



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 12, 2018 REPORT NO. HRB-18-019

HEARING DATE: April 26, 2018

SUBJECT: **ITEM #7 – Anna Dyble Spec House #1**

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

APPLICANT: Steven Petroski and Francesca Supple represented by IS Architecture

LOCATION: 7747 Ivanhoe Avenue East, La Jolla Community, Council District 1
APN 350-191-08-00

DESCRIPTION: Consider the designation of the Anna Dyble Spec House #1 located at 7747 Ivanhoe Avenue East as a historical resource.

STAFF RECOMMENDATION

Designate the Anna Dyble Spec House #1 located at 7747 Ivanhoe Avenue East as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the garage which was modified in 2011. This recommendation is based on the following finding:

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 1928 period of significance. Specifically, the resource exhibits asymmetrical massing, a low-pitched tile roof with little eave overhang, stucco exterior, tile attic vents, tripartite focal window, arched entryway and wooden 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 contains a two-story single family house and garage constructed in the Spanish Colonial Revival style.

The property was located within the boundary of the 1977 La Jolla Historical Survey but was not identified in the survey. The property was also within the boundary of the 2004 Draft La Jolla Historical Survey and was photographed but not evaluated.

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

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, 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 constructed in 1928 in the Spanish Colonial Revival style. The house sits on a slightly elevated lot behind a retaining wall and is accessed by a scored concrete staircase and path. The stucco house is asymmetrical and features a low pitched hipped roof at the front with a flat roof covering the rear of the structure. The front section of the roof is covered in red clay half-barrel tiles and features little eave overhang and exposed carved rafter tails. An arched entryway leads to a small, one-story covered front porch. A wooden tripartite focal window is featured on the front façade. All other windows are wooden in a variety of double hung and casement styles.

Several modifications have been made to the property since its construction in 1928. The garage was modified in 2011 when additional square footage was added. Sometime between 1949 and 1951 a brick chimney was added to the southeast elevation. In 2017 the chimney was removed, and roof material that was missing due to the removal was replaced. Additionally, a non-original window on the second floor of the front façade was infilled and foam surrounds were removed from several of the windows. Both the 2011 and 2017 projects were reviewed by historic resources staff and determined to be consistent with the Secretary of the Interior's Standards.

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 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.

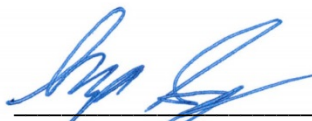
Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including asymmetrical massing, a low-pitched tile roof with little eave overhang, stucco exterior, tile attic vents, tripartite focal window, arched entryway and wooden 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 Anna Dyble Spec House #1 located at 7747 Ivanhoe Avenue East be designated with a period of significance of 1928 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Colonial Revival style. The designation excludes the garage which was modified in 2011.



Suzanne Segur
Associate Planner



Sonnier Francisco
Senior Planner/ HRB Liaison

SS/sf

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/26/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/26/2018, to consider the historical designation of the **Anna Dyble Spec House #1** (owned by Steven K. Petroski and Francesca Supple, 7747 Ivanhoe Avenue East, San Diego, CA 92037) located at **7747 Ivanhoe Avenue East, San Diego, CA 92037**, APN: **350-191-08-00**, further described as BLK 41 LOT 7 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 Anna Dyble 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 Colonial Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits asymmetrical massing, a low-pitched tile roof with little eave overhang, stucco exterior, tile attic vents, tripartite focal window, arched entryway and wooden 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 garage.

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: _____
JEREMY JUNG,
Deputy City Attorney