

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: September 10, 2015

TO: Historical Resources Board and Interested Parties

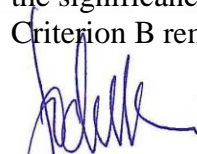
FROM: Jodie Brown, AICP, Senior Planner

SUBJECT: **ITEM 5 – Henry G. Fenton House**

The property was previously docketed for review by the Historical Resources Board on February 26, 2015 at which time staff recommended designation under HRB Criteria B for the house's association with Henry G. Fenton. The house served as the residence of Fenton, who is regarded as a prominent rancher, contractor and businessman. He was instrumental in shaping the development of San Diego through his numerous businesses. The item was heard by the HRB at the February meeting and sent back to the applicant for revisions. The HRB requested that the report be revised to:

“...flesh out and explicitly explain why Fenton was important, beginning with the way he came to San Diego as an orphan. There are newspaper articles that tell how he had people that were important in his life and perhaps even some people who can say he was “my mentor”, to really show us the impact. The most important thing that stands out in terms of when he actually lived in the La Jolla house is that ranch and the summer camp for the “Ranch Boys” the underprivileged; looking back at how he was coming at eight years old, an orphan to stay with his uncle who said “they sent me a baby.” There is wonderful information but they had to read all of the newspaper articles and it wasn't pinpointed and drawn together cohesively in the consultant's report is life as an orphan, documenting his success and his physical and social impacts to not only the city but the county of San Diego.”

The applicant's revised report dated June 2015 provided additional information on Fenton. The revised report provides a thorough background on Fenton and his rise from an orphan working on his uncle's ranch to successful business man. The additional information continues to support the significance of Henry G. Fenton, and the staff recommendation to designate under HRB Criterion B remains unchanged.



Jodie Brown, AICP
Senior Planner



Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachments: 1.) Staff Report No. HRB-14-011
2.) Applicant's Revised Historical Research Report dated June 2015 (under separate cover)



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 7, 2014 REPORT NO. HRB-14-011

ATTENTION: Historical Resources Board
Agenda of February 27, 2014

SUBJECT: **ITEM #6 – Henry G. Fenton House**

APPLICANT: Monique Jackson represented by Scott A. Moomjian

LOCATION: 2630 Chatsworth Blvd, 92106, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Henry G. Fenton House located at 2630 Chatsworth Boulevard as a historical resource.

STAFF RECOMMENDATION

Designate the Henry G. Fenton House located at 2630 Chatsworth Boulevard as a historical resource with a period of significance of 1922-1951 under HRB Criterion B. The designation excludes all alterations completed after the period of significance. This recommendation is based on the following finding:

The resource is identified with Henry G. Fenton, a historically significant person and retains integrity for that association. Specifically, the resource served as the longtime residence of Fenton, who is regard as a prominent rancher, contractor and businessman. He was instrumental in shaping the development of San Diego through his numerous businesses. His 27 year tenure in the property correlates directly to his work throughout San Diego and its outlying communities.

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 is located within the Loma Portal area of Point Loma. The house is sited on a sloped lot along a main collector road.

The building is located on APN 449-670-14-00. The property was identified in the Quieter Home Program (QHP) Phase 3-Report 2: Non Historic Properties survey completed in July 3, 2007 and determined Non Historic for the National Register by HRB staff. Review of the nomination for the local register has caused a change in the staff determination.

The historic name of the resource, the Henry G. Fenton House has been identified consistent with the Board's adopted naming policy and reflects the name of a person who is a historically significant individual.

ANALYSIS

A historical resource research was prepared by Scott Moomjian which concludes that the resource is significant under HRB Criteria A and B. Staff concurs that the site is a significant historical resource under HRB Criterion B, but not HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The consultant contends that the subject property exemplifies and reflects special elements of San Diego's development and its location has made the property a Point Loma icon. While the house is ideally located on a sloped lot with an expansive view, there is no evidence to indicate that the property is a special element of the development of the area or San Diego. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Born in Iowa in 1874, Henry G. Fenton was orphaned at an early age and relocated to San Diego to work for his uncle in 1881 at the age of 8. From 1881 to 1885 Fenton worked at his uncle's ranch in the San Pasqual Valley. At the age of 15, Fenton began working as a contractor and building his fortune. At the age of 28, Fenton purchased 1,000 acres of land in the San Pasqual Valley and soon married Emily Bowen.

Fenton continued to work on several projects and in 1906 formed the H.G. Fenton Contracting Company. The company worked on a number of projects that included digging basements and foundations for a number of downtown buildings and building the streets of Coronado. With the continued work, Fenton was able to acquire more acreage and owned close to 4,000 acres.

From 1919 to 1936, Fenton created and acquired several businesses including the Fenton Dairy Ranch, the Western Salt Company, the H.G. Fenton Material Company, and the Pre-Mixed Concrete Company. In the 1930s, Fenton also started a ranch for under privileged boys to enjoy a summer camp experience.

In 1943, Fenton's wife Emily passed away. Shortly thereafter Fenton married Justine Burkhard Smith. Fenton retired as head of the H.G. Fenton Company in 1946, but remained active in business and ranching activities until his death. In 1950, he was elected to the Board of Directors of the Union Title and Trust Company.

On August 25, 1951, Fenton passed away. After his death, his business continued to grow and is still in operation today. Ms. Fenton continued to live in the property until her death in 2001. She remained active with many charitable and philanthropic causes until her death.

The property was built in a “U” shaped floor plan in the Spanish Eclectic style. The exterior walls are sheathed with stucco and the roof features a gabled clay tile roof with a flat roof and a parapet on the rear portion of the house. The fenestration is primarily wood divided light casement windows. The northeast corner of the house features a circular room with a wall of windows. The lower level garage is accessed via Elliot Street and features a three-car garage with one bay in-filled.

There have been a number of changes to the property since its original construction. These changes formed the basis for the staff determination during the QHP review in 2007 as non-significant. In 1949, the front of the house was remodeled and an addition was added to the front façade enclosing the porch. In 1962, the garage, dressing room and bathroom were expanded. In the same year, a solarium addition and a fireplace were constructed. In 1999, a prefabricated elevator was constructed along the northwest elevation. It appears that one of the garage bays was modified to accommodate the lift. In 2008, the property owner participated in the Quieter Home Program to provide noise attenuation to the house. Finally, in 2013, a pool and barbeque were added to the rear of the house. While there have been several modifications to the house the most significant change was the porch enclosure. The enclosure occurred during Fenton’s tenure and was completed at his request. The other modifications completed after Fenton’s death were done at the sides or the rear of the house and do not impact the character-defining features of the house as it relates to its period of significance.

Fenton is regard as a prominent rancher, contractor and businessman. He was instrumental in shaping the development of San Diego through his numerous businesses. His 27 year tenure in the property correlates directly to his work throughout San Diego and its outlying communities. Therefore, staff recommends designation under HRB Criterion B.

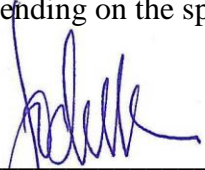
OTHER CONSIDERATIONS

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.

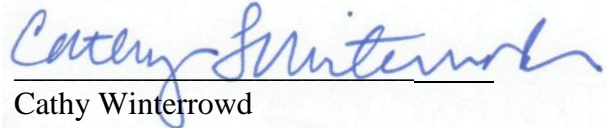
CONCLUSION

Based on the information submitted and staff’s field check, it is recommended that the Henry G. Fenton House located at 2630 Chatsworth Boulevard be designated with a period of significance of 1922-1951 under HRB Criterion B for its association with Henry G. Fenton who was regarded as a prominent rancher, contractor and businessman. He was instrumental in shaping the development of San Diego through his numerous businesses. His 27 year tenure in the property correlates directly to his work throughout San Diego and its outlying communities. The designation excludes all alterations completed after the period of significance. 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 2/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/27/2014, to consider the historical designation of the **Henry G. Fenton House** (owned by Monique Jackson, 2630 Chatsworth Boulevard, San Diego, CA 92106) located at **2630 Chatsworth Boulevard, San Diego, CA 92106**, APN: **449-670-14-00**, further described as LOT 77 LOT 76 & ELY 20 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 Henry G. Fenton House on the following findings:

1) The property is historically significant under CRITERION B for its association with Henry G. Fenton, a historically significant person and retains integrity for that association with a period of significance from 1922 to 1951. Specifically, the resource served as the longtime residence of Fenton, who is regard as a prominent rancher, contractor and businessman. He was instrumental in shaping the development of San Diego through his numerous businesses. His 27 year tenure in the property correlates directly to his work throughout San Diego and its outlying communities. 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 all alterations completed after the 1922-1951 period of significance.

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