



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 10, 2013 REPORT NO. HRB-13-003

ATTENTION: Historical Resources Board
Agenda of January 24, 2013

SUBJECT: **Item #8 – 4747 Panorama Drive**

APPLICANT: Brian Leslie

LOCATION: 4747 Panorama Drive, Greater North Park Community,
Council District 3

DESCRIPTION: Consider the designation of the property located at 4747 Panorama Drive
as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4747 Panorama Drive under any adopted HRB Criteria, due to a lack of integrity.

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 subject building is a one-story home with a detached garage and an accessory unit above the garage. The house is located in the University Heights Neighborhood within the Greater North Park Community.

ANALYSIS

A historical resource research report was prepared by the property owner, Brian Leslie, which concludes that the resource is significant under HRB Criterion C. Staff finds that the site is not a significant historical resource under any HRB Criteria, due to a lack of integrity. 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 subject house is a one-story, Tudor style home constructed in 1926 with a detached garage and an accessory unit above the garage that was constructed at an unspecified date in time. The structure has an asymmetrical floor plan and features a high-pitched cross-gabled composite shake roof with enclosed rafters. The exterior façade of the house features wide, horizontal lapped wood siding and a full-length chimney and recessed entryway both with decorative clinker brick located on the front elevation. The front door is an arched recessed wood door with a small fixed window in the center of it. Wood attic vents are featured on the west, east and north elevations and a large Tudor-style arched picture window is located on the north elevation. Fenestration generally consists of multi-paned casement and double-hung windows that replaced the original windows.

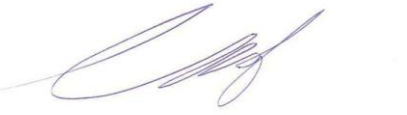
Modifications to the house are significant and include most of the original windows on the east, west and south elevations being replaced with new windows that did not match the original windows. Historic photographs from circa 1973 show the original wood windows being divided 6-lite casements, which are currently divided 8-lite casements. A picture frame wood window on the south elevation was replaced with vinyl material. The original divided 6-lite casement window facing north on the front elevation was replaced with French doors that open to the front porch. Another substantial modification is the replacement of the original brick stepped entry and the concrete pedestrian walkway on the front elevation with a flagstone porch that connects the previously altered French doors to the front door with flagstone steps and a wider walkway leading to the street. These modifications to the structure occurred in the 1980's and have greatly impacted the architectural integrity of this Tudor style home. Additional modifications include replacement of the original slate roof with a composite shake roof in the late 1980's; window and door changes as well as a patio trellis to the rear elevation in 1983; and the construction of the detached garage with an accessory unit above at an unspecified date in time but most likely before 1950 since it is identified on the 1950 Sanborn Map. These modifications have compromised the original design, materials and workmanship of this structure. Due to this substantial loss of integrity of the original 1926 Tudor style design and construction, staff is unable to recommend designation under HRB Criterion C.

OTHER CONSIDERATIONS

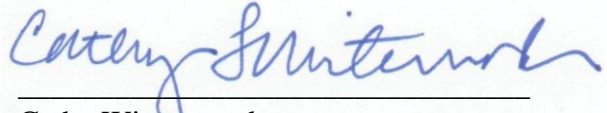
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 4747 Panorama Drive not be designated under any HRB Criteria due to a lack of integrity. If the property is designated by the HRB, 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
Assistant Deputy Director/HRB Liaison

JO/ks/cw

Attachment:

1. Applicant's Historical Report under separate cover