



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 18, 2014 REPORT NO. HRB-14-045

ATTENTION: Historical Resources Board
Agenda of July 31, 2014

SUBJECT: **ITEM #7 – Edward and Emma Barrett/Charles Tifal House**

APPLICANT: Roth/Adair Family Trust represented by Legacy 106, Inc.

LOCATION: 4156 Middlesex Drive, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Edward and Emma Barrett/Charles Tifal House located at 4156 Middlesex Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Edward and Emma Barrett/Charles Tifal House located at 4156 Middlesex Drive as a historical resource with a period of significance of 1930 under HRB Criteria C and D. Interior elements included in the designation are the exposed beam ceilings of the living room and front bedroom. The designation excludes the rear patio enclosure addition and the heavily modified detached two-car garage. This recommendation is based on the following findings:

1. 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 1930 date of construction and period of significance. Specifically, the resource features asymmetrical façades; varied hipped and shed roof forms of Mission clay tile with modest eave overhang and exposed rafters; irregular stucco cladding; accented feature windows at or near the primary elevation; and fenestration consisting largely of multi-light wood casement windows.
2. The resource is representative of a notable work of Master Builder Charles Tifal and retains integrity as it relates to the original design. Specifically, the resource demonstrates the excellent craftsmanship typical in a high end, Tifal-built residence; and among locally listed resources, is the only known resource that may be solely attributed to Tifal.

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 two story single

family residence built in 1930 in the Spanish Eclectic style, and located at the northwest corner of Middlesex Drive and Edgeware Road in the Kensington Heights Unit 2 Subdivision of the Kensington-Talmadge Community.

The building is located on APN 440-204-06-00. The property was identified in the 1996 Mid-City Survey as a Contributing Structure within the Kensington Potential Historic District and given a Status Code of 5D2, "Contributor to a district that is eligible for local listing or designation."

The historic name of the resource, the Edward and Emma Barrett/Charles Tifal House, has been identified consistent with the Board's adopted naming policy and reflects the name of Edward and Emma Barrett, who constructed the house their personal residence, and the name of Charles Tifal, a Master Builder.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria C and D 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 resource is a two story single family residence constructed in 1930 in the Spanish Eclectic style. The building is sited on a corner lot and features an irregular plan form with asymmetrical primary and secondary façades. The building is of standard wood frame construction on a concrete foundation, and clad in irregular sand finish stucco. The varied hipped and shed roof forms of Mission clay tile are moderately pitched and exhibit modest eave overhang with decorative exposed rafters. The building presents a variety of wall planes and irregular massing indicative of the Spanish Eclectic style. An assortment of upper level balconies is present on the building. Fenestration consists primarily of wood casement windows, occurring usually in 3 and 4-light varieties. Feature windows are accented with deep stucco insets, wrought iron grilles, decorative wood plank shutters, or bottle glass.

The applicant lists interior elements to be included in the designation (Attachment 2), including the exposed beam ceilings of the living room and front bedroom, and the entry foyer with wrought iron railing and wall sconces. The wrought iron details in the entry are not considered especially significant and are not supported by staff. Staff agrees on the significance of the exposed beam ceilings of the living room and front bedroom and recommends this element be included in the designation.

The report asserts that the cantilevered balconies of the subject resource suggest a Monterey influence in the design. Staff disagrees and finds that only a Spanish Eclectic designation is adequate in this case. Cantilevered balconies are a feature not exclusively seen in the Monterey style and are frequently employed in Spanish Eclectic style structures as part of a rather inclusive repertoire of decorative features. 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.

A number of alterations have occurred over the years but do not greatly affect the building's character defining features or significantly impair its integrity. At an unknown date, a patio enclosure addition occurred at the rear of the property. This addition does not appear on the Assessor's Building Record and is not visible from the public right of way. Also not visible, a west-facing kitchen window features a multicolored 4 over 1 wood fixed window – it is not clear whether this window is original to the house. A non-original site wall connects the residence at the north end of the east elevation to the detached two-car garage which has been further modified with a mansard style roof extension and rear addition dating to 1971. The modified detached garage and site wall are readily distinguished from the original construction due to the mansard style roof. An uncovered upper level balcony at the north end of the residence overlooking the garage is of unclear origin – it is not noted on the dimensioned footprint drawing of the Assessor's Building Record. At the entry is a replacement front door in the original opening, and a metal and canvas structure. The applicant's report suggests that this entry cover may be merely a replacement, given that the entry exhibits no other ornamentation. Finally staff believes a small non-original or replacement 3-light wood casement window exists under the cantilevered balcony at the northeast corner of the house – this window opening may have been altered as it does not exhibit the same curved stucco reveal seen elsewhere.

Significance Statement: The house retains a great deal of original architectural detailing and continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including the asymmetrical façades; varied hipped and shed roof forms of Mission clay tile with modest eave overhang and exposed rafters; irregular stucco cladding; accented feature windows at or near the primary elevation; and fenestration consisting largely of multi-light wood casement windows. Therefore, staff recommends designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Charles Tifal was born in 1882 in Wisconsin and relocated to San Diego in approximately 1920. Beginning in the early 1920s, Hurlburt and Tifal designed and constructed structures, primarily high-end custom residences, in a myriad of styles including French Eclectic, Spanish Eclectic, Arts and Crafts, Tudor, Italian Renaissance and variants with North African and American Pueblo territorial design elements. In 1942 Tifal was no longer working with Hurlburt but was partnered with Scott King. The firm of Tifal & King installed the Alvarado Road Pump House,

cottage and garage. Charles died at age 86 in February of 1968. There are currently 8 houses built by Tifal and listed on the local register:

- HRB Site #613-Alfred LaMotte/Hurlburt and Tifal House, 3557 3rd Avenue
- HRB Site #697-Edwin and Rose Emerson/Hurlburt and Tifal House, 2645 28th Street
- HRB Site #824-Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, 3133 28th Street
- HRB Site #904-Frederick and Helen Thompson/Charles H. Tifal House, 1232 Myrtle
- HRB Site #906-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1, 2315 Fort Stockton Drive
- HRB Site #933-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2, 4370 Trias
- HRB Site #1008-054-North Park Dryden Historic District Contributor, 3404 Pershing
- HRB Site #1089- John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #3, 4386 Trias

The applicant's report recommends the resource be designated under Criterion D as a notable collaborative work of Master Builder Charles Tifal and Master Designer Ralph Hurlburt. The report cites the well-known partnership and collaboration of the two individuals under the firm name Hurlburt and Tifal that occurred from the early 1920s until Hurlburt's death in 1942. It is also known that Tifal did not work with Hurlburt his entire career, and that Hurlburt did not always work with Tifal. Of the designated resources listed in the report and known to be collaborative works of the two men, all include the name "Hurlburt & Tifal" as the contractor on the available Notices of Completion. The subject house was not documented in Hurlburt & Tifal's "Distinctive Homes" brochure. Furthermore, Ralph Hurlburt's name does not appear on any historical documentation associated with the property – and the Notice of Completion lists only "Chas U. Tifal, Builder" as the contractor retained. It should also be noted that this document incorrectly lists Tifal's middle initial as U instead of H. Staff feels that if the subject resource had indeed been a collaborative work of both individuals, the name Hurlburt & Tifal would have appeared on the Notice of Completion as it consistently did on others. Presently, there are no resources on the local register that are known to have been solely the work of Charles Tifal. However, without historical documentation linking the property to Hurlburt, staff cannot attribute the work to Ralph Hurlburt at this time.

Significance Statement: As a demonstration of excellent craftsmanship typical in a high end, Tifal-built residence; and among locally listed resources, being the only known resource that may be solely attributed to Tifal, staff recommends designation of the subject resource under HRB Criterion D as a notable work of Master Builder Charles Tifal.

OTHER CONSIDERATIONS

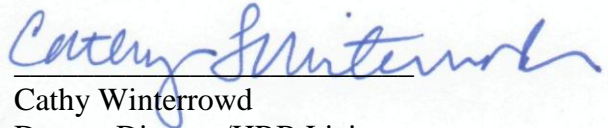
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Edward and Emma Barrett/Charles Tifal House located at 4156 Middlesex Drive be designated with a period of significance of 1930 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style; and HRB Criterion D as a notable work of Master Builder Charles Tifal. Interior elements included in the designation are the exposed beam ceilings of the living room and front bedroom. The designation excludes the rear patio enclosure addition and the heavily modified detached two-car garage. 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
Junior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

CP/cw

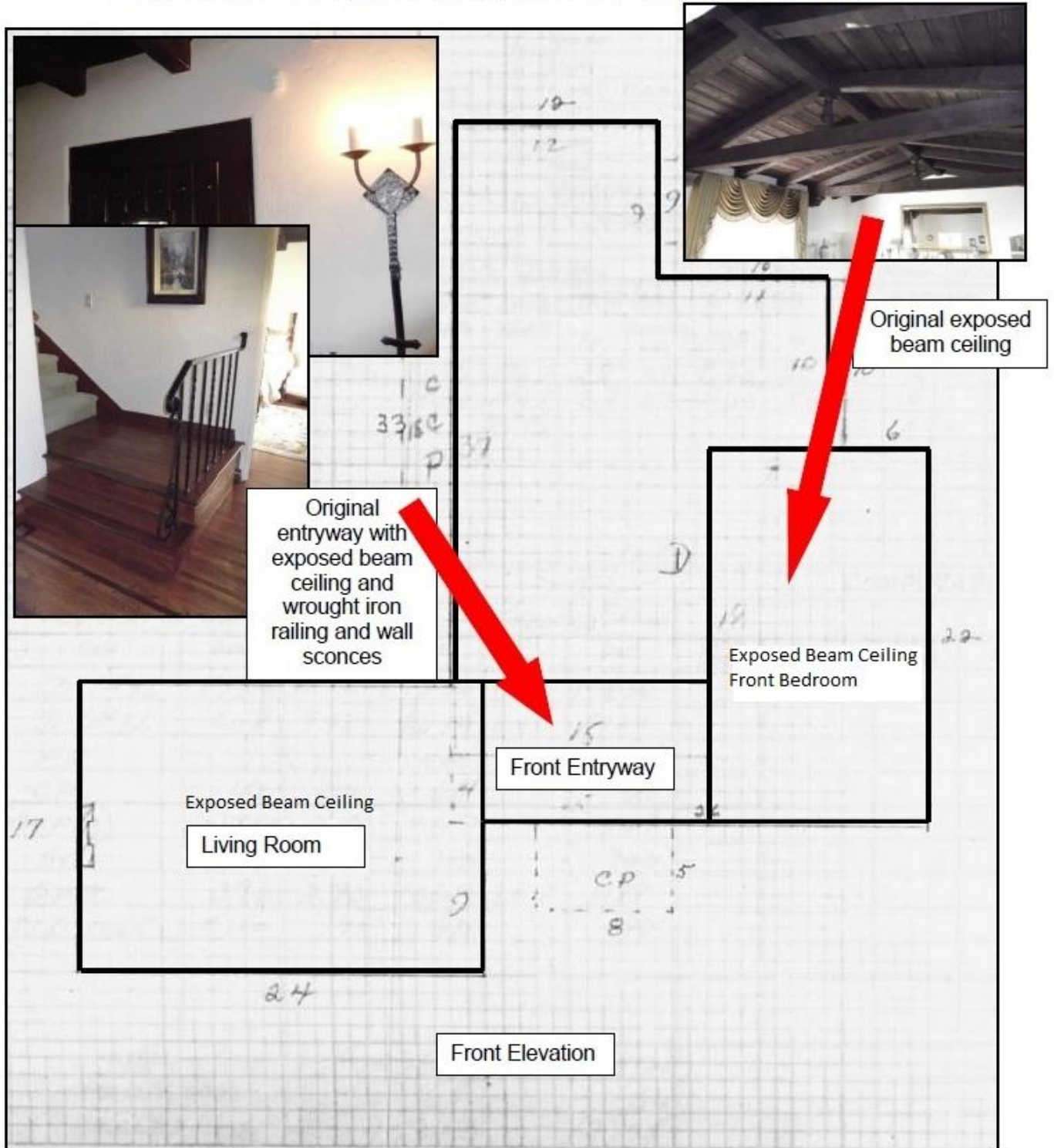
Attachments:

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

D.2 Interiors Floor Plan with Interior Elements proposed

Site plan taken from the Residential Building Record.

Entry stairway and living room exposed beam ceiling included in designation



RESOLUTION NUMBER N/A
ADOPTED ON 7/31/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/31/2014, to consider the historical designation of the **Edward and Emma Barrett/Charles Tifal House** (owned by Roth/Adair Family Trust 07-07-05, 4156 Middlesex Drive, San Diego, CA 92116) located at **4156 Middlesex Drive, San Diego, CA 92116**, APN: **440-204-06-00**, further described as LOT 34 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 Edward and Emma Barrett/Charles Tifal House 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1930 date of construction and period of significance. Specifically, the resource features asymmetrical façades; varied hipped and shed roof forms of Mission clay tile with modest eave overhang and exposed rafters; irregular stucco cladding; accented feature windows at or near the primary elevation; and fenestration consisting largely of multi-light wood casement windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder Charles Tifal and retains integrity as it relates to the original design. Specifically, the resource demonstrates the excellent craftsmanship typical in a high end, Tifal-built residence; and among locally listed resources, is the only known resource that may be solely attributed to Tifal. 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 exposed beam ceilings of the living room and front bedroom.

BE IT FURTHER RESOLVED, the designation shall exclude the rear patio enclosure addition and the heavily modified detached two-car garage.

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