



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 13, 2021 REPORT NO. HRB-21-034

HEARING DATE: May 27, 2021

SUBJECT: **ITEM #4 – Gustaf Anderson House**

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

APPLICANT: Hillary Holland and Charles Volk; represented by Landmark Historic Preservation

LOCATION: 4636 Biona Drive, Kensington-Talmadge Community, Council District 9  
APN 465-346-09-00

DESCRIPTION: Consider the designation of the Gusaf Anderson House located at 4636 Biona Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the Gustaf Anderson House located at 4636 Biona Drive as a historical resource with a period of significance of 1926 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 the Tudor Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features an asymmetrical façade clad in stucco; steeply pitched front-facing gable with lancet arched gable vent; decorative half-timbering; prominent end chimney; central raised front patio; recessed front entry; and tall, narrow windows in multiple groups with multi-pane glazing.

### 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 resource is a one-story single-family residence with a detached double garage located in the Kensington-Talmadge neighborhood of the Mid-City Communities Plan in San Diego.

The property has not been identified in any current historic surveys, as the subject area has not been recently surveyed.

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

## ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation, 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 property is a one-story Tudor Revival style residence which features an asymmetrical façade with a rectangular C-shaped plan. The residence is primarily clad in medium coarse stucco, with decorative half-timbering detailing seen on the left side of the primary façade. The residence has a steeply pitched composition roof which features a predominant gable on the north wing and a hipped roof on the south wing. Fenestration includes tall, narrow windows in multiple groups with multi-pane glazing.

The primary façade faces east onto Biona Drive and exhibits the character defining features of the Tudor Revival style, including the stucco cladding, half-timbering detail, multi-light windows, and predominant front-facing gable. The front façade is dominated by the right side by a steeply pitched front-facing gable. The gable has a lancet arched vent and is fenestrated by a large chamfered-corner Tudor multi-light window consisting of seven sections, including two casement windows. A wrought iron window grille supported by wrought iron stanchions sits below the large focal window.

The east-facing front façade is centered around a raised patio surrounded by a low brick wall with a wrought iron gate. Overlooking the patio is a focal window composed of a set of four two-over-four wooden casement windows. The residence's primary entrance is accessed from the patio by a south-facing recessed wooden front door located to the left of the gable. Across from the main entrance is a secondary entrance accessed by a non-original split Dutch-style door, which has been modified to resemble the appearance of a two-over-four casement window visible in historic photos. The left side wing is covered by a steeply pitched hipped roof and features decorative half-timbering on the north and east facing sides.

A concrete driveway runs along the south of the residence to the original detached double garage, which sits to the rear of the property and can be accessed by the alley. The double garage features a steeply pitched double-hipped roof form which is consistent with the main residence's Tudor Revival style. The garage retains its original double carriage house-style swinging wooden doors. The garage has been modified with the addition of a sliding glass door; two new vinyl windows, including one which was added to a modified door opening; and a new door opening along the rear alley. The modifications to the garage are largely out of view of the public and do not impact historic integrity.

The residence's south façade is located behind two wooden side gates which largely shields this elevation from the public view. Decorative half-timbering is visible on the eastern corner of the south façade. This elevation features a recessed service entrance accessed by a non-original French door. Fenestration includes the original two-over-four wooden casement window and nine-light fixed wooden window. Five windows located to the left of the side entrance have been replaced with multi-light vinyl windows.

The west-facing rear façade is entirely out of public view. The south portion of the rear elevation has been modified with a non-original shed awning roof which extends out from the residence's roof and covers the rear concrete porch. The rear elevation is accessed by a service door. Fenestration on the rear consists of one 12-over-12, three four-over-four, and one single-light non-original double-hung vinyl windows.

The north-facing side façade of the residence largely consists of the prominent stucco-covered chimney on the east side. The chimney features a painted raised brick capped edge and is flanked by a pair of wooden eight-light casement windows. Further along the wall to the west are one four-over-four double-hung wood window and two double-hung multi-light vinyl replacement windows. Views of these replacement windows are largely obscured by the large chimney.

Modifications to the property are minimal and include the attached wooden rear patio cover added at an unknown date; modification of a door opening and window replacements on the detached garage at an unknown date; addition of a door opening to the south-facing side elevation at an unknown date; and several vinyl window replacements on the sides and rear elevations of the main residence. The overall impact of these modifications is limited, as they occur on the rear and side elevations which are largely out of public view. Recent modifications to the property include a north-facing window opening located on the front façade's central patio that has been modified into a door. Originally changed to a non-historic French door, the opening now contains a Dutch-style door consisting of an eight-light window over a lower panel of stucco. Overall, the modifications noted do not significantly impair integrity of design, materials, workmanship, or feeling and do not result in a loss of integrity.

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 decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

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 resource features an asymmetrical façade clad in stucco; steeply pitched front-facing gable with lancet arched gable vent; decorative half-timbering; prominent end chimney; central raised front patio; recessed front

entry; and tall, narrow windows in multiple groups with multi-pane glazing. Therefore, staff recommends designation of the subject property 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.*

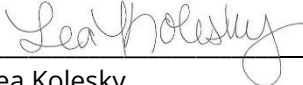
The applicant's request for designation for the property located at 4636 Biona Drive did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

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 Gustaf Anderson House located at 4636 Biona Drive be designated with a period of significance of 1926 under HRB Criterion C as a resource that exhibits the characteristics of the Tudor Revival style.

  
\_\_\_\_\_  
Lea Kolesky  
Junior Planner

  
\_\_\_\_\_  
Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

LK/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 Gustaf Anderson House (owned by Charles G & Hillary H Volk, 4636 Biona Drive, San Diego, CA 92116) located at **4636 Biona Drive, San Diego, CA 92116**, APN: **465-346-09-00**, further described as BLK F LOT 9 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 Gustaf Anderson 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 Tudor Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features an asymmetrical façade clad in stucco; steeply pitched front-facing gable with lancet arched gable vent; decorative half-timbering; prominent end chimney; central raised front patio; recessed front entry; and tall, narrow windows in multiple groups with multi-pane glazing. 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: \_\_\_\_\_  
SUZANNE SEGUR,  
Senior Planner/ HRB Liaison

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney