



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 9, 2017 REPORT NO. HRB-17-019

HEARING DATE: March 23, 2017

SUBJECT: **ITEM #12 – Charles and Elizabeth Henderson House**

CHRID: [CHRID Location](#)

APPLICANT: Michael and Robin Taylor represented by IS Architecture

LOCATION: 4554 Norma Drive, Kensington-Talmadge Community, Council District 9
APN 465-480-01-00

DESCRIPTION: Consider the designation of the Charles and Elizabeth Henderson House located at 4554 Norma Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Elizabeth Henderson House located at 4554 Norma Drive as a historical resource with a period of significance of 1936 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 1936 date of construction and period of significance. Specifically, the resource exhibits a prominent, high-pitched gabled and hipped roof with flared vergeboards, moderate eave overhang and carved rafter tails; troweled stucco cladding with decorative half-timbering; Tudor arches; exterior brick chimney and fireplace servicing an outdoor living space; and fenestration of tall narrow multi-light wood casement windows, frequently grouped.

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 two-story single-family residence built in 1936 in the Tudor Revival style on the west side of Norma Drive, just south of Madison Avenue in the Talmadge Park Unit Three subdivision of the Kensington-Talmadge Community. 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 Charles and Elizabeth Henderson House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles and Elizabeth Henderson, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, 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 A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property at 4554 Norma Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Kensington-Talmadge's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 4554 Norma Drive did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 resource is a two-story single family residence with attached garage built in 1936 in the Tudor Revival style of standard wood frame construction on a concrete foundation. The building is sited on a gently sloping lot at a canyon edge facing east, and features an irregular plan form with asymmetrical façades. The house is clad in an irregular troweled finish stucco, and exhibits a prominent, high-pitched gabled and hipped roof of imitation-wood metal shingles with moderate eave overhang, decorative carved rafter tails, and flared vergeboards. Additional features include decorative half-timbering, integrated flowerboxes, Tudor arches, overhanging second story masses, and an exposed exterior brick chimney and fireplace servicing an outdoor living space at the rear. The primary entry is recessed and accessed by a simple concrete walkway and brick steps, and the attached two-car garage features multi-light wood paneled garage doors that are believed to be original. Fenestration consists primarily of tall narrow multi-light wood casement windows, frequently grouped and some with fixed transoms.

The property is without any formally documented modifications, but a field inspection reveals a few minor alterations that do not significantly impact character defining features or impair integrity as it relates to the 1936 date of construction and period of significance. According to the report, an attic

fire approximately thirty years ago prompted the replacement of the original wood roof shingles with a metal shingles designed to simulate wood. This replacement roof shingle adequately mimics the original wood shingle and is not considered a significant integrity impact. On secondary elevations to the north and south, a small number of window replacements appear to have occurred primarily in existing openings. On the north (side) elevation at the second floor, a pair of modern double hung windows are framed with decorative half-timbering consistent with that seen elsewhere on the building – though the originality of the openings themselves could not be determined. Likewise, the six-light wood casement window to the left of these double hung windows and another one matching it around the corner on the front of the building above the garage exhibit wood sills that do not precisely match those seen elsewhere. It has not been verified whether these are modifications, however they would not significantly detract from the building's overall integrity or ability to convey its significance. Finally, it has not been verified whether the stucco texture is original, however it does not appear to impede the decorative wood elements throughout, and it is not inconsistent with the building's age or architectural style.

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 façades. Other character defining features include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype. Decorative half-timbering is present on about half of examples. Fenestration is typically characterized by tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing. 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.

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 a prominent, high-pitched gabled and hipped roof with flared vergeboards, moderate eave overhang and carved rafter tails; troweled stucco cladding with decorative half-timbering; Tudor arches; exterior brick chimney and fireplace servicing an outdoor living space; and fenestration of tall narrow multi-light wood casement windows, frequently grouped. 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.

Research into the construction of the property at 4554 Norma Drive failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 4554 Norma Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - *Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The property at 4554 Norma Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

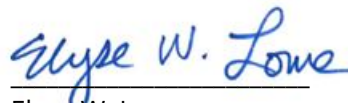
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Elizabeth Henderson House located at 4554 Norma Drive be designated with a period of significance of 1936 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Tudor Revival style.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

CP/ks/el

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/23/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/23/2017, to consider the historical designation of the **Charles and Elizabeth Henderson House** (owned by Michael F. and Robin M. Taylor, 4554 Norma Drive, San Diego, CA 92115) located at **4554 Norma Drive, San Diego, CA 92115**, APN: **465-480-01-00**, further described as LOT 599 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 Elizabeth Henderson 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 1936 date of construction and period of significance. Specifically, the resource exhibits a prominent, high-pitched gabled and hipped roof with flared vergeboards, moderate eave overhang and carved rafter tails; troweled stucco cladding with decorative half-timbering; Tudor arches; exterior brick chimney and fireplace servicing an outdoor living space; and fenestration of tall narrow multi-light wood casement windows, frequently grouped. 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: N/A

BY: _____
COURTNEY ANN COYLE, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney