



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 14, 2017 REPORT NO. HRB-17-055

HEARING DATE: September 28, 2017

SUBJECT: **ITEM #9 – Adelphi Security Company Spec House #1**

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

APPLICANT: Drew Family Trust represented by Legacy 106, Inc.

LOCATION: 4125 Hermosa Way, 92103, Uptown Community, Council District 3
APN 443-461-03-00

DESCRIPTION: Consider the designation of the Adelphi Security Company Spec #1 House located at 4125 Hermosa Way as a historical resource.

STAFF RECOMMENDATION

Designate the Adelphi Security Company Spec House #1 located at 4125 Hermosa Way as a historical resource with a period of significance of 1918 under HRB Criterion C. The designation excludes the detached garage, the 1996 rear addition, and the addition to the north side bay. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a good level of architectural integrity from its 1918 period of significance. Specifically, the resource retains its low sloped roof, partial width porch, large rectangular full and half porch columns, decorative purlins, wood shingle and lap siding exterior, and wood frame and sash windows.

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 Mission Hills on a residential street of predominantly single family homes.

The property was identified in the Uptown Survey and given a Status Code of 5D3, "*Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.*"

The historic name of the resource, the Adelphi Security Company Spec House #1 has been identified consistent with the Board's adopted naming policy, and reflects the name of Adelphi Security Company who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. 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 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 1918, the subject property is a one story Craftsman style house facing west on to Hermosa Way. The low sloped gable roof is sheathed with asphalt shingles and feature exposed rafter ends. The house features a partial width, gable roofed porch supported by large rectangular columns. The south side of the porch is covered by a pergola rather than a solid roof. The exterior is sheathed with shingle on the upper two-thirds and lap siding on the lower third. The shingle and the siding feature a narrow wide pattern. A brick chimney is located at the southwest corner of the house. Fenestration on the house is wood divided light and single light windows.

Modifications to the house include expansion of a bay and the introduction of a garden window at the north side of the house, a rear addition at the southeast side of the house, and new detached garage at the southeast corner of the lot. The modifications were designed to match the existing exterior materials, but are primarily located at the rear with little impact on the character-defining features.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style and retains a good level of architectural integrity from its 1918 period of significance. Specifically, the resource retains its low sloped roof, partial width porch, large rectangular full and half porch columns, decorative purlins, wood shingle and lap siding exterior, and wood frame and sash windows.

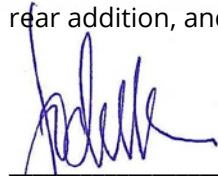
OTHER CONSIDERATIONS

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;

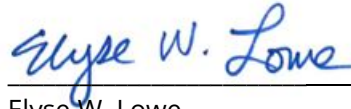
flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related 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 Adelphi Security Company Spec House #1 located at 4125 Hermosa Way be designated with a period of significance of 1918 under HRB Criterion C. The designation excludes the detached garage, the 1996 rear addition, and the addition to the north side bay.



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

JB/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/28/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/28/2017, to consider the historical designation of the **Adelphi Security Company Spec House #1** (owned by Drew Family Trust 11-03-16, 4125 Hermosa Way, San Diego, CA 92103) located at **4125 Hermosa Way, San Diego, CA 92103**, APN: **443-461-03-00**, further described as BLK 13 LOTS 1 & 2 S 48 FT 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 Adelphi Security Company Spec House #1 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 Craftsman style and retains a good level of architectural integrity from its 1918 period of significance. Specifically, the resource retains its low sloped roof, partial width porch, large rectangular full and half porch columns, decorative purlins, wood shingle and lap siding exterior, and wood frame and sash windows. 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 the detached garage, the 1996 rear addition, and the addition to the north side bay.

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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney