

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 6 – Joe Kruger Spec House #1**

The property was previously docketed for review by the Historical Resources Board on May 28, 2015 at which time staff recommended it under HRB Criteria C as a good example of a Spanish Colonial Revival style house. The resource features a skip trowel stucco finish, asymmetrical façade, pitched roofs sheathed with clay tile and flat roof with parapet, raised central roof portion, wood framed windows, and decorative arched windows. The item was heard by the HRB at the May meeting and the applicant requested a continuance to address concerns of the HRB. The HRB was questioning the paint color, massing and integrated, front façade garage.

The applicant's consultant provided an addendum to the report dated September 1, 2015. The addendum addresses each of the HRB's concerns. The property owners painted the house off white with contrasting trim color to address the concerns with the light pink paint finish. The new paint color is consistent with architectural style of the house. The consultant also provided an expanded discussion on the Spanish and Mediterranean architectural styles. The addendum discusses the massing and common detailing found on these architectural styles, which includes low pitched roofs, central elaborated doorways, differing roof heights and arched window openings. Additionally, the addendum discusses the attached, front facing garage which was in response to the early automobile suburb culture and the location of the house on a canyon lot which prohibits a rear yard detached garage that is typically found on historic homes. The additional information continues to support the significance of the Spanish Colonial Revival style, and the staff recommendation to designate under HRB Criterion C remains unchanged.



Jodie Brown, AICP
Senior Planner



Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachments: 1.) Staff Report No. HRB-15-018
2.) Applicant's Historical Research Report (under separate cover)
3.) Applicant's Addendum dated September 1, 2015

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

DATE: July 9, 2015
TO: Historical Resources Board and Interested Parties
FROM: Jodie Brown, AICP, Senior Planner
SUBJECT: **Item 5 – Joe Kruger Spec. House #1**



This item was continued from the May 23, 2015 meeting of the HRB at the request of the owner. No additional or new information has been provided, and the staff recommendation to designate under HRB Criterion C remains unchanged.

Attachment: 1.) Staff Report Number HRB 15-018



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 14, 2015 REPORT NO. HRB-15-018

ATTENTION: Historical Resources Board
Agenda of May 28, 2015

SUBJECT: **ITEM #10 – Joe Kruger Spec House #1**

APPLICANT: Ferraro Family Trust represented by Legacy 106, Inc.

LOCATION: 4366 North Talmadge Drive, 92116, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Joe Kruger Spec House #1 located at 4366 North Talmadge Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Joe Kruger Spec House #1 located at 4366 North Talmadge Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the interior plaster fireplace and tile hearth. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Colonial Revival style house and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource features a skip trowel stucco finish, asymmetrical façade, pitched roofs sheathed with clay tile and flat roof with parapet, raised central roof portion, wood framed windows, and decorative arched 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 property is located in the Kensington community in a single family neighborhood.

The building is located on APN 465-332-04-00. 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 Joe Kruger Spec House #1 has been identified consistent with the Board's adopted naming policy and reflects the name of the 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 1927 in the Spanish Colonial Revival style of architecture, the exterior of the house is sheathed with skip trowel stucco finish and has a variety of wood framed windows. There are a number of different roof forms on the house including hipped, gable, and shed which are sheathed with clay tile, and flat. The two gable roofs protrude out towards the street with a recessed shed roof at the center creating an asymmetrical facade. The gable roof portion to the west features the two car garage and the gable end to the east features an arched focal window. The central shed roof area features a small patio enclosed with a low wall which provides access to the main entrance. The wood paneled front door is flanked by two pairs of multi-light wood casement windows. The hipped roof over the central portion of the house rises above the main entrance with a centered, narrow arched window that is replicated on the rear façade.

The east elevation has a number of evenly spaced windows on the wall plane and a single door at the northeast corner. The windows are a combination of multi-light casements, single light fixed and 1/1 double hung windows. The west elevation has several double hung windows spread along the wall plane. The rear of the house features two stories with evenly spaced double hung and casement windows on both the first and the second floor. The central portion of the rear façade has what appears to be an enclosed balcony with access to the rear yard.

The applicant's report recommends the designation include the plastered fireplace and tiled hearth in the living room. The fireplace is the focal point of the raised ceiling living room. The fireplace features a hand plaster finish mimicking masonry block.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Colonial Revival 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, and 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.

Modifications to the subject property are minimal and do not adversely impact the integrity of the house. The two round gable end vents do not match the clay vents on the east and west facades and may have been replaced; the front porch floor was replaced with brick and a low step was added along with a side rail; the garage door was replaced with a sectional metal roll up door; and the windows on the rear balcony were replaced and resized. These alterations are have not impacted the character defining features of the building, therefore staff recommends designation under HRB Criterion C.

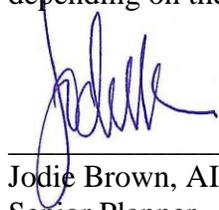
Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including the skip trowel stucco finish, asymmetrical façade, pitched roofs sheathed with clay tile and flat roof with parapet, raised central roof portion, wood framed windows, and decorative arched windows. Therefore, staff recommends designation of the subject property under HRB Criterion C, including the interior plaster fireplace and tiled hearth.

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 Joe Kruger Spec House #1 located at 4366 North Talmadge Drive be designated with a period of significance of 1927 under HRB Criterion C as a good example of Spanish Colonial Revival style architecture . The designation includes the interior plaster fireplace and tiled hearth. 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



Kelley Stanco
Senior Planner/HRB Liaison

jb/ks

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/28/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2015, to consider the historical designation of the **Joe Kruger Spec House #1** (owned by Ferraro Family Trust 09-15-14, 4366 North Talmadge Drive, San Diego, CA 92116) located at **4366 North Talmadge Drive, San Diego, CA 92116**, APN: **465-332-04-00**, further described as LOT 45 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 **Joe Kruger Spec House #1** on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Spanish Colonial Revival style house and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource features a skip trowel stucco finish, asymmetrical façade, pitched roofs sheathed with clay tile and flat roof with parapet, raised central roof portion, wood framed windows, and decorative arched 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 include the interior plaster fireplace and tile hearth.

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: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
HEATHER FERBERT,
Deputy City Attorney