



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 14, 2019 REPORT NO. HRB-19-005

HEARING DATE: March 28, 2019

SUBJECT: **ITEM #6 – Ben and Ruth Rubin House**

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

APPLICANT: David and Margherita Cianflone Trust represented by Legacy 106, Inc.

LOCATION: 4480 Trias Street, Uptown Community, Council District 3
APN 443-051-21-00

DESCRIPTION: Consider the designation of the Ben and Ruth Rubin located at 4480 Trias Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ben and Ruth Rubin House located at 4480 Trias Street as a historical resource with a period of significance of 1949-1951 under HRB Criteria C. The designation excludes the rear shed, pool and cabana located in the backyard. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Custom Ranch style with Colonial Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a low sloped roof, clapboard siding, multi-lite wood windows, an elaborated entrance porch with panel walls flanked by sidelights, bay window, brick detailing, and horizontal massing that is wide to the street.

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 subject resource is a one story, single family home set within Mission Hills. It faces slightly downhill to Trias Street and is set back on the lot behind a semicircular driveway design.

The property was identified in the 2016 Uptown Community Plan Area Historic Resources Survey Report and given a Status Code of 5D3 indicating it "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 Ben and Ruth Rubin House, has been identified consistent with the Board's adopted naming policy and reflects the name of Ben and Ruth Rubin, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 property is a one story, single family residence set within Mission Hills. The horizontal massing of the property is wide to the street and the house is set just a few feet from the neighboring property lines. The front façade features an asymmetrical layout a low sloped roof with a centralized brick chimney. Features on this façade include double hung wood windows, a large multi-lite bay window with brick detailing underneath, and an elaborated entrance porch with paneled walls flanked by divided sidelights. The front façade also features brick stairs that lead to a partially covered breezeway, as well as a garage with a modern door.

Both side facades feature wood siding, new and original windows within the original window openings, and wooden eaves with a slight overhang.

The rear elevation displays the original gable end on the left with a bump out gable covered wing extending below on the left side. This elevation displays a rear bedroom and kitchen addition with all original rear windows replaced with newer windows within the original openings.

Modifications to the property are minimal and do not detract from the overall resource and include the 1951 rear addition which was constructed two years after the resource was built. The design of the addition is compatible with the original structure and has significance in its own right, therefore staff is including it within the designation. Additional modifications occurred in the 1990s when the cedar shingle roof was replaced with concrete shingles which now curve over the eaves. Further modifications occurred to the property in 2008 when brick was added along the base of the foundation along the front facade, new brick was added for a rear patio and under the focal window on the front facade, and two trellis panels in the opening of the breezeway were removed. Within recent years, most of the original windows on the front, side and rear facades have been replaced with modern windows in their original openings. However, the windows on the front façade were restored to their original lite patterns, operation, and materials and the shutters were rearranged to match their original 1948 configuration. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Adam styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal

areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable, or gambrel and some variations feature a center gable projecting slightly from the primary façade. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples or bay windows. As noted by McAlester in "A Field Guide to American Houses," "the economic depression of the 1930's, World War II, and changing postwar fashions led to a simplification of the Colonial Revival style in the 1940s and 1950s. These later examples are more often of the side-gabled type, with stylized door surrounds or other details that suggest their colonial precedents rather than closely mirroring them."

The Custom Ranch style of architecture was popular between 1950 and 1975 and is differentiated from Tract Ranch homes because they were typically custom-designed with a specific client in mind. The Ranch style became the era's most prevalent type of residential construction in San Diego. Custom Ranch Homes are generally more lavish than their tract counterparts, but like Tract Ranch housing, materials and detailing are generally traditional. Primary character defining features include horizontal massing, wide to the street; usually single-story; custom details such as wood shutters, large wood windows, or large prominent brick or stone chimneys; and prominent low sloped gabled or hipped roofs with deep overhangs. Secondary character defining features include a sprawling floor plan frequently "L" or "U" shaped around a central courtyard; large attached carports or garages; and expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe which are usually much more generous in materials and craftsmanship than tract homes.

The subject resource possesses many characteristics associated with the Custom Ranch style; however, the bay window and elaborated front entrance with wood paneling illustrates the property's Colonial Revival influence.

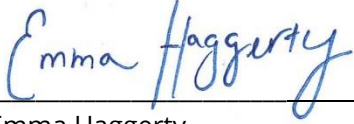
Significance Statement: The property continues to convey the historic significance of the Custom Ranch style with Colonial Revival influences by embodying the historic characteristics associated with the style; including a low sloped roof, clapboard siding, multi-lite wood windows, an elaborated entrance porch with paneled walls flanked by sidelights, bay window, brick detailing, and horizontal massing that is wide to the street. 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 Ben and Ruth Rubin House located at 4480 Trias Street be designated with a period of significance of 1949-1951 under HRB Criterion C as a good example of the Custom Ranch style with Colonial Revival influences. The designation excludes the rear shed, pool, and cabana located in the backyard.



Emma Haggerty
Assistant Planner



Suzanne Segur
Senior Planner
Development Services Department

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/28/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/28/2019, to consider the historical designation of the **Ben and Ruth Rubin House** (owned by David A and Margherita G Cianflone Trust, 4480 Trias Street, San Diego, CA 92103) located at **4480 Trias Street, San Diego, CA 92103**, APN: **443-051-21-00**, further described as BLK 526 LOT 3 SWLY 90 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 Ben and Ruth Rubin 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 Custom Ranch style with Colonial Revival influences and retains a good level of architectural integrity from its 1948-1951 period of significance. Specifically, the resource exhibits a low sloped roof, clapboard siding, multi-lite wood windows, an elaborated entrance porch with panel walls flanked by sidelights, bay window, brick detailing, and horizontal massing that is wide to the street. 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 shed, pool and cabana located in the backyard.

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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
JEREMY JUNG,
Deputy City Attorney