



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 18, 2014 REPORT NO. HRB-14-048

ATTENTION: Historical Resources Board
Agenda of July 31, 2014

SUBJECT: **ITEM #10 – C. Wesley and Lucie Hall House**

APPLICANT: Patrick Kerwin represented by Legacy 106, Inc.

LOCATION: 4175 Arden Way, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the C. Wesley and Lucie Hall House located at 4175 Arden Way as a historical resource.

STAFF RECOMMENDATION

Designate the C. Wesley and Lucie Hall House located at 4175 Arden Way as a historical resource with a period of significance of 1924 under HRB Criterion C. The designation excludes the addition with a balcony at the southeastern corner of the house. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource retains its character-defining steeply pitched roof, stucco and lap siding exterior, prominent chimney with decorative brick in a diamond pattern with a cone shaped pot, wood multi-lite casement windows, decorative brick with a quoin-like effect around the front door, and a tongue and groove front door with decorative wrought iron hardware.

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 property is located in Inspiration Heights in a single family neighborhood.

The building is located on APN 443-570-06-00. The property was identified in the 2007 Draft Uptown Survey and given a Status Code of 5D3, “Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.”

The historic name of the resource, the C. Wesley and Lucie Hall House has been identified consistent with the Board’s adopted naming policy and reflects the name of owner who constructed the house as their personal residence.

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.

Constructed in 1924, in the Tudor Revival style, the home features a stucco and wood lap siding exterior. The steeply pitched cross gable roof is sheathed with asphalt shingles. The two front facing gables feature the garage entrance and the main entrance. The garage portion, sheathed with lap-siding, features a single carriage door opening clipped at the corners. The main entrance, on the front facing gable south of the garage, is sheathed in stucco. The peak of the gable is higher than the garage and has an integrated chimney. The entrance is surrounded with inset brick in an irregular pattern mimicking a quoin pattern. The lancet door is a tongue and groove with wrought iron detailing. The integrated chimney features inset brick in a diamond pattern on three sides.

The wing to the right of the main entrance, sheathed with lap siding, features a south facing gable with a focal window mimicking the shape of the garage door. The rear of the house features an upper and lower level. The rear of the house is entirely sheathed with wood lap siding. The windows on the rear are evenly spaced wood casements.

While largely intact, there have been a few modifications to the house. A rear addition was added at the southeastern corner. The addition is sheathed with lap siding and features a balcony. Additionally, the door accessing the garage on the south has been replaced with a modern Neo-Colonial style door and the garage doors were replaced in-kind. The modifications to the property do not impact its character-defining features and the resource continues to convey its historic significance as a Tudor Revival style house.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples. The subject house conveys the historic significance of the Tudor Revival style by

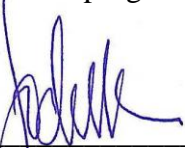
embodying the historic characteristics associated with the style, including a steeply pitched roof, stucco and lap siding exterior, prominent chimney with decorative brick in a diamond pattern with a cone shaped pot, wood multi-lite casement windows, decorative brick with a quoin-like effect around the front door, and a tongue and groove front door with decorative wrought iron hardware. Therefore, staff recommends designation of the subject property 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 C. Wesley and Lucie Hall House located at 4175 Arden Way be designated with a period of significance of 1924 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Tudor Revival style of architecture. The designation excludes the addition with a balcony at the southeastern corner of the house. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

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 **C. Wesley and Lucie Hall House** (owned by Patrick L. Kerwin, 4175 Arden Way, San Diego, CA 92103) located at **4175 Arden Way, San Diego, CA 92103**, APN: **443-570-06-00**, further described as BLK A LOT 5 LOT 4 & NLY 25 FT OF 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 C. Wesley and the Lucie Hall 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 Tudor Revival style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource retains its character-defining steeply pitched roof, stucco and lap siding exterior, prominent chimney with decorative brick in a diamond pattern with a cone shaped pot, wood multi-lite casement windows, decorative brick with a quoin-like effect around the front door, and a tongue and groove front door with decorative wrought iron hardware. 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 exclude the addition with a balcony at the southeastern corner of the house.

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