



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: April 10, 2014 REPORT NO. HRB-14-030

ATTENTION: Historical Resources Board  
Agenda of April 24, 2014

SUBJECT: **ITEM #8 – Charles and Hazel Hassell House**

APPLICANT: George and Claudine Espinosa represented by Archaeos

LOCATION: 2684 Jonquil Drive, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Charles and Hazel Hassell House located at 2684 Jonquil Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Hazel Hassell House located at 2684 Jonquil Drive as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation would exclude the 407 square foot single story addition constructed in 1980, and the 438 square foot one and two story addition and 507 square foot garage constructed in 1993. 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 continues to convey the historic significance by embodying the historic characteristics associated with the style; including a one and two story, irregular plan form; flat, hipped, pyramidal and shed roofs; single barrel clay roofing tiles; a slight eave overhang with carved rafter tails; irregular sand finish stucco; a main entry housed in a central turret with crenellated stucco cornice moulding, flanked by perpendicular masses; a distinct parabolic arched window with clay tile attic vent in the gable end; and fenestration consisting largely of single pane and multi-lite 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 subject resource is a one and two

story Spanish Eclectic style single family residence built in 1929 on the west side of Jonquil Drive in the Plumosa Park subdivision of the Peninsula Community.

The building is constructed across two adjacent parcels, APN 449-692-22-00 and 449-692-21-00, Block K, Lots 16 and 15 respectively as shown on the map provided in Attachment 2. The property has not been identified in any historic reconnaissance surveys, as the subject area has not been previously surveyed. However, the property did participate in the San Diego Airport Authority's Quieter Home Program (QHP) in 2009, where it was evaluated and found eligible for listing on the National Register for purposes of the Section 106 Review as a contributing resource to the potential Plumosa Park Historic District (Attachment 3).

The historic name of the resource, the Charles and Hazel Hassell House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles and Hazel Hassell, who constructed the house as their personal residence.

### ANALYSIS

A historical resource research report was prepared by Ruth Alter or Archaeos, 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 building is a one and two story Spanish Eclectic style single family residence built in 1929 of standard wood frame construction on a concrete foundation. The building exhibits an irregular plan form and varied roof forms of Mission clay tile. The roof form is medium pitched and exhibits slight eave overhang with carved rafter tails. Irregular sand finish stucco makes up the exterior cladding. The asymmetrical primary elevation offers a distinct focal point with the main entry housed in a central turret form flanked by perpendicular masses. The turret eave is accented with a crenellated stucco moulding at the cornice line. The arched entryway into the turret features two decorative wrought iron grilles, and is accessed by a curving scored concrete walkway leading to a curved set of stairs with elaborate wrought iron railings. The fortified look of the entry is completed with an original planked wood entry door with speakeasy, wrought iron grille and metal strapping. The gabled wing to the left of the entry projects forward and is marked by a distinct parabolic arched window with clay tile attic vent in the gable end above. Fenestration largely consists of wood casement windows, some of which are dual-paned, replacement units installed as part of the property's participation in the City's Quieter Home Program in 2009. The replacements were done in-kind with wood to match the existing.

Modifications include construction of a 407 square foot single story addition set at the northwest corner of the house parallel to the alley in 1980; construction of a 438 square foot one and two story addition and decks at the rear of the house in 1993; demolition of the original garage and construction of a new 507 square foot garage along the alley in 1993; and construction of a pool and spa, also in 1993. The additions constructed in 1993 are set to the rear of the original second

story, and are differentiated from the original construction through the use of a parapet, and lack of raised stucco detailing at the cornice line. Other modifications include the aforementioned in-kind window replacements under the QHP, terra cotta tiles at the porch steps, and the possible replacement of the leaded glass inset on the entry door.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style 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 one and two story, irregular plan form; flat, hipped, pyramidal and shed roofs; single barrel clay roofing tiles; a slight eave overhang with carved rafter tails; irregular sand finish stucco; a main entry housed in a central turret with crenellated stucco cornice moulding, flanked by perpendicular masses; a distinct parabolic arched window with clay tile attic vent in the gable end; and fenestration consisting largely of single pane and multi-lite wood casement windows. Despite the modifications detailed above, the building retains integrity of design, materials, workmanship, setting, feeling, and location to its 1929 period of significance. Therefore, staff recommends designation under HRB Criterion C. The designation would exclude the 407 square foot single story addition constructed in 1980, and the 438 square foot one and two story addition and 507 square foot garage constructed in 1993.

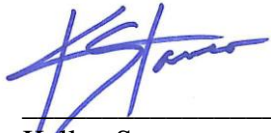
## OTHER CONSIDERATIONS

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

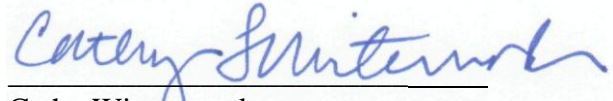
Based on the information submitted and staff's field check, it is recommended that the Charles and Hazel Hassell House located at 2684 Jonquil Drive be designated with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. The designation would exclude the 407 square foot single story addition constructed in 1980, and the 438 square foot one and two story addition and 507 square foot garage constructed in 1993. 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.



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Kelley Stanco  
Senior Planner



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Cathy Winterrowd  
Deputy Director/HRB Liaison

KS/cw

Attachments:

1. Draft Resolution
2. Assessor's Parcel Map
3. Quieter Home Program Survey Form
4. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 4/24/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/24/2014, to consider the historical designation of the **Charles and Hazel Hassell House** (owned by George A. and Claudine E. Espinosa, 2684 Jonquil Drive, San Diego, CA 92106) located at **2684 Jonquil Drive, San Diego, CA 92106**, APN: **449-692-21-00 and 449-692-22-00**, further described as BLK K LOT 16 AND LOT 15 POR 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 Charles and Hazel Hassell House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style and retains integrity to its 1929 period of significance. Specifically, the resource continues to convey the historic significance by embodying the historic characteristics associated with the style; including a one and two story, irregular plan form; flat, hipped, pyramidal and shed roofs; single barrel clay roofing tiles; a slight eave overhang with carved rafter tails; irregular sand finish stucco; a main entry housed in a central turret with crenellated stucco cornice moulding, flanked by perpendicular masses; a distinct parabolic arched window with clay tile attic vent in the gable end; and fenestration consisting largely of single pane and multi-lite 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 407 square foot single story addition constructed in 1980, and the 438 square foot one and two story addition and 507 square foot garage constructed in 1993.

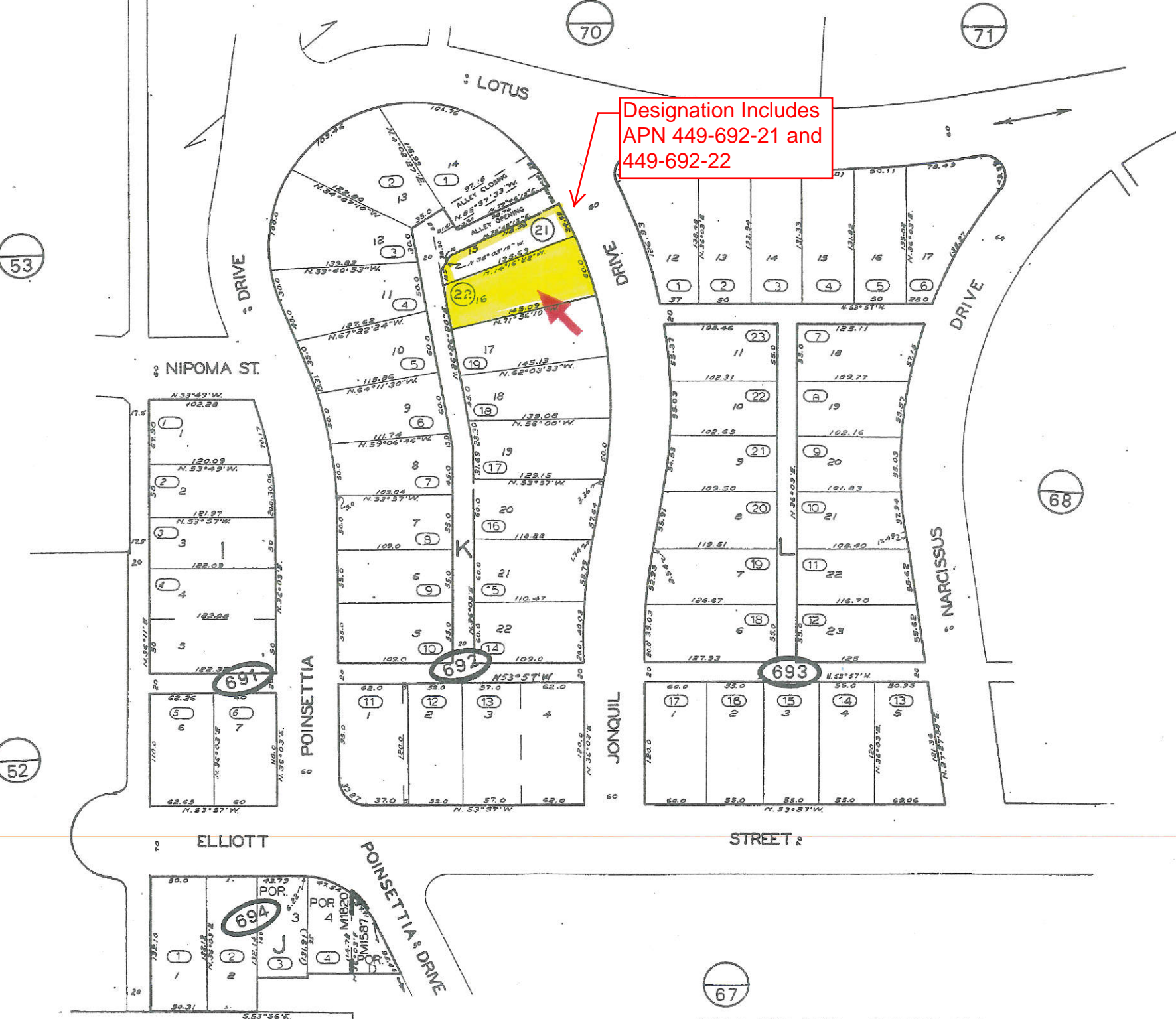
BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney



1/26/77 A.W.

**CHANGES**

BLK	OLD	NEW	YR	CUT
694	5	74		4335
692	20	21	22	77 3245

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3D

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 5                      \*Resource Name or #: 2684 Jonquil Drive

P1. Other Identifier: Report 18, Map 3A, Prop. #18

\*P2. Location:  Not for Publication  Unrestricted                      \*a. County: San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma 7.5 Minute                      Date: 1975 T                      ; R                      ;                      1/4 of                      1/4 of Sec                      ; M.D.

c. Address: 2684 Jonquil Drive                      City: San Diego                      Zip: 92106                      B.M.:

d. UTM: Zone:                      ;                      mE/                      mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number:

Lot 16 in Block K of Plumosa Park, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1820.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The resource is a two-story, Spanish Eclectic style, single family residence. It is of standard frame construction on a concrete foundation. The building has a front-facing 'L'-shaped plan. There is a fixed arch wood window centered on the front gable. Wood casement windows make up the building's fenestration. All of the exterior walls are finished with heavy textured stucco. The main entrance consists of a tiled hipped roof turret that is accessible via a curved colored concrete walkway. Immediately above the turret is the second story with a red tile, pyramidal hipped-roof. The main section of the residence has a cross-gabled roof covered with clay tile. Landscaping consists of grass lawn, mature palms and trees, and foundation plantings. There is a 1980 addition on the rear façade, a 1993 addition on the rear façade and second floor, and a 1993 detached garage adjacent to the rear alley. The residence is minimally altered and is in good condition.

\*P3b. Resource Attributes: (List attributes and codes)                      HP02 Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
Looking northwest at the primary facade. \JONQUIL DR 2684\_078.JPG

\*P6. Date Constructed/Age and Sources:

1929 Building Record  
 Prehistoric  Historic  Both

\*P7. Owner and Address:

Charles and Susan Christensen  
2684 Jonquil Drive  
San Diego, CA 92106

\*P8. Recorded by: (Name, affiliation, and address)

Heritage Architecture and Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

\*P9. Date Recorded: 4/17/2009

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

San Diego County Airport Authority Quieter Home Program Historic Resources Report 18

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 2684 Jonquil Drive

B1. Historic Name: Charles J. Hassel Residence

B2. Common Name: Charles and Susan Christensen Residence

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alterations, and date of alterations)

1929 - Construction per Residential Building Record

1979 - Room and Kitchen Extension

1990 - Construct Garage with Bed and Bath

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: John P. Pearson

\*B10. Significance: Theme: Residential Development

Area: Plumosa Park

Period of Significance: 1910-1929

Property Type: Single Family Residence

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

For the purposes of the Quieter Home Program, this property has been identified as Potentially Historic as a contributor to a Potential National Register eligible district under Criterion C at a local level of significance. Further research to support the listing of Plumosa Park as a National Register district is still being conducted. Identification of a property in the survey and participation in the Quieter Home Program does not ensure eligibility as a historically designated property on the local, state, or national levels at a later date.

The resource is significant under Criterion C as a good example of Spanish Eclectic style architecture in the potential Plumosa Park Historic District built during the first phase of development. Starting in 1925, the Plumosa Park subdivision was established as a separate single-family, residential neighborhood by the San Diego Securities Company. The Securities Company procured and sold property bounded by the following streets: Poinsettia Drive to the northwest; Amaryllis, Hyacinth, and Azalea to the northeast; Chatsworth Boulevard to the southeast; and to the southwest by Jonquil, Narcissus, and Plumosa Drive.(1)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

- Archaeos. Quieter Home Program Historic Resources Report for the Loma Portal and Uptown Neighborhoods.
- McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2005.
- San Diego County Recorder, Residential Building Record for 2684 Jonquil Drive, San Diego, CA.
- San Diego City and County Directories; Chain of Title.

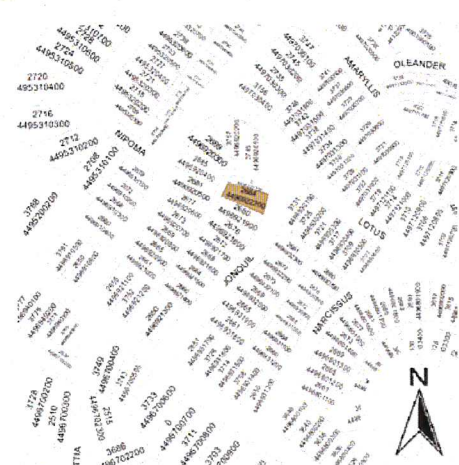
B13. Remarks:

\*B14. Evaluator:

Heritage Architecture and Planning

\*Date of Evaluation: 4/21/2009

(This space reserved for official comments.):





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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

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\*NRHP Status Code 3D

\*Resource Name or # (Assigned by recorder) 2684 Jonquil Drive

\* Recorded by: Heritage Architecture and Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

\*Date: 4/17/2009

 Continuation  Update

## B10. Significance (cont.)

Building development in Plumosa Park occurred along either side of the curvilinear streets that followed the contours of the hillside. In 1925, The San Diego Securities Company marketed Plumosa Park to the upper class as a "natural and most satisfactory place for a beautiful setting for [a] home."<sup>(2)</sup>

Research indicates the following three periods of historical significance for the Plumosa Park potential National Register Historic District: Phase I, 1920 – 1929; Phase II, 1930 – 1945; and Phase III, 1946 – 1960. Within these periods of significance, historic architectural types, styles, trends, and important individuals who comprised the owners and residents of the potential Plumosa Park National Register Historic District are identified. The occupations of the Plumosa Park residents were researched in relation to the economic and social development of the City of San Diego.

The San Diego Securities Company developed the Plumosa Park subdivision in the 1920s. The Company had previously established the Loma Portal subdivision to the southeast. The Company's board of directors originally included wealthy businessmen and entrepreneurs, A.G. Spalding, H.H. Timken, Jr., George Burnham, George Bach, H.N. Manney, Charles T. Page, F.J. Lebert, and R.C. Allen. In the early 1920s, the San Diego Securities Company struggled financially due to a dry spell in the real estate market.<sup>(4)</sup> Oscar W. Cotton, president of the Pacific Building Company, approached the San Diego Securities Company with his vision for how to promote the Plumosa Park tract. Cotton was a prolific real estate speculator who had purchased and sold thousands of lots and dozens of subdivisions from East San Diego to Pacific Beach.<sup>(5)</sup> According to Cotton, Plumosa Park was a very unique subdivision in San Diego.

Cotton indicated that Plumosa Park was the "first stupendous demonstration" of a new frontier of pre-planned subdivision speculation. The design of the Plumosa Park reflected City Beautiful techniques that were popular in San Diego during the early twentieth century. The City Beautiful movement advocated tree lined streets and neighborhood parks.<sup>(6)</sup> The San Diego Securities Company named the subdivision for Plumosa Park, a 1.4-acre park located on the east side of Chatsworth Boulevard. The park was acquired by subdivision and is not dedicated since it is not owned in fee.<sup>(7)</sup> Queen Palms (Cocos Plumosa) were incorporated into the landscaping of the Plumosa Park subdivision (the palms were used in Mission Hills and other historic subdivisions in San Diego).<sup>(8)</sup> These palms came into vogue as a signature tree for Southern California around the time of the 1915 Panama-California Exposition, and were utilized in landscape design by prominent landscape architects such as Kate Sessions.<sup>(9)</sup>

The streets throughout the Plumosa Park subdivision reflect the curve of the park creating a picturesque landscape, as well as controlling traffic through the neighborhood. Historic street lights surround the park and are located along the sidewalks of Plumosa Park, indicating the boundaries of the neighborhood. Additionally, the neighborhood has alleyways that provide service access to the rear of each property. No other alleyways are found in the surrounding neighborhoods. This feature exemplifies the manner in which the developers intended to offer luxurious single-family residences for upper class homebuyers.

The building development phases of the Plumosa Park subdivision begin after the start of the Loma Portal subdivision, and subsequently roughly parallels its building development phases. The first Plumosa Park potential National Register Historic District building development phase occurred from 1925 to 1929. Architectural styles of this period were primarily Period Revival including the following substyles: Italian Renaissance, Mission, Monterey, Spanish Eclectic, Colonial Revival, and Tudor Revival.

The second Plumosa Park potential National Register Historic District building development phase occurred from 1930 to 1945. Period Revival and Minimal Traditional styles exemplify this period. Residences built during this time period were designed by architects such as Richard S. Requa, Douglas & Hartman, and Frank Hope. Others were planned by contractors including William Hamby, a novelist turned designer; William W. Bird, a builder of artistic homes; and local builders, John Hamilton, Fred Jarboe, J.W. Carlstrom, John F. Bellman, Lawrence Boerner, B.M. Torgerson, Carl Sharp, F.E. Young. Other building companies of properties in this neighborhood during this time included The Pacific Building Company, A.M. Southard Co., The Dennstedt Company, Herriman Construction Company, J.W. Gerandt Construction Company, Quality Building and Securities Company, L.A. Bridwell, Howard Mallison, E.J. Christman, J.W. Miller and H.N. Vetter, and the Olmstead Building Company.

The third Plumosa Park potential National Register Historic District building development phase ranged from the termination of World War II in 1946 to 1960. A variety of architectural styles gained popularity during this phase, including: Modern, Ranch Tract, Split-level, and Custom Ranch. Most of these residences were erected by building companies, but well-known architects continued to cater to the upper-income residents of Plumosa Park.

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Primary #

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\*NRHP Status Code 3D

\*Resource Name or # (Assigned by recorder) 2684 Jonquil Drive

\* Recorded by: Heritage Architecture and Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

\*Date: 4/17/2009

 Continuation  Update

In addition to its importance in the history of subdivision design, Plumosa Park is also significant for its association with military defense housing, recognized architects, the San Diego Securities Company, and the local R.E. Hazard Construction Company. The R.E. Hazard Construction Company was established in 1926 and constructed roads throughout the San Diego area.(10) The Company constructed the streets of the Plumosa Park. The text "REHAZARD CONTR CO 26-1" is stamped in the sidewalks, along with the street names. Directory research shows residents in the area included naval officers and defense plant managers, among others.

The Chain of Title indicates that the following entities owned the property prior to any development: Pacific Building Co. (-1925), San Diego Securities (1925-1928).

On August 10, 1929 Charles and Marie Hassell purchased the property and the Residential Building Record shows that the house was built in 1929. Charles and Marie Hassel transferred the title to Kim Hassel in 1973, but remained at the property until 1976. Isle Hylton acquired the property on December 30, 1976, and maintained it as her primary residence until January 12, 1989, when she sold the property to John Tschogl. Jerry Trueblood purchased the property on October 24, 1990. Janet Hund acquired the property on June 4 1992, sold it to Jeannie Thorup on October 16, 1992, who then sold it back to Janet Hund on January 17, 1995. Charles and Susan Christensen purchased the property on June 16, 1995, and are the current owners and residents.

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1. San Diego County Regional Airport Authority Quieter Home Program West, "Plumosa Park District Boundary Map,"
  2. Union (San Diego, CA), 4-26-1925
  4. Oscar W. Cotton, The Good Old Days: The Memoirs of a San Diego Veteran Who Tells the Historic Tale from the Good Old Days to the Good New Ways (New York: Exposition Press Inc., 1962), 156.
  5. Cotton, The Good Old Days: The Memoirs of a San Diego Veteran Who Tells the Historic Tale from the Good Old Days to the Good New Ways, 156.
  6. Ames, David L. and McClelland, Linda Flint, Historic Residential Suburbs: Guidelines for Evaluation and Documentation of Historic Residential Suburbs, (National Park Service, 2002).
  7. <http://www.sandiego.gov/planning/community/profiles/peninsula/parks.shtml>; accessed on March 31, 2008.
  8. Melanie Macchio, John Nolen and San Diego's Early Residential Planning in the Mission Hills Area (San Diego: San Diego Historical Society, 2004), 145.
  9. Richard W. Amero, "Samuel Parsons Finds Xanadu in San Diego," Journal of San Diego History 44 (Winter 1998); available from [www.sandiegohistory.org](http://www.sandiegohistory.org); accessed on April 16, 2008.
  10. Hazard Construction Company. A Part of San Diego's History. Accessed 14 April 2008 at [http://www.hazardconstruction.com/web\\_pages/about.html](http://www.hazardconstruction.com/web_pages/about.html).

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Primary #  
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\*Resource Name or # (Assigned by recorder) 2684 Jonquil Drive

\*Recorded by:

\*Date:

Continuation

Update



Photo 1: View from the alley showing the second floor addition on the tertiary facade.



Photo 2: View of second floor from the primary façade with the addition visible beyond.

