



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 18, 2010 REPORT NO. HRB-10-028

ATTENTION: Historical Resources Board
Agenda of June 24, 2010

SUBJECT: **ITEM #5 – Henry L. Hier Spec House #1**

APPLICANT: Lancaster Family Revocable Trust represented by IS Architecture

LOCATION: 1288 Silverado Street, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Henry L. Hier Spec House #1 located at 1288 Silverado Street as a historical resource.

STAFF RECOMMENDATION

Designate the Henry L. Hier Spec House #1 located at 1288 Silverado Street as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation shall exclude the garage, site wall and rear deck. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits shed single barrel clay tile and flat roofs with parapets; clay pipe vents; slightly textured stucco walls; a decorative stucco grille detail; arched entry and arched details above the windows; decorative turned pilasters; and single and multi-lite wood frame and sash windows.



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BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The building is a one story single family residence located in a low-density multi-family zone in the La Jolla Park Subdivision. The resource is surrounded by a mixture of residential, commercial and religious/public assembly uses.

The historic name of the resource, the Henry L. Hier Spec House #1, has been identified consistent with the Board's adopted naming policy and includes the name of Henry L. Hier, who constructed the house as a speculation house. Primary documentation shows that Hier bought the vacant lot in late 1920 and early 1921. He then conveyed the property to his two adult daughters (by adoption); Ida and Elizabeth Specht, in March 1928 (recorded April 6, 1928). It is unclear when in 1928 the house was actually completed. The water record was pulled in March 1928 and the sewer record in April of 1928. While it is unclear whether the house was completed before or after Hier conveyed the property to his daughters, it appears that Hier initiated and in all likelihood financed the construction of the house. Given that neither Hier nor his daughters occupied the house after construction, the house has been identified as a speculative house commissioned by Hier.

ANALYSIS

A historical resource research report was prepared by I.S. Architecture, which concludes that the resource is significant under HRB Criterion C. Staff concurs 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.

The house located at 1288 Silverado Street is a one story single family home constructed in 1928 in the Spanish Eclectic style. The house features an asymmetrical facade with a shed tile roof to the south end of the front (east) elevation and a flat roof with parapet to the north end of the front elevation over the entry. The roof over the remaining portion of the house behind the shed roof is flat, finished with asphalt, and surrounded by a stucco parapet. The construction is slightly textured stucco over wood frame on a concrete foundation, with clay tile vents in one, two and three-pipe configurations. The front façade displays a stucco grille over an arched entryway leading to a recessed entry door. To the left of the entry is a tri-partite window and door system consisting of a large central single pane window flanked by 10-lite wood doors, all accented with stucco arches, turned pilasters, and a wrought iron railing at the balconet. Remaining fenestration on secondary facades consists primarily of 1-over-1 double hung wood frame and sash windows of varying sizes. A stucco-covered brick chimney with a Greek cross detail is located on the south elevation.

Modifications to the exterior include new lighting at the front elevation; removal of a door entry to the kitchen at the north (side) elevation; and changes to the fenestration at the rear elevation (a new awning window over new French doors, a new double-door utility closet, and a new full-lite wood sash door), as well as new exterior lighting and a new wood deck off of the rear elevation.

These changes to the rear elevation occurred in 2003. The existing stucco wall and wood gate were added to the front of the property sometime after 1977 and prior to 2002. The garage, which was constructed with the house in 1928 according to the Residential Building Record (apparently as a single car garage based on Sanborn Map documentation), has been modified through expansion, as detailed in the applicant's report. The garage modifications do not date to the period of significance. Finally, the applicant's report notes a building permit for a roof replacement. The permit, which was issued in 1969, is for "reroof over existing 90(?) cap sheet; inter moped with hot asphalt". This language indicates that it was the flat, asphalt covered portion of the roof, and not the single barrel clay tile shed roof, which was replaced. The existing clay tile roof appears to be original.

Despite the modifications, the property retains sufficient integrity and original character defining features to convey its original Spanish Eclectic design from 1928. Therefore, staff recommends designation under HRB Criterion C. The garage, site wall and rear deck shall be excluded from the designation.

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 L. Hier Spec House #1 located at 1288 Silverado Street be designated with a period of significance of 1928 under HRB Criterion C as a resource which embodies the character defining features of the Spanish Eclectic style and retains integrity to the period of significance. The garage, site wall and rear deck shall be excluded from the designation. 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 6/24/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/24/2010, to consider the historical designation of the **HENRY L. HIER SPEC HOUSE #1** (owned by Lancaster Family Revocable Trust 02-15-02, 1288 Silverado Street, San Diego, CA 92037) located at **1288 Silverado Street, San Diego, CA 92037**, APN: **350-110-17-00**, further described as BLK 51 LOTS 22 & 23 POR 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 L. Hier Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C as a resource which embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits shed single barrel clay tile and flat roofs with parapets; clay pipe vents; slightly textured stucco walls; a decorative stucco grille detail; arched entry and arched details above the windows; decorative turned pilasters; and single and multi-lite wood frame and sash windows.

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**. The designation shall exclude the garage, site wall and rear deck.

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