



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: July 11, 2013 REPORT NO. HRB-13-036

ATTENTION: Historical Resources Board  
Agenda of July 25, 2013

SUBJECT: **ITEM #7 – Lewis and Annie Dodge Spec House #1**

APPLICANT: Thomas J. and Christina A. Hindman represented by Legacy 106, Inc

LOCATION: 4545 Alhambra Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Lewis and Annie Dodge Spec House located at 4545 Alhambra Street as a historical resource.

**STAFF RECOMMENDATION**

Designate the Lewis and Annie Dodge Spec House #1 located at 4545 Alhambra Street as a historical resource with a period of significance of 1927 under HRB Criterion C. Interior elements included in the designation are the living room fireplace with decorative quoins and mantle, and the built-in buffet in the dining room. The designation excludes the modified, detached garage at the rear of the property. 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 1927 period of significance. Specifically, the resource features an asymmetrical façade; a combination of flat roof with moderate-pitch gable and hipped roofs sheathed in clay pan tile with minimal eave overhang; stucco exterior walls that flare out at the eaves; decorative quoin embellishment; accent windows; and fenestration consisting of wood double hung and fixed windows.

**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 resource is a one and two story Spanish Eclectic style residence built in 1927 on the south side of Alhambra Street, between Froude Street and Guizot Street in the Sunset Cliffs subdivision of the Peninsula Community.

The historic name of the resource, the Lewis and Annie Dodge Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Lewis and Annie Dodge, who constructed the house as a speculation house.

## ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion C and staff concurs. 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 property is a one and two story, Spanish Eclectic style single family residence constructed in 1927. The building is of standard wood frame construction on a concrete foundation and clad in medium sand finish stucco. The overall building form is irregular with an asymmetrical façade, and features a combination of flat roof with moderate-pitch gable and hipped roof forms with minimal eave overhang and sheathed in a distinct clay pan tile. The exterior stucco walls flare out at the roof eaves. The front elevation of the building is accented at the corners by decorative quoins. Fenestration consists generally of wood double hung windows. A striking recessed Palladian motif is featured in the center of the front elevation, made up of a single light fixed arched wood window flanked by a pair of 6 over 6 wood double hung windows. Adjacent to the driveway, the broad stucco chimney is flanked by a pair of 3 over 3 wood double hung windows. Set back and to the west end of the front elevation is a hipped roof arched porte-cochère, and to the east is a hipped roof recessed arched entry porch.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

There have been a few modifications to the subject property. Two deck additions have occurred at the rear: one over the driveway behind the porte-cochère (date unknown), and a more recent (circa 2012) wrap-around deck with trellis farther to the rear of the property. Other modifications relate to some window replacements that have occurred around the property, two of which are present on the northeast (front) elevation. These were composite window replacements, made in-kind with regard to light configuration and operation, and set into the original window openings. At the front elevation, such replacements occurred in the window set above the porte-cochère and in the window set just inside the covered entry porch. A front yard site wall has been added,

and it is believed that the concrete walkway to the entry porch is not original. Finally, the rear detached garage has been modified – given a glass enclosure and reroofed – and is not proposed for designation.

The limited modifications to the subject building do not alter its character defining features or significantly impair the design, materials, workmanship or feeling aspects of integrity as it relates to the 1927 date of construction. The house continues to convey the historic significance of Spanish Eclectic architecture by embodying the historic characteristics associated with the style, including the combination of flat roof with moderate-pitch gable and hipped roofs sheathed in clay pan tile with minimal eave overhang; stucco exterior walls that flare out at the eaves; asymmetrical façade with decorative quoin embellishment; accent windows; and fenestration consisting of wood double hung and fixed windows. Therefore, staff recommends designation of the subject property under HRB Criterion C. Interior elements included in the designation are the living room fireplace with decorative quoins and mantle, and the built-in buffet in the dining room.

#### OTHER CONSIDERATIONS

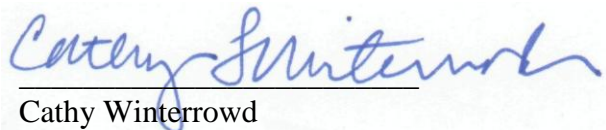
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Lewis and Annie Dodge Spec House #1 located at 4545 Alhambra Street be designated with a period of significance of 1927 under HRB Criterion C as a resource that embodies the distinctive characteristics of Spanish Eclectic style architecture. Interior elements included in the designation are the living room fireplace with decorative quoins and mantle, and the built-in buffet in the dining room. The designation excludes the modified, detached garage at the rear of the property. 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.



Camille Pekarek  
Planning Intern



Cathy Winterrowd  
Interim Deputy Director/HRB Liaison

CP/ks/cw

Attachments:

1. Draft Resolution
2. Interior Elements Proposed for Designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 7/25/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/25/2013, to consider the historical designation of the **Lewis and Annie Dodge Spec House #1** (owned by Thomas J. and Christina A. Hindman, 4545 Alhambra Street, San Diego, CA 92107) located at **4545 Alhambra Street, San Diego, CA 92107**, APN: **530-400-05-00**, further described as BLK 19 LOT 5 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 **Lewis and Annie Dodge Spec House #1** on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical façade; a combination of flat roof with moderate-pitch gable and hipped roofs sheathed in clay pan tile with minimal eave overhang; stucco exterior walls that flare out at the eaves; decorative quoin embellishment; accent windows; and fenestration consisting of wood double hung and fixed windows. 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 designation shall include the living room fireplace with decorative quoins and mantle, and the built-in buffet in the dining room.

BE IT FURTHER RESOLVED, the designation shall exclude the modified, detached garage at the rear of the property.

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: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney

# Current Photographs - Interior

Built-in china hutch in dining room and living room fireplace are included in proposed designation

