



THE CITY OF SAN DIEGO

**M E M O R A N D U M**

DATE: April 13, 2017

TO: Historical Resources Board and Interested Parties

FROM: Camille Pekarek, Associate Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 6 – 5805 CAMINO DE LA COSTA**

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This item was originally docketed for review by the Historical Resources Board at the November 17, 2016 Board meeting, at which time staff recommended that the property not be designated under any HRB Criteria due to a lack of integrity (Attachment 1). The item was continued to the April 2017 HRB meeting at the request of the applicant to explore the building's eligibility under HRB Criteria A and D.

The applicant has prepared an Addendum to the Historical Resource Research Report to address HRB Criteria A and D. In regard to Criterion A, the Addendum provides some additional background information on the early development of La Jolla and the La Jolla Hermosa subdivision. La Jolla Hermosa was La Jolla's first planned residential community and was uniquely intended for year-round residency. The subdivision first opened in 1924, and according to the Historic Report, was financially successful by March 1926. The subject property was constructed a year later in 1927. The Addendum asserts that the subject property exemplifies and reflects a special element of the subdivision's historical and architectural development based upon it being one of the first twelve built in the subdivision, of distinctive style, and built at the southern boundary of the subdivision.

The Addendum does not demonstrate how the subject property is unique among the other twelve first constructed in the subdivision, nor does it justify how being one of the first twelve would necessarily make it more significant than the first or one of any other quantity within the subdivision. In addition, no supporting documentation, such as advertisements or other marketing plan materials have been provided to support the contention that the subject property was explicitly designed and built as part of a coordinated effort to promote the subdivision. The property's location at the southern entrance to the subdivision alone does not amount to significance within a marketing campaign. Furthermore, to propose that the property is also a special element based

upon its function as an “architectural landmark” would require the building maintain a high degree of architectural integrity, yet the building has been subject to numerous alterations which have directly impacted its integrity of design, materials, workmanship and feeling. As discussed in the staff report, these modifications are not consistent with the US Secretary of the Interior’s Standards in their placement, and create a false sense of history in their seamless matching of original architectural detailing. Therefore, staff does not recommend designation under HRB Criterion A.

In regard to Criterion D, the Addendum provides additional documentation to support that the subject property was designed and built by the A.M. Southard Company; detailed background information on the firm; and support for its future establishment as a Master Builder. In addition, the Addendum identifies four properties currently listed on the local register which are attributed to the A.M. Southard Company, further endorsing the firm’s potential for consideration as a Master Builder.

Among the additional documentation provided in the Addendum are two historic photographs depicting the subject property in 1927 and circa 1928. Besides the various additions and modifications detailed in the staff report, the historic photos reveal that the decorative tile work over the garage – which was previously believed by the applicant to be not original and subsequently removed as part of the 2014 remodel project – may indeed have been original to the 1927 design, and its removal further degrades the building’s already deficient integrity.

While the Addendum adequately supports the significance of the A.M. Southard Company, the property has been subject to numerous alterations inconsistent with the Secretary of the Interior’s Standards as detailed in the staff report. The building maintains a Spanish Eclectic style, however the character-defining features which convey that style have been altered, replaced, or duplicated such that the building’s original design is no longer accurately expressed. The building’s integrity as it relates to the original 1927 design and intent of the builder has been significantly impacted. Therefore, staff does not recommend designation under HRB Criterion D.

Based upon the information in the Historical Resource Research Report and the Addendum, the staff recommendation to not designate under any HRB Criteria remains unchanged.



Camille Pekarek  
Associate Planner



Elyse W. Lowe  
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- Attachments: 1. Staff Report HRB-16-072 dated November 3, 2016  
2. Addendum to the HRRR dated March 2017 (under separate cover)



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 3, 2016 REPORT NO. HRB-16-072

ATTENTION: Historical Resources Board  
Agenda of November 17, 2016

SUBJECT: **ITEM #8 – 5805 Camino De La Costa**

APPLICANT: Raul and Lisa Albanez 2004 Trust represented by Scott A. Moomjian

LOCATION: 5805 Camino De La Costa, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 5805 Camino De La Costa as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 5805 Camino De La Costa 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 resource is a one-story single family residence with a two-story garage with guest quarters above. The building was constructed in the Spanish Eclectic style in 1927 at the northwest corner of Camino De La Costa and La Jolla Boulevard in the La Jolla Hermosa Subdivision of the La Jolla Community.

The building is located on APN 357-302-06-00. The property was identified in the Draft La Jolla Historic Survey in 2002 and given a Status Code of 5B, "locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation."

### ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff finds that the site is not a significant historical resource under any HRB Criteria due to a lack of integrity. 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 5805 Camino De La Costa did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or La Jolla'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 5805 Camino De La Costa 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 property is a one and two story single family residence built in the Spanish Eclectic style in 1927 of standard wood frame construction on a concrete foundation. The building is sited on a prominent corner lot, gently sloping westward to the coast. The building presents an irregular, "U" shaped plan form with the primary elevation facing generally west and south along Camino De La Costa. A pronounced round turret feature serves as the building's main entry and focal point which anchors the balance of the primary façade to the west and south. To the left of the entry turret are two distinct gabled masses with matching arched focal windows and decorative clay tile vents and wood roof beam projections or corbels. These decorative roof elaborations are repeated on the turret and on gable ends elsewhere on the southern and eastern portions of the building. An exterior stucco chimney is present on the north side elevation with a pair of arched windows flanking it. The primarily gabled roof is low-pitched and sheathed in red Mission clay tile with minimal eave overhang and exposed rafter ends. Fenestration consists primarily of multi-lite wood casement windows. A total of five boxed metal window grilles are visible along the west and south elevations. A two-storied mass over the garage at the northeast corner of the site is distinguished from the rest of the house by its hipped roof form with a stucco cornice at the roof-wall junction, and massive lintels for the second story windows.

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, an 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.

Documented modifications have had considerable negative impact on the building's integrity as it relates to the 1927 date of construction and period of significance. Of greatest concern to staff are two prominently placed additions affecting both primary and secondary elevations of this corner lot property. As shown on the Assessor's Building Record, a 1981 living room addition was built at the front corner of the original living room projection to the left of the main entry. In 1982, as shown in plans provided in Attachment A.4 of the applicant's report, a 1982 bathroom expansion was placed along the south elevation, around the corner to the right of the main entry. These additions are located along Camino De La Costa and are highly visible from the primary view shed. Furthermore, they are detailed in a way that closely matches the original building. Roofing material, stucco texture, windows and decorative elements from the original portions of the building are all repeated on the additions. These previous modifications add additional features, massing and articulation that were not originally present. Where the original living room's prominence was marked by a single projecting mass and tall arched focal window, this character defining feature is now diminished with the introduction of an additional projecting mass which mimics it and sits forward of the original building. On the south side of the building, the 1982 addition at the front interrupts the original long simple wall plane and further mimics architectural detailing.

Additional modifications occurred during a 2014 remodeling project. These include the in-kind replacement of a portion of the roofing tiles; the removal of decorative tiles below the second story windows of the garage structure that were reportedly not original; new hardscape and various site walls added along the primary and secondary elevations; all new tile installed at the entry stairs and risers; and a new decorative hanging light fixture over the entry door. Other modifications from recent remodeling work and not noted in the report appear to be the removal of decorative pairs of roof beam projections or corbels from either side of each second story window above the garage, and the replacement of all the wrought iron boxed grilles. In addition, the front, second story windows above the garage appear to have modified stucco sills without a tile cap as seen on the east and north sides of this structure. It appears that a permit was not required for any of the recent 2014 remodeling work, and was therefore, not reviewed by City staff for consistency with the US Secretary of the Interior's Standards. These more recent alterations, including the loss of the second floor corbels, alteration of the second floor window sills, replacement of all the boxed grilles, new hardscape, and new entry tile and lighting, further degrade the building's integrity.

The cumulative effect of previous alterations and, most notably, highly visible additions impacting primary and secondary elevations, have had a significant impact to the building's integrity of design, materials, workmanship and feeling. Inappropriate placement of additions and the seamless matching of architectural details including stucco, windows and decorative elements, are alterations inconsistent with the US Secretary of the Interior's Standards and create a false sense of history of the building's original design. Due to this loss in integrity resulting from previous modifications, staff does not recommend 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 at 5805 Camino De La Costa was designed by an unknown architect and may have been built by the A. W. Southard Company based on information from the water service connection record. The A. W. Southard Company has not been established by the Historical

Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate it as such at this time. Therefore, staff does not recommend 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 5805 Camino De La Costa 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 5805 Camino De La Costa is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### OTHER CONSIDERATIONS

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 5805 Camino De La Costa not be designated under any HRB Criteria due to significant alterations that have resulted in a lack of integrity. 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.



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Attachment:

1. Applicant's Historical Report under separate cover