



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 12, 2018 REPORT NO. HRB 18-035

HEARING DATE: July 26, 2018

SUBJECT: **ITEM # 9 – Dean and Mabel Calland Spec House #1**

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

APPLICANT: Peter and Megan Mazza Trust represented by Legacy 106, Inc.

LOCATION: 4437 Alhambra Street, Peninsula Community, Council District 2
APN 530-451-05-00

DESCRIPTION: Consider the designation of the Dean and Mabel Calland Spec House #1 located at 4437 Alhambra Street as a historical resource.

STAFF RECOMMENDATION

Designate the Dean and Mabel Calland Spec House #1 located at 4437 Alhambra Street as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 1945 addition. The designation includes the stepped fireplace hood with the Spanish galleon relief located on the fireplace in the living room. 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 and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a combined hipped and gabled clay tile roof; arch topped stucco end chimney; asymmetrical front façade; stuccoed exterior walls; and a recessed front arched door and entryway; and decorative stucco window grilles.

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 house is located on Alhambra Street in the Sunset Cliffs neighborhood of the Peninsula community. 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 Dean and Mabel Calland Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Dean and Mabel Calland, who built the property 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.

The resource is a two-story single-family home constructed in 1929 in the Spanish Eclectic style and features a combined hipped and gabled clay tile roof; arch topped stucco end chimney; asymmetrical front façade; stuccoed exterior walls; a recessed front arched door and entryway; and decorative stucco window grilles. The massing of the subject property consists of a one-story portion on the left side of the building and a two-story portion to the right. On the front façade, the recessed arched entryway has a decorative raised quoin surround. The entryway is accessed by a scored curved concrete walkway. To the left and right of the entryway are large two tripartite windows.

The northside, two-story portion, features several rectangular wood casement and fixed windows; including a larger tripartite window located on the lower level towards the front of the house. Centered between the casement windows on the upper level is a decorative stucco window grill. A door leading to the basement is located towards the rear of the property.

At the rear of the property is the original two-car detached garage that is accessed via the alley. There are three decorative stucco window grilles flanked by two wood casement windows on the upper level and two decorative stucco window grilles with one wood casement window to the right on the lower level. To the left of the window grill is a wood door with glass panel. Leading up to the door is a rear landing and steps with simple metal railing allows access out to the large rear yard.

Modifications include a single-story addition on the southeast side of the residence built in 1945; and in 1960, six windows on the rear north corner were replaced in kind and in their original openings. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to architectural 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, an 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: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style including a combined hipped and gabled clay tile roof; arch topped stucco end chimney; asymmetrical front façade; stuccoed exterior walls; and a recessed front arched door and entryway; and decorative stucco window grilles. Therefore, staff recommends designation under HRB Criterion C. The designation shall exclude the 1945 addition; and include the stepped fireplace hood with the Spanish galleon relief located on the fireplace in the living room.

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 Dean and Mabel Calland Spec House #1 located at 4437 Alhambra Street as a historical resource with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style architecture and retains integrity. The designation excludes the 1945 addition. The designation includes the stepped fireplace hood with the Spanish galleon relief located on the fireplace in the living room.


Shannon Anthony
Junior Planner


Sonnier Francisco
Senior Planner/ HRB Liaison

SA/sf

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/26/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2018, to consider the historical designation of the **Dean and Mabel Calland Spec House #1** (owned by Peter and Megan Mazza Trust, 4437 Alhambra Street, San Diego, CA 92107) located at **4437 Alhambra Street, San Diego, CA 92107**, APN: **530-451-05-00**, further described as BLK 18 LOT 3 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 Dean and Mabel Calland 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 and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits a combined hipped and gabled clay tile roof; arch topped stucco end chimney; asymmetrical front façade; stuccoed exterior walls; and a recessed front arched door and entryway; and decorative stucco window grilles. 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 include the stepped fireplace hood with the Spanish galleon relief located on the fireplace in the living room.

BE IT FURTHER RESOLVED, the designation shall exclude the 1945 addition.

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