



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 8, 2012 REPORT NO. HRB-12-022

ATTENTION: Historical Resources Board
Agenda of March 22, 2012

SUBJECT: **ITEM #12 – Charles and Marie Brenner House**

APPLICANT: Owner represented by Scott Moomjian

LOCATION: 4075 Coutts Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Charles and Marie Brenner House located at 4075 Coutts Street as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Marie Brenner House located at 4075 Coutts Street as a historical resource with a period of significance of 1926 under HRB Criterion C as an example of Spanish Eclectic architecture. The 70 square foot rear addition at the southeast elevation of the structure was constructed in 1973 and is excluded from this designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a flat roof and parapet with a low-pitched front-facing gable section with red, Mission tile and no eave overhang; circular roof vents; decorative skip trowel stucco exterior façade with a stucco chimney; thick wooden front door with upper glass pane; and a prominent arched focal window.

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 one story Spanish Eclectic style residence built in 1926 on the eastern side of Coutts Street within the residential neighborhood of Middletown in the Uptown Community.

The historic name of the resource, the Charles and Marie Brenner House, has been identified consistent with the Board's adopted naming policy and includes the names of the original owners who had the house constructed as their personal residence.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian, 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.

Constructed in 1926, the Spanish Eclectic dwelling is asymmetrical with a U-shaped floor plan and is sheathed in a decorative skip trowel stucco finish. The home features a flat and front-gabled roof. Circular clay pipe roof vents are located underneath the roofline. Along the northwest elevation, the home features a projecting, moderately-pitched, front-gable with red, Mission tile. At the west side of this gable is a brick chimney covered in stucco with a decorative, recessed section near its base. At the front of the gable along the main, north elevation, the home features a large, arched focal window which provides views to the street from the living room area. Beneath the window is a metal grille vent. Along the northeast elevation, there is a projecting flat roof section. This section is square in shape and features a central, wide V-shaped parapet, flanked by corner parapets along its sides. Underneath the corner parapets are arched roof vents. A tripartite, vertically arched, multi-paned window is set on this facade. In front of these windows is a wide, decorative metal grille.

Within the projecting front-gable and flat roof sections along the main, north elevation of the structure is a recessed entry area. Access to this area from the street is made by a short, scored concrete walkway and up four small concrete stairs to a wide central patio area. The patio has a small metal gate, flanked by short stucco walls. The patio area features three multi-paned wood double-hung windows. Above these windows is located a slightly recessed decorative stucco ornamentation. Set to the east side of the patio area there is a small arched, multi-paned wood window. Across from this window along the west side is the main entrance. This entrance consists of a heavy wood front door. A rear entry is located along the south elevation and additional fenestration consists of wood double-hung windows.

In 1973, a 70 square foot bathroom addition was constructed at the rear of the structure at the southeast elevation. Along the rear (south and southeast) elevation, metal sliding windows were installed. These windows exist within the 1973 addition and along a portion of the southeast elevation. It is not known when these windows were installed, but the work may have been performed in conjunction with the construction of the 1973 addition.

The building embodies distinctive characteristics of Spanish Eclectic architecture including a flat roof and parapet with a low-pitched front-facing gable section with red, Mission tile and no eave overhang; circular roof vents decorative skip trowel stucco exterior façade with a stucco chimney; thick wooden front door with upper glass pane; and a prominent arched focal window. Through these elements the house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style. Therefore, staff recommends designation of the Charles and Marie Brenner House under Criterion C. The 70 square foot rear addition at the southeast elevation of the structure was constructed in 1973 and is excluded from this designation.

OTHER CONSIDERATIONS

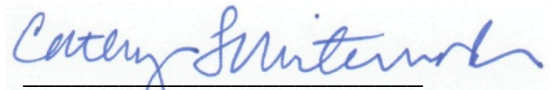
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Charles and Marie Brenner House located at 4075 Coutts Street be designated with a period of significance of 1926 under HRB Criterion C as a resource that exhibits the distinctive characteristics of Spanish Eclectic architecture. The 70 square foot rear addition at the southeast elevation of the structure was constructed in 1973 and is excluded from this 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/22/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/22/2012, to consider the historical designation of the Charles and Marie Brenner House located at **4075 Cousts Street, San Diego, CA 92103**, APN: **443-762-05-00**, further described as BLK 57 LOTS 13 THRU 16 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 Charles and Marie Brenner House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a flat roof and parapet with a low-pitched front-facing gable section with red, Mission tile and no eave overhang; circular roof vents; decorative skip trowel stucco exterior façade with a stucco chimney; thick wooden front door with upper glass pane; and a prominent arched focal window. 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**. The 70 square foot rear addition at the southeast elevation of the structure was constructed in 1973 and is excluded from this designation.

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: _____
KEITH BAUERLE
Deputy City Attorney