



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB- 12-060

ATTENTION: Historical Resources Board
Agenda of October 25, 2012

SUBJECT: **ITEM #9 – 5006 Hastings Road**

APPLICANT: Sam Clark; represented by Legacy 106, Inc.

LOCATION: 5006 Hastings Road, Kensington-Talmadge Community, Council
District 3

DESCRIPTION: Consider the designation of the property located at 5006 Hastings Road as
a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 5006 Hastings Road under any adopted HRB Criteria.

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 in Kensington neighborhood in a single family neighborhood.

ANALYSIS

A historical resource research report was prepared by Ronald V. May, on behalf of the property owner, Sam Clark which concludes that the resource is significant under HRB Criterion C. Staff does not concur 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.

Constructed in the Spanish Eclectic style in 1929, the house features sand finish stucco with a mixture of roof types including flat, shed and gabled. The pitched roofs are sheathed with Mission clay tile while the front facing flat roof portion has been used as a deck area. Fenestration on the house includes a combination of fixed, single-light, and divided light wood casement windows. Decorative painted shutters have been installed on front and side elevations.

The main front façade is dominated by single story projection topped with a balcony accessed by a single multi-light French door and bounded by a brown painted wooden railing. A partial height stucco wall curves around the projection and connects to the attached garage. The attached double garage is located on the northeast corner of the house. To the right of the one story projection, the main entrance is angled and found on a 45 degree chamfer. The door is a wooden tongue and groove style with an offset wicket behind a decorative grill. The original scored concrete sidewalk is painted red and curves to the door.

The west (side elevation) features a small one story projection with shed roof in front of a two story side gabled roof. To the rear of the west elevation is a terrace with an attached pergola that was added in 2011. The rear flat roofed portion of the house features a large battered stucco chimney. The east side elevation features a large bay window with matching clay tile roof. Red clay tiled attic vents are found on the side and rear elevations of the house.

Modifications to this house are extensive and it is unclear what features from the original plans and drawings were actually realized. The most obvious modification is the 2004 garage rebuild which does not follow the size or massing of the original garage. Based on the historic photos it is apparent that the new garage height is substantially taller. The ridge of the original garage was even with the door header located on the one story projection and the current ridge is well above the adjacent header. All doors and windows on the subject house have also been replaced. Windows are wood framed casement windows based on historical photos from 1940s-1970s. Based on the original plans, the windows were designed predominantly with 4-light, 8-lights, and 10-light. The existing windows are generally 3-light casement windows. The consultant states that “differences between original plans and historic and modern photos are consistent with changes made during the design and construction process.” Although plausible their decision to replace the windows based on 1940s and 1950s photographs and discussion with the previous property owner is speculative. There is not enough substantial evidence for the windows to be seen as original. Meanwhile, all doors have been replaced based on drawings from the original plans drawn up by Pack & Peterman. New decorative shutters designed to match the original plans were placed on the front and side façades but not based on plans placement. The second floor balcony and railings have been rebuilt using original plans, but there is no evidence that the balcony was ever realized. It appears that the owner has attempted to restore the house based on a number of different sources that have resulted in a piecemealed resource with components from the original plans, the previous owner, and select photos that do not fully showcase the house. Restoration and rehabilitation of the stucco, shutters, and roof tiles were discussed with staff members to some degree. However, staff recommended that the owner meet with the Design Assistance Subcommittee (DAS) to discuss certain aspects of the work. A request to docket this

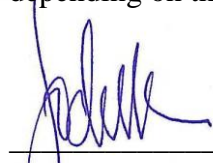
item for DAS was never received. Based on the numerous modifications and their adverse impact, staff does not recommend designation under HRB Criterion C.

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 5006 Hastings Road not be designated under any HRB Criteria due to a lack of integrity. 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
Assistant Deputy Director/HRB Liaison

JB/cw

Attachment(s):

Applicant's Historical Report under separate cover