



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 13, 2017 REPORT NO. HRB-17-024

HEARING DATE: April 27, 2017

SUBJECT: **ITEM #8 – 605 San Fernando Street**

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

APPLICANT: Hans and Elizabeth Strom represented by Heritage Architecture & Planning

LOCATION: 605 San Fernando Street, 92106, Peninsula Community, Council District 2
APN 532-272-14-00

DESCRIPTION: Consider the designation of the 605 San Fernando Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 605 San Fernando Street 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 located in the La Playa area of Point Loma in a single family neighborhood.

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

ANALYSIS

A Historical Resource Research Report was prepared by Heritage Architecture and Planning, which concludes that the resource is significant under HRB Criteria C and D. Staff does not concur and believes that the site is not significant under HRB 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.

Constructed in 1956 in the Custom Ranch style, the subject house is one story building located at the end of a dead end street. The house features a low-medium pitched roof sheathed with a concrete tile and boxed eaves. The exterior walls are sheathed with board and batten siding and features stone along the primary west façade and chimney. The main entrance is located to the right of an angled bay window. The entrance is accessed via a double door with a shallow porch overhang. The overhang is supported by a pair of slender columns. To the left of the angled bay is another covered porch area that was originally a breeze way connecting the house to the two car garage. The south façade showcases four casement windows and a narrow pathway that leads to the rear of the property. The east façade faces the canyon and features a covered terrace and large bay window. The covered terrace features circular posts and slate flooring. The terrace is accessed via a sliding glass door. A second sliding glass door provides access from the breakfast nook has been replaced with casement windows. In 1967 a wood deck and bedroom addition were added to the east extending into the canyon.

The Custom Ranch style of architecture was popular between 1950 and 1975 and is differentiated from Tract Ranch homes because they were typically custom-designed with a specific client in mind. The Ranch style became the era's most prevalent type of residential construction in San Diego. Custom Ranch Homes are generally more lavish than their tract counterparts, but like Tract Ranch housing, materials and detailing are generally traditional. Primary character defining features include horizontal massing, wide to the street; usually single-story; custom details such as wood shutters, large wood windows, or large prominent brick or stone chimneys; and prominent low-sloped gabled or hipped roofs with deep overhangs. Secondary character defining features include a sprawling floor plan frequently "L" or "U" shaped around a central courtyard; large attached carports or garages; and expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe which are usually much more generous in materials and craftsmanship than tract homes.

Based upon review of the property against the original plan set elevations, there have been a number of modifications to the house which have negatively impacted the historic character. The most prominent modification has been the replacement of all of the steel casement divided light windows with vinyl or metal single light windows. This significant singular modification has resulted in a loss of integrity. This significant modification in compounded by a number of other alterations. The main entrance doors which appear as solid doors in the elevations were also replaced with wood and leaded glass doors. The original wood shingle roofing material was replaced with a concrete tile. The breezeway between the garage and the main house was enclosed to accommodate additions at the rear. And on the rear of the house, a number of the window openings and the operation of the window and doors have been modified. Based on the cumulative number modifications and the negative impact of the modifications on the overall integrity of the house, staff does not recommend designation of the property under 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 house was designed by Master Architect Ralph L. Frank for original owners Howard and Helen Taylor. Frank was established as a Master Architect by the HRB in 2002. Through the 1920s and 1930s, Frank designed high-end homes independently as well as through his associations with the firms Hurlburt and Tifal, and Hurlburt Frank and Slaughter. He is known to have worked in a variety of architectural styles, and in many neighborhoods including Uptown, Mission Hills, Point Loma, La Playa and La Jolla. During the Depression, Frank transitioned from the more Spanish styles of architecture to the simpler, more cost effective Colonial Revival design. Most of his locally listed works are in the Colonial and Monterey Revival styles.

As a result of the aforementioned window replacement, additions and material changes to the original structure, the subject building lacks enough original integrity to honestly convey the original design and intent of the Master Architect. Therefore, staff does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

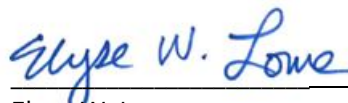
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 not recommended that the property located at 605 San Fernando Street be designated under any HRB Criteria due to a lack of integrity.



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

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Attachment:

Applicant's Historical Report under separate cover