



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 10, 2014 REPORT NO. HRB-14-064

ATTENTION: Historical Resources Board
Agenda of October 23, 2014

SUBJECT: **ITEM #10 – The F.K. Pack Speculation House**

APPLICANT: Devermann Family Revocable Trust represented by Legacy 106, Inc.

LOCATION: 4668 East Talmadge Drive, 92116, Kensington-Talmadge Community,
Council District 9

DESCRIPTION: Consider the designation of the F.K. Pack Speculation House located at
4668 East Talmadge Drive as a historical resource.

STAFF RECOMMENDATION

Designate the F.K. Pack Speculation House located at 4668 East Talmadge Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the second story addition at the northwest corner of the house and the east side addition at the patio area. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features a stucco exterior with a central tower at the front entrance; gable roof sheathed with barrel clay tile and a flat roof with a parapet; wood, single light, fixed, casement and double hung windows; a decorative wood and glass paneled front door; and decorative wrought iron on the tower portion of the house.

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. This property is located in the Kensington neighborhood on a curvilinear street in a single family neighborhood.

The building is located on APN 465-361-13-00. 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 F.K. Pack Speculation House has been identified consistent with the Board's adopted naming policy and reflects the name of owner who constructed the house 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.

Constructed in 1928 as a speculation house, the subject property is a one and two story residence in the Spanish Eclectic style. The house features a stucco exterior with a low pitch gable roof sheathed with barrel clay tile. The fenestration on the house is a mixture of wood fixed, casement and double hung windows.

The front façade has a centrally located entrance within a one and a half story tower. The entrance is accessed via a three rounded steps with non historic tile. Located above the wood paneled door is a decorative wrought iron light fixture. The tower features two small casement windows with wrought iron railing winding around and leading to the second story above the garage. The second story above the two car garage cantilevers out over the first floor. The second story features a tripartite window with two single light casement windows flanking a fixed window. The one story portion of the front façade, to the right of the main entrance, replicates the window pattern seen above the garage. The east façade was originally constructed with an inset patio with offset planes between the north and the south walls on either side of the patio area. The patio has since been in-filled and steps out at the south end so it is in line with the north wall plane of the east façade. Additionally, a stuccoed chimney was added to this façade extending the width of the addition.

There have been several modifications to the house which include a second story addition at the rear of the existing two story portion which is visible from the front façade; and an east side patio enclosure noted previously. Additionally, the exterior of the house was re-stuccoed with a slightly more even coated sand finish; several windows were replaced with similar material but slightly different trim; tile was added to the front steps, and the garage door has been replaced with a metal sectional door. The modifications to the front of the house are minimal and in keeping with the Spanish Eclectic style. While somewhat visible, the two additions are set back and subordinate to the historic portion of the house. Overall, the additions and modifications do not detract from the historic character of the house.

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 stucco exterior with a central tower at the front entrance; gable roof sheathed with barrel clay tile and a flat roof with a parapet; wood, single light, fixed, casement and double hung windows; a decorative wood and glass paneled front door; and decorative wrought iron on the tower portion of the house. Therefore, staff recommends designation of F.K. Pack Speculation House under HRB Criterion C.

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 F.K. Pack Speculation House located 4668 East Talmadge Drive be designated with a period of significance of 1928 under HRB Criterion C as a good example of a Spanish Eclectic style house. The designation excludes the second story addition at the northwest corner of the house and the east side addition at the patio area. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/23/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/23/2014, to consider the historical designation of the **F.K. Pack Speculation House** (owned by Devermann Family Revocable Trust 05-14-06, 7816 Bella Karen Place, San Diego, CA 92037) located at **4668 East Talmadge Drive, San Diego, CA 92116**, APN: **465-361-13-00**, further described as LOT 219 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 F.K. Speculation House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features a stucco exterior with a central tower at the front entrance; gable roof sheathed with barrel clay tile and a flat roof with a parapet; wood, single light, fixed, casement and double hung windows; a decorative wood and glass paneled front door; and decorative wrought iron on the tower portion of the house. 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 second story addition at the northwest corner of the house and the east side addition at the patio area.

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