



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: June 8, 2017

TO: Historical Resources Board and Interested Parties

FROM: Jodie Brown, AICP, Senior Planner, Historical Resources, Development Services Department

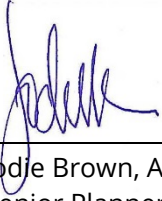
SUBJECT: **ITEM 5 – Jeannette and W.P. Cary/Richard Requa and Herbert Jackson House**

This item was previously docketed for review by the Historical Resources Board for the February 23, 2017 meeting at which time staff recommended designation under HRB Criteria C and D. (Attachment 1). Boardmembers had concerns about some of the work that had been completed on the property and requested additional information in the report. Specifically, Boardmembers requested clarification on the name relative to the plans including the significance of both Masters Requa and Jackson; differentiation between the addition relative to Criterion C including a comparative analysis of homes that have been designed and/or credited to either Requa and/or Jackson with reference to Requa's photographs; stucco color and texture, roof tile, and masonry on the plaster columns.

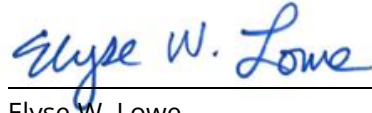
Each of the requested clarification points were addressed in a revised report (Attachment 2). The conclusion of the applicant's report is unchanged, recommending designation under HRB Criteria C and D of the subject property at 350 San Fernando. The revised report included additional information on Herbert Jackson, a structural engineer, who joined Richard Requa in 1920. The report also includes an expanded discussion of the design of the house and the addition as it relates to the writings of Richard Requa and his development of his Southern California Style and the US Secretary of the Interior's Standards.

Staff's recommendation remains unchanged, with the inclusion of Herbert Jackson in the name of the historic resource, as follows:

Designate the Jeannette and W.P. Cary/Richard Requa and Herbert Jackson House located at 350 San Fernando Street as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The designation excludes additions completed after the 1927 period of significance.



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

JB/ks/el

Attachments: 1. Staff Report HRB 17-012
2. Applicant's Historical Report under separate cover



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 9, 2017 REPORT NO. HRB-17-012

ATTENTION: Historical Resources Board
Agenda of February 23, 2017

SUBJECT: **ITEM #8—The Jeannette and W.P. Cary/Richard Requa House**

APPLICANT: Christopher and Cheryl Lee represented by IS Architecture

LOCATION: 350 San Fernando Street, 92106, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Jeannette and W.P. Cary/Richard Requa House located at 350 San Fernando Street as a historical resource.

STAFF RECOMMENDATION

Designate the Jeannette and W.P. Cary/Richard Requa House located at 350 San Fernando Street as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The designation excludes additions completed after the 1927 period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource retains its irregular floor plan; open courtyard; asymmetrical facade; low pitched, red tiled roof; stuccoed wall sheathing; decorative iron work; elaborated chimneys; stuccoed grills; and multi-paned wood windows.
2. The resource is representative of a notable work of Master Architect Richard Requa and retains integrity as it relates to the original design. Specifically, the resource represents the early development of his Southern California style, in between his two formative trips to the Mediterranean in 1926 and 1928.

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 Peninsula in a predominantly single-family neighborhood.

The building is located on APN 532-471-22-00. 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 Jeannette and W.P. Cary/Richard Requa House has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners of the property who constructed the house as their personal residence and the name of Richard Requa, a Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture which concludes that the resource is significant under HRB Criteria C and D 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.

Constructed in 1927 in the Spanish Colonial Revival style, the subject property has an asymmetrical façade with a "U" shaped floor plan. The exterior of the house is sheathed with semi-smooth, sand finish stucco. The moderately pitched hipped and gable roof is sheathed with a two piece clay barrel tile with variegated color. The roof features shallow eaves with exposed, rounded rafters.

The front façade is dominated by a central two story mass that is flanked by one story wings. The two story portion houses the front entrance which is flanked by decorative pillars and grills. Directly above the front entrance is a wrought iron balcony accessed by multi-light French doors. The main entrance is accessed via stairs and low stucco walls leading to an open porch that also includes the area to the south. To the south of the front entrance is a one story portion that angles out towards San Fernando Street. This elevation features a large, slightly arched focal window flanked by multi-light casement windows. This portion of the house also features an elaborated chimney. To the north of the main entrance, the façade is more utilitarian with simple wood multi-light casement windows. The northern portion of the house also features a two story addition that was constructed in 1996. The addition features a two bay garage with an uncovered deck above and an addition set back from the historic front façade.

The "U" shape of the house opens to the south and features a loggia which was enclosed in 1995. The modification was completed with wood sash single light windows and doors. The courtyard opens to a new pool and cabana at the southwest corner of the property. Bay windows or small shed roof areas are featured on each of the remaining facades.

There have been a number of modifications to the building. As noted earlier, a garage with an open deck and one story section was added at the north façade in 1995. The original garage was removed when the lot was subdivided and with the introduction of new on-street parking regulations, the owners were forced to find a solution. The new garage is in the same general location as the original garage and the new one story portion of the house is subordinate to the historic house. Also noted previously, the loggia in the courtyard area was enclosed in 1995 with wood sash, single light

windows and doors. In 2008, a hallway was added to the west wall of the courtyard to improve circulation in the house. This addition also added an outdoor fireplace to the courtyard. Grass and stepping stones that were originally in the courtyard were replaced with pavers and low walls added to partially enclose the courtyard. A pool and cabana were added outside of the courtyard to the south of the house. At the same time, a small addition was added to the west (rear) façade of the house. While the garage addition is located at the front of the house, it is subordinate to the main house and does not disrupt the courtyard design. The other modifications to the house were done in consultation with Historical Resources staff and were designed to be consistent with the Standards. Overall, the additions and modifications do not detract from the character-defining features of the house.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade, wing walls, and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including irregular floor plan; open courtyard; asymmetrical facade; low pitched, red tiled roof; stuccoed wall sheathing; decorative iron work; elaborated chimneys; stuccoed grills; and multi-paned wood windows. 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.

Richard Requa was born in Rock Island, Illinois in 1881. He grew up in Nebraska and was trained as an engineer. In 1900, he and his family relocated to San Diego and though he did not attend architecture school he trained under Master Architect Irving Gill, one of the early Modernists in San Diego. Gill was known for simplifying his designs, reducing ornamentation, and focusing on the mass and shape of a building. In 1912, he partnered with another Gill-trained architect Frank Mead. Together they continued a refinement of Gill's interpretation of indigenous architectural design based on Mediterranean and Southwest styles that – owing to similar materials, climate and terrain – were appropriate for San Diego. Requa and Mead were heavily influenced by the Panama-California Exposition designs and began an intense study of 15th through 18th century Spanish and Mexican architectural styles, Native American southwestern pueblos, and 11th through 14th century Moorish architecture. During this time Requa developed an architectural style that emphasized outdoor living and capturing sunlight with the incorporation of French doors and expansive windows placed on south and west-facing elevations of buildings.

In 1920, Requa became a licensed architect, left his partnership with Mead. Subsequently, structural engineer Herbert Jackson joined Requa. The firm of Requa & Jackson became the architects of choice during the booming 1920's and their style, which Requa named Southern California architecture, dominated the San Diego scene.

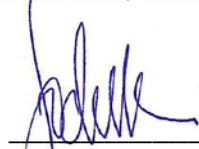
Significance Statement: The subject property's character-defining features embody an interesting time in Requa's career. Combined with the residence's Spanish Colonial Revival detailing, the structure's open courtyard, numerous windows and simple detailing represents the early development of his Southern California style, in between his two formative trips to the Mediterranean in 1926 and 1928. As such, the house remains as a notable example of the work of Requa as a Master Architect. Therefore, staff recommends designation under HRB Criterion D.

OTHER CONSIDERATIONS

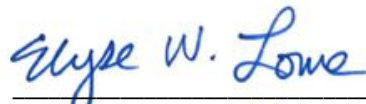
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Jeannette and W.P. Cary/Richard Requa House located at 350 San Fernando Street be designated with a period of significance of 1927 under HRB Criterion C as a good example of a Spanish Colonial Revival style house and Criterion D as a notable work by Richard Requa, a Master Architect. The designation excludes additions completed after the 1927 period of significance. 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.



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Project Submittal and Management Division

JB/ks/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/23/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2017, to consider the historical designation of the **Jeannette and W.P. Cary/Richard Requa House** (owned by Christopher H. and Cheryl B. Lee, 350 San Fernando Street, San Diego, CA 92106) located at **350 San Fernando Street, San Diego, CA 92106**, APN: **532-471-22-00**, further described as PAR 2 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 Jeannette and W.P. Cary/Richard Requa 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 Spanish Colonial Revival style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource retains its irregular floor plan; open courtyard; asymmetrical facade; low pitched, red tiled roof; stuccoed wall sheathing; decorative iron work; elaborated chimneys; stuccoed grills; and multi-paned wood windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Richard Requa and retains integrity as it relates to the original design. Specifically, the resource represents the early development of his Southern California style, in between his two formative trips to the Mediterranean in 1926 and 1928. 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 designation shall exclude additions completed after the 1927 period of significance.

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