



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 2, 2017 REPORT NO. HRB-17-072

HEARING DATE: November 16, 2017

SUBJECT: **ITEM #10 – Henry Schlinger Spec House #1**

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

APPLICANT: Charles and Emily Lough represented by Scott A. Moomjian

LOCATION: 4301 Hilldale Road, Kensington-Talmadge Community, Council District 9
APN 465-052-06-00

DESCRIPTION: Consider the designation of the Henry Schlinger House located at 4301 Hilldale Road as a historical resource.

STAFF RECOMMENDATION

Designate the Henry Schlinger Spec House #1 located at 4301 Hilldale Road as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the rear patio enclosure at the south elevation, and the detached pool house/dressing room at the south end of the property. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style with Monterey influence and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits two-story massing; a low-pitch, hipped roof sheathed in Mission clay tile with modest eave overhang and decorative rafter tails; light to medium sand finish stucco cladding; L-shaped plan form with projecting wings; Monterey style second floor balcony with heavy wood beams, wood balustrade and decorative corbels; entry and feature windows accented by deep insets, arches and wrought iron detailing; and fenestration consisting largely of multi-light wood casement 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 resource is a two-story single family residence built in 1929 in the Spanish Eclectic style with Monterey influence at the southeast corner

of Hilldale Road and Bristol Road in the second unit of the Kensington Heights subdivision in the Kensington-Talmadge Community. The property was identified in the 1996 Mid-City Survey as a potentially individually significant resource and as a Contributing Structure within the Kensington Potential Historic District.

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

ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, 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.

The subject resource is a two-story single-family residence with detached garage built in 1929 in the Spanish Eclectic style with Monterey influence. The building is of standard wood frame construction on a concrete foundation, and is clad in a light to medium sand finish stucco. The building features a low-pitch hipped roof of Mission clay tile with modest eave overhang and exposed rafter tails. The building's L-shaped plan form and two-story massing presents prominent wings stretching to the north and west, with the main entry and primary façade facing the northwest. The main entry is at the center of the façade and is marked by a round turret element with a recessed arched entry door.

Fenestration consists primarily of multi-light wood casement windows. Select windows are elaborated with wrought iron detailing and decorative wood shutters. The building's Monterey influence is expressed chiefly through a pronounced second story balcony covered by the principal roof located at the end of the north wing. The balcony cantilevers slightly with decorative supporting corbels. Below the balcony is a distinctive arched focal window with a deep inset. A large battered stucco chimney is located at the east elevation. To the south of the main residence is a detached two-car garage and beyond that – not visible from the street – is a detached pool house or dressing room as indicated on the Assessor's Building Record.

The building has been subject to a few alterations but has not been so modified as to significantly impact character-defining features or impair overall integrity. On the south elevation is a 2007 single-story patio enclosure not visible from the primary viewshed. In 1959 a detached pool house/dressing room was added at the south end of the property. On the west side of the north wing, to the left of the entry, a former pair of three-light casement windows was replaced with a single-light wood picture window at an unknown date. The modification of this window does not appear to have modified the original window opening and does not significantly detract from the building's original style and design. At the west end of the west wing a garden window is visible through the dense front yard vegetation. It appears the garden window was placed over the original, unmodified window opening and does not significantly impair a character-defining feature window. Finally, the historic photo provided by the applicant is undated but believed to be taken

fairly close to the time of the building's original construction in 1929. In this photo, the wood decorative shutters currently seen on four windows of the building are not present. It is possible that the historic photo was taken before the shutters had been installed. Nevertheless, if the shutters are indeed not original, they do not significantly detract from the building's character-defining features. Overall, the modifications do not significantly impact the integrity of design, materials, workmanship or feeling to the extent that the building no longer conveys its original 1929 design and period of significance.

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, and 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.

Significance Statement: Limited modifications allow the house to continue to convey the historic significance of the Spanish Eclectic style with Monterey influence by embodying the historic characteristics associated with the style including two-story massing; a low-pitch, hipped roof sheathed in Mission clay tile with modest eave overhang and decorative rafter tails; light to medium sand finish stucco cladding; L-shaped plan form with projecting wings; Monterey style second floor balcony with heavy wood beams, wood balustrade and decorative corbels; entry and feature windows accented by deep insets, arches and wrought iron detailing; and fenestration consisting largely of multi-light wood casement windows. Therefore, staff recommends designation of the subject property under HRB Criterion C.

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.

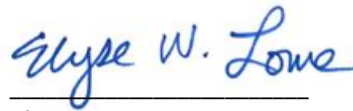
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Henry Schlinger Spec House #1 located at 4301 Hilldale Road be designated with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the

Spanish Eclectic style with Monterey influence. The designation excludes the rear patio enclosure at the south elevation, and the detached pool house/dressing room at the south end of the property.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

CP/sf/el

Attachments:

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

RESOLUTION NUMBER N/A

ADOPTED ON 11/16/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/16/2017, to consider the historical designation of the **Henry Schlinger Spec House #1** (owned by Charles and Emily Lough, 4301 Hilldale Road, San Diego, CA 92116) located at **4301 Hilldale Road, San Diego, CA 92116**, APN: **465-052-06-00**, further described as LOT 136 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 Henry Schlinger 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 the Spanish Eclectic style with Monterey influence and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits two-story massing; a low-pitch, hipped roof sheathed in Mission clay tile with modest eave overhang and decorative rafter tails; light to medium sand finish stucco cladding; L-shaped plan form with projecting wings; Monterey style second floor balcony with heavy wood beams, wood balustrade and decorative corbels; entry and feature windows accented by deep insets, arches and wrought iron detailing; and fenestration consisting largely of multi-light wood casement 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 rear patio enclosure at the south elevation, and the detached pool house/dressing room at the south end of the property.

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