Long House, has been identified as consistent with the Board's adopted naming policy and reflects the name of Charles W. Long and Ruth M. Long, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB 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 constructed in 1935 in the Spanish Eclectic style. The house was constructed with a hipped roof on the two-story massing and shed and gabled roof on the one-story front wing. The roofs are all lined with Mission clay tiles. The building is clad with hand-finished irregular stucco. An original side-facing detached garage located behind the residence facing Norfolk Terrace features a flat roof, a parapet, and a clay tile edge.

The one-story front wing contains a deep inset arched focal window on the southwest-facing primary elevation. The low-pitched gable and shed roof of the front wing exhibits an eave overhang, thus creating an L-shaped covered front porch. The overhang is supported by a post-and-lintel wooden beam system with square beams and brackets. A low site wall forms a raised patio in front of the porch. The two-story building contains a second-floor balcony which rests atop the L-shaped covered front porch. A pair of French doors allows access to the balcony; another pair of French doors can be found on the ground floor of the side façade of the building on the southeast elevation. Three-part rectangular window groupings are found flanking the front door and on the northwest elevation. Otherwise, wood double-hung one-over-one windows of various sizes line the facades of this property. On the rear elevation, the original tile-lined porch awning was removed to accommodate an addition. The rear addition was constructed in 2004, forming an attached and continuous massing connecting the two-story building and the garage. The addition imitates the original building's design, featuring stucco cladding, Mission clay tile roof, double-hung windows, and short rounded edge rafter tails.

Modifications to the property include a variety of permitted alterations in 2004, which comprised of an attached single-story addition in the rear elevation; the alteration of existing pergola to accommodate the addition; an in-kind replacement of original double-hung wooden window with vinyl double hung window on the northwest elevation; and the alteration of the second floor rear center window opening to accommodate a smaller window. Moreover, a three-part window was replaced at an unknown date with "near-in-kind" wood windows along the northwest elevation. The addition is located in a non-character-defining elevation, and its size and scale are limited in relation to the existing building. The addition is also set back from the wall plane from the existing building on the northwest elevation. The addition is visible from the street, but does not detract from the resource. Overall, these modifications do not significantly 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 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 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.

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 the low-pitched hipped, gabled, and shed roof; asymmetrical front façade; Mission red clay tile roof; hand-finished irregular stucco wall surfacing; post-and-lintel porch and balcony beams; prominent deep inset arched focal window; three-part wood window groupings; and one-over-one wood double-hung windows. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

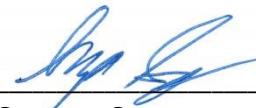
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Charles and Ruth Long House located at 4949 Westminster Terrace be designated with a period of significance of 1935 under HRB Criterion C as a good example of the Spanish Eclectic Style. The designation excludes the 2004 attached rear addition.



Alvin Lin
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

AL/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/27/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/27/2021, to consider the historical designation of the Charles and Ruth Long House (owned by Hasani-Woel Trust 10-24-17, 4949 Westminster Terrace, San Diego, CA 92116) located at **4949 Westminster Terrace, San Diego, CA 92116**, APN: **440-371-01-00**, further described as BLK 6 LOT 5 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 Charles and Ruth Long 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 the Spanish Eclectic style and retains a good level of architectural integrity from its 1935 period of significance. Specifically, this property features varied roof patterns including low-pitched hipped, gabled, and shed roof; asymmetrical front façade; Mission red clay tile roof; hand-finished irregular stucco wall surfacing; post-and-lintel porch and balcony beams; prominent deep inset arched focal window; three-part wood window groupings; and one-over-one wood double-hung windows. 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 exclude the 2004 rear attached addition.

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: _____
SUZANNE SEGUR,
Senior Planner/ HRB Liaison

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney