



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: August 14, 2009 REPORT NO. HRB-09-055

ATTENTION: Historical Resources Board
Agenda of August 27, 2009

SUBJECT: **ITEM #11 – Raymond and Margaret Taylor House**

APPLICANT: JDC Family Trust, owner; represented by Scott Moomjian

LOCATION: 2732 Azalea Drive, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Raymond and Margaret Taylor House located at 2732 Azalea Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Raymond and Margaret Taylor House located at 2732 Azalea Drive as a historical resource with a period of significance of 1927 under HRB Criterion C, excluding the original garage now used as a guest area/fitness room, the garage constructed in 1959, and the 232 square foot addition at the northwest corner of the house constructed in 1999. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Colonial Revival style architecture and retains integrity from its 1927 period of significance.



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BACKGROUND

This item is being brought before the Historical Resources Board at the owners request to have the site designated as a historical resource. The house is a two story Colonial Revival style structure located in the Plumosa Park subdivision of the Loma Portal neighborhood of the Peninsula community. The date of construction of 1927 is supported by the consultant's analysis of the residential building record, water/sewer connection records, and city directory listings, which indicate that construction was started in 1926, completed in 1927 and the property was occupied by Raymond and Margaret Taylor by 1928.

The proposed name, the Robert and Margaret Taylor House, is based on the consultant's analysis of the chain of title and city directory listings. While ownership passed from Raymond Taylor to William Taylor, and subsequently to the Veterans Welfare Board of the State of California, around the time of construction, Raymond and Margaret Taylor were the first occupants in 1928, and for several decades after. Also, the consultant has indicated that examination of the grant deed from the Veterans Welfare Board in 1944 conveyed ownership of the home to "The Heirs or Devisees of Raymond B. Taylor", and suggests that the change in ownership at the time of construction was solely for the purposes of securing financing for construction. Staff believes that this information is sufficient to identify the Robert and Margaret Taylor House as the appropriate historical name based on the HRB naming policy.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criteria C 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.

The property at 2732 Azalea Drive is a two story single family home designed in the Colonial Revival style. The house exhibits character defining features of the style including a simple rectangular floor plan; a shallow pitch side gabled roof with a boxed eave overhang; a brick chimney, horizontal wood lap siding; wood double hung windows with multi-light windows in the upper and lower sashes with wood shutters; an entry portico with a curved underside supported by slender columns; and the original wood entry door with multi-light sidelights and curved segmented transom window above.

The condition of the house at the time the house passed from the Taylor family to Louis and Beverly Kulot is documented in the historic photographs dating from the late 1950's/early 1960's provided in the consultant report. While clearly in a state of disrepair at the time of the photographs the house exhibits the character defining features that are present today, with the exception of the currently existing wood shutters. However, evidence of wood shutters is visible in the historic photograph, and the current wood shutters are of the appropriate size and style. Around the time that the historic photographs were taken it is believed that the exterior of the

house was texture coated. This texture coat has been removed by the current owners and the original wood lap siding restored and painted.

Other modifications to the property while under the Kulot ownership include conversion of the original garage to an art studio and construction of a new garage in 1959, and a re-roof in 1963. Staff recommends that the original garage, which is presently used as a guest area/fitness room by the current owners, and the garage constructed in 1959 be excluded from the designation. In 1999, while the property was under the ownership of Donald and Jenna Raymond, a 252 square foot addition was constructed at the northwest corner of the house. This addition is not visible from the street and does not adversely impact the house as an example of Colonial Revival style architecture; however staff also recommends that this area be excluded from the designation.

The consultant report states that the property retains integrity of location, design, setting, materials, workmanship, and feeling, and that integrity of association is not applicable as the property is not eligible for designation for association with persons or events. Based on past modifications to the property, and its current condition, staff concurs with the consultant's analysis of integrity.

Therefore, staff recommends designation of the Raymond and Margaret Taylor House under HRB Criterion C as an example of Colonial Revival style architecture retaining integrity from its 1927 period of significance. The designation shall exclude the original garage now used as a guest area/fitness room, the garage constructed in 1959, and the 232 square foot addition at the northwest corner of the house constructed in 1999.

OTHER CONSIDERATIONS

This property is currently under review for the Quieter Homes Program, and has been determined to be potentially significant. QHP plans include replacement of the existing windows with new, historically appropriate, wood windows that will provide sound attenuation.

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 Raymond and Margaret Taylor House located at 2732 Azalea Drive be designated as a historical resource with a period of significance of 1927 under HRB Criterion C as an example of Colonial Revival architecture. The designation shall exclude the original garage, now used as a guest area/fitness room; the garage constructed in 1959; and the 232 square foot addition at the northwest corner of the house, constructed in 1999. 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.



Tricia Olsen
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

TO/cw

Attachments: 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 **Raymond and Margaret Taylor House** (owned by JDC Family Trust 08-30-04, 2732 Azalea Drive, San Diego, CA 92106) located at **2732 Azalea Drive, San Diego, CA 92106**, APN: **450-170-16-00**, further described as Lot 18 of Block "C" of Plumosa Park, Map 1820 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 Raymond and Margaret Taylor House on the following finding:

The property is historically significant under HRB Criterion C as an example of Colonial Revival style architecture retaining integrity from its 1927 period of significance, and retaining character defining features of the style including: a simple rectangular floor plan; a shallow pitch side gabled roof with a boxed eave overhang; a brick chimney, horizontal wood lap siding; wood double hung windows with multi-light windows in the upper and lower sashes with wood shutters; an entry portico with a curved underside supported by slender columns; and the original wood entry door with multi-light sidelights and curved segmented transom window above. 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 excluding the original garage, now used as a guest area/fitness room, the garage constructed in 1959, and the 232 square foot addition at the northwest corner of the house constructed in 1999, 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