



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 14, 2022

TO: Historical Resources Board and Interested Parties

FROM: Alvin Lin, Assistant Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 04 – 4865 Canterbury Drive**

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The property located at 4865 Canterbury Drive was previously brought before the Historical Resources Board (HRB) on May 26, 2022. At that time, the staff report concluded that the property was not eligible for designation under any HRB Criteria. At the hearing, the applicant's consultant requested a 60-day continuance to provide additional information to staff and the HRB. The continuance was approved, and the item was docketed for the July 28, 2022, HRB meeting. The applicant submitted an addendum to the initial Historical Resources Research Report on June 27, 2022. The addendum indicated that the homeowner has recently replaced an inaccurately restored window with one that now matches the 1996 historical photo.

The consultant's addendum asserts that both the first-story and second-story casement windows were restored accurately per the historical photograph. It states that the second-story balcony windows and the side elevation windows were restored based on other upper-level casement window sets shown in the 1996 historical photo. The addendum also provided pictures of other homes in Kensington with similar window designs as a reference.

Per the Secretary of Interior Standards, replacing missing features is feasible if the window rehabilitation is based on sufficient documentary evidence. Due to the lack of image clarity of the 1996 historical photo, the designs of some original windows cannot be deciphered. Staff has received no new historical, pictorial, or physical documentation that reveals the original design of these windows and cannot verify that they were restored accurately to their original design.

Alternatively, if the original features are missing, the Standards allow for window replacements of "a new design that is compatible with the window openings and the historic character of the building." However, this condition was not met because most of the 2020 casement windows on the northwest and southwest elevations are not new designs. These windows directly replicated the three-divided-lite horizontal muntin design of the original windows and created a false sense of history. The new design should always be clearly differentiated from the authentic historic features.

Considering the fact that the majority of the original historic windows were lost during a previous window replacement and that some of these highly visible windows were restored based on insufficient documentary evidence and contradicted the Secretary of Interior Standards, the property no longer retains sufficient integrity of design, workmanship, or materials as it relates to HRB Criterion C. Therefore, staff continues to not recommend designation under HRB Criterion C.

In conclusion, staff disagrees with the addendum and finds that the subject property is not eligible for designation under any HRB Criterion.

A handwritten signature in black ink, appearing to read 'Alvin Lin', written over a horizontal line.

Alvin Lin  
Assistant Planner



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 12, 2022 REPORT NO. HRB-22-018

HEARING DATE: May 26, 2022

SUBJECT: **ITEM #06 – 4865 Canterbury Drive**

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

APPLICANT: Leopoldo Sr. & Lily Banales Living Trust 09-04-90; represented by Landmark Historic Preservation

LOCATION: 4865 Canterbury Drive, Kensington-Talmadge Community, Council District 9  
APN 440-372-10-00

DESCRIPTION: Consider the designation of the 4865 Canterbury Drive as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 4865 Canterbury Drive under any adopted HRB Criteria.

### 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 property is a Spanish Eclectic single-family residence located on a corner lot in the Kensington neighborhood.

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

### ANALYSIS

A Historical Resource Research was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C. Staff disagrees and finds that the site is not significant under any HRB Criteria. 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 1932 in the Spanish Eclectic style. The house was built 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, and decorative-cut rafters tails are present. The building is clad with light sand stucco. An original side-facing detached garage behind the residence facing Norfolk Terrace features a hipped roof and stucco siding. A waist-height stucco wall connects the garage and the house.

The one-story front wing contains the front door and a divided-lite tripartite window on the northwest elevation. The front wing's low-pitched gable and shed roof exhibit an eave overhang, thus creating a covered front porch. The overhang is supported by a post-and-lintel wooden beam system with square beams and brackets. On the southwest elevation of this one-story wing, a decorative stucco window grille is present. To the east, a large rectangular fixed focal window is protected by a series of turned spindles and covered by a sloping stucco hood.

Along the southwest elevation of the two-story massing, the ground floor features a divided-lite rectangular window. Above, a balcony projects from the wall plane. This balcony is supported by decorative-cut corbels and is adorned with a cutout plank-style wooden balustrade. Around the corners of this projection, post-and-lintel wooden posts are present; their design is similar to the other posts on the ground floor. A single French door with divided lites provides access to this balcony. East of the French door, a window opening is present with a stucco-grille design. All other window openings along this elevation are divided-lite casement windows with non-operable louvered window shutters. The northeast (rear) and southeast elevations demonstrate a slight second-story overhang with corbels below. On the ground floor, a divided-lite French door is present on the northeast elevation, and a divided-lite half-glass service door is present on the southeast elevation. Finally, on the southeast elevation, a battered stucco chimney is present. Fenestration along the northeast, northwest, and southeast elevation include single, and double-pairings of rectangular divided-lite wood casements in various sizes; some window openings on the northwest façade include decorative louvered shutters.

The subject property underwent a remodel circa 2008, which saw the removal and replacement of almost all the existing windows with simulated divided-lite windows. Typically, the wholesale replacement of windows is not recommended by the Secretary of Interior Standards unless they are too deteriorated to repair. The existing front door was also a non-original replacement from the 1940s or 1950s. The report identified only two original fenestration elements—the second-floor balcony door and two-lite casement window behind the second-story stucco grille. The report indicates that in circa 2020, the homeowner elected to restore the altered windows to their 1990s appearance by referencing a historical photo from the [1996 Mid-City Preservation Strategy Survey](#). Staff does not find the circa 2020 restoration work consistent with this Standard because staff can reasonably identify only three windows as accurately restored to the 1990s design—the second-story casement window on the southwest elevation and two window groupings on the northwest facade. All the other restoration work, especially on the northeast and southeast elevations, was not based on sufficient documentary evidence. The report did not reveal any photos documenting the previous window design on these elevations. Without further evidence to substantiate an accurate restoration, the work done on the windows on the first-story wing, the northeast elevation, and the southeast elevation should be considered alterations. These alterations communicate a false sense of history. Furthermore, two doors were replaced circa 2020—the rear door and a side service door. The rear French door replacement imitates the design of the existing original balcony door. Exterior alterations

should have been differentiated to protect the historical integrity of the building per the Secretary of Interior Standards.

The property displays, and continues to convey, many features of the Spanish Eclectic style, including low-pitched hipped, gabled, and shed roof; Mission red clay tile roof; asymmetrical façade; medium sand stucco wall texture; large picture window with turned spindles; stucco window grilles; and post-and-lintel porch and balcony beams. However, due to the collective impact of alterations to the existing window and door fenestration, the property no longer retains sufficient integrity of design, workmanship, and materials to its original architecture.

Specifically, these alterations have negatively impacted the building's integrity:

- The 1940s~1950s front door replacement.
- The circa 2020 rear and side door replacement.
- The inaccurate restoration of the ground floor southwest elevation rectangular window.
- The restoration of the tripartite window on the northwest elevation of the one-story wing without sufficient documentary evidence of its original design.
- The restoration of all windows along the northeast (rear) and southeast (side) elevation without sufficient documentary evidence of its original design.

Therefore, staff does not recommend designation under HRB Criterion C as a good example of the Spanish Eclectic style due to the cumulative impact of integrity loss.

*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 at was built by Ollie D. Arnold, also known as "O. D. Arnold". Ollie D. Arnold has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

#### 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 property located at 4865 Canterbury Drive not be designated under any HRB Criteria.



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Alvin Lin  
Junior Planner



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Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

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Attachment(s):

1. Applicant's Historical Report under separate cover