



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: August 13, 2009 REPORT NO. HRB-09-054

ATTENTION: Historical Resources Board
Agenda of August 27, 2009

SUBJECT: **ITEM #10 – William and Anna Bradley/Lilian Rice House**

APPLICANT: Judith & Richard Freeman Trust represented by Christianne Knoop

LOCATION: 7325 Remley Place, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the William and Anna Bradley/Lilian Rice House located at 7325 Remley Place as a historical resource.

STAFF RECOMMENDATION

Designate the William and Anna Bradley/Lilian Rice House located at 7325 Remley Place as a historical resource with a period of significance of 1930 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its 1930 period of significance.
2. The resource is representative of a notable work of Master Architect Lilian Rice and retains integrity as it relates to the original design.



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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 house is a two story Tudor Revival style structure built in 1930 in the residential subdivision of La Jolla Country Club Heights.

The historic name of the resource, the William and Anna Bradley/Lilian Rice House, has been identified consistent with the Board's adopted naming policy and includes the name of William and Anna Bradley, who constructed the house as their personal residence and the name of Lilian Rice, a Master Architect.

ANALYSIS

A historical resource research report was prepared by Christianne Knoop and Beth Montes, which concludes that the resource is significant under HRB Criteria A, C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D, but not HRB Criterion A, 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 applicant's report states that the property is significant under HRB Criterion A as a special element of important local development because the house was the first built on Remley Place and one of only a small number of homes that were built in the La Jolla Country Club subdivision by the end of the early 1930s. Given the small number of homes along Remley Place, and the limited amount of information provided on the importance of the street and larger subdivision, the report does not provide sufficient information to demonstrate that the subject property is a special element of any aspect of development. Therefore, staff does not recommend designation under HRB Criterion A.

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 property at 7325 Remley Place was built in 1930 in the Tudor Revival style and features multiple steeply pitched gable roofs with gray composite shingle roofing; stucco walls over a wood frame; decorative half timbering on the second story; and a concrete foundation. The main portion of the house is two stories with intersecting gable roofs. The front gable roof is asymmetrical and extends down over the recessed entry. The otherwise bare stucco wall features a projecting bay window with leaded glass at the second story under the gable peak, and a set of multi-lite French doors at the first story. To the left, decorative half-timbering is present on the second story under the side-gable roof, punctuated by multi-lite wood frame and sash casement windows. Below, a large multi-lite wood frame fixed window has replaced French doors on the ground floor in the original opening. The attached three-car garage (with attic space) is located to the far left. The garage originally included three single bays recessed under the gable roof, which

was supported by two wood posts, one of which has been removed to accommodate the conversion of two of the bays into one larger bay. Also on the garage, two individual front-gable dormers have been combined into one larger shed roof dormer. Fenestration throughout the house consists of multi-lite wood frame and sash casement windows and multi-lite wood frame French doors.

Modifications include the replacement of the original roof with a compatible composite shingle; replacement of a pair of French doors on the main façade with a fixed multi-lite wood window in the original opening (the design of which references the original French doors); modification of the two original front-gable dormers over the garage into one larger shed roof dormer; the removal of one wood post at the garage; and the conversion of two single garage bays into one larger garage bay. Minor modifications include the addition of a pool and some interior remodeling. The modifications do not significantly impact the home's integrity of design, materials, workmanship or feeling to such an extent that the property no longer embodies the distinctive characteristics of its original 1930 Tudor Revival style. Therefore, staff recommends designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Lilian Jenette Rice was born in National City in 1888, the daughter of a respected local educator. In 1906 she enrolled in the newly founded School of Architecture at the University of California, Berkeley, where she was trained in the Beaux Arts tradition and was introduced to a number of prominent architects, most notably Julia Morgan. By 1910, Rice had completed her studies and, later that year, was distinguished as one of the School of Architecture's first two female graduates. After receiving her degree, Rice returned to San Diego to care for her ailing mother.

During the early years of her career, Rice worked part-time as a drafter in a number of local architectural offices. Her real career break came in 1921, however, when she was offered a position at the acclaimed practice of Richard Requa and Herbert Jackson. Less than a year after Rice was hired, Requa and Jackson charged her with managing the design of Rancho Santa Fe, a new community that was commissioned by the Santa Fe Land and Improvement Company. Rice dedicated several years to the Rancho Santa Fe project and, from 1922-1927, designed the plans for the town center as well as several private residences throughout the community.

Largely because of her work at Rancho Santa Fe, Rice had established herself as a talented and respected architect. In 1929, she left the firm of Requa and Jackson to establish her own practice, and was commissioned to design a number of single-family homes over the course of the following decade. Central to Rice's designs was the notion that buildings should be integrated into the surrounding landscape, and thus many of her homes featured split-level designs that corresponded with the site's natural features. In recognition for the exceptional quality of her work, Rice was invited to become a member of the A.I.A. in 1931.

Rice's career ended abruptly in 1938, when she died from a ruptured appendix at the age of 49. Despite the fact that her career was relatively short-lived, Rice excelled at a traditionally male-dominated profession, and leaves behind a legacy as one of San Diego's foremost female

architects of the twentieth century. In recent years, many of the residences designed by Rice – including eight homes in Rancho Santa Fe – have been named to the National Register of Historic Places. Rice has been established by the HRB as a Master Architect. Locally designated resources designed by Rice include HRB Site #314 (1624 Ludington Lane), HRB Site #508 (7667 Pepita Way) and HRB Site #878 (1600 Ludington Lane).

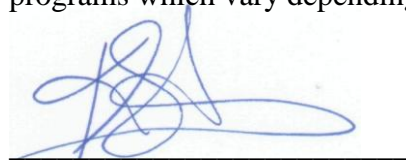
The subject property at 7325 Remley Place was designed by Rice in 1930 following the completion of the Rancho Santa Fe project and the establishment of her own practice. Known primarily for her Spanish Colonial Revival designs, the Tudor Revival design of the Remley Place house is a notable departure from her more recognizable style. With the exception of the modifications noted in the discussion of Criterion C, the house retains a high degree of integrity as it relates to Rice’s original design. Therefore, staff recommends designation of the property at 7325 Remley Place under HRB Criterion D as a notable work of Master Architect Lilian Rice.

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 William and Anna Bradley/Lilian Rice House located at 7325 Remley Place be designated under HRB Criterion C as a resource which exhibits the character defining features of Tudor Revival architecture with a 1930 period of significance, and HRB Criterion D as a notable work of Master Architect Lilian Rice. 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.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s): Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 8/27/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/27/2009, to consider the historical designation of the **William and Anna Bradley/Lilian Rice House** (owned by Richard & Judith Freeman Trust, 7325 Remley Place, San Diego, CA 92037) located at **7325 Remley Place, San Diego, CA 92037**, APN: **352-212-10-00**, further described as Lot 5, Block D, La Jolla County Club Heights, Map 1975 filed December 21, 1926 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 William and Anna Bradley/Lilian Rice House on the following findings:

(1) The property is historically significant under CRITERION C as it embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style architecture and retains architectural integrity from its period of significance, the construction date of 1930. Specifically, the house retains multiple steeply pitched gable roofs with gray composite shingle roofing; stucco walls over a wood frame; decorative half timbering on the second story; and multi-lite wood frame and sash 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.

(2) The property is historically significant under CRITERION D as a notable work of Master Lilian Rice. Specifically, the Tudor Revival design of the Remley Place house is a notable departure from her more recognizable style of Spanish Colonial Revival designs. 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 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: _____
NINA FAIN
Deputy City Attorney