



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 9, 2014 REPORT NO. HRB-14-061

ATTENTION: Historical Resources Board
Agenda of October 23, 2014

SUBJECT: **ITEM #6 – 1320 Muirlands Drive**

APPLICANT: Bill and Dawn Davidson represented by Marie Burke Lia

LOCATION: 1320 Muirlands Drive, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 1320 Muirlands Drive as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1320 Muirlands Drive under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The building is located on APN 351-751-11-00 in the residential subdivision of The Muirlands. The property was located within the boundary of the 2002 Draft La Jolla Survey, but was not identified in the survey for unknown reasons.

ANALYSIS

A Historical Resource Research Report was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is not significant under any HRB Criteria due to a lack of integrity, and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property at 1320 Muirlands Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or La Jolla's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 1320 Muirlands Drive did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 located at 1320 Muirlands Drive was constructed in 1937 in the Spanish Eclectic style and features a square floorplan with a central courtyard; medium pitched gable roofs with clay tile, overhanging eaves and exposed rafter tails; stucco over wood frame construction; and a concrete foundation. The entry is set under a shed tile roof supported by a decorative wood corner post, and is accessed via a brick walkway and stairs. Fenestration consists almost exclusively of 3-lite paired wood frame and sash casement windows, with some 2-lite pairs and some 9-lite fixed windows. The garage is accessed via a concrete drive and is set perpendicularly to the street.

Modifications include an addition of a 74 square foot alcove addition at the front entry in 1984. The entry originally featured a simple shed roof supported by a decorative wood post that intersected with a front-gabled wall plane set approximately 15½' back. This 15½' span is nearly evenly divided between open porch space and enclosed foyer. The addition is set to the left of and flush with the enclosed foyer. The roof of the addition intersected with and altered the shed roof plane. The original window set on the front gable plane that faced the street was lost as a result of the addition. The addition dramatically altered the feeling of the front entry by eliminating the terraced effect and creating a darker, more cluttered entry. Other modifications include the addition of wrought iron security bars; the possible addition of stucco detailing under a front window; addition of a chimney; combination of the two garage bays into a single garage bay; partial enclosure of a side entry porch near the garage; and cosmetic changes at the interior courtyard, which are detailed in the applicant's report.

The modifications, in particular the addition at the entry, have significantly impacted the design and feeling of the original Spanish Eclectic design. Therefore, staff does not recommend 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.

Master Architect Thomas Shepherd was born in 1897 and studied at the University of Wisconsin and Columbia University in New York, where he studied architecture. However, inspiration seems to have been drawn from his travels in Europe, particularly in the Mediterranean region. In 1926, he had relocated to and was primarily designing residences in new subdivisions in La Jolla. His homes include the Darlington House and the John Scripps residence in addition to over 200 other residences. In addition to his houses, he designed the La Jolla Beach and Tennis Club, the Marine Room, the Spanish-style Arcade building and an addition to the La Valencia Hotel. His architectural influence on La Jolla is substantial having designed buildings and homes throughout his lengthy and prolific fifty-year career. He passed away at the age of 82 in 1979. Sixteen examples of Shepherd's work have since been designated by the Historical Resources Board, at least 14 of which were designated as a resource that reflects Shepherd's notable work.

The subject property was designed by Shepherd in 1937 for original owners William and Marie Mitchell, as evidenced by the original plans included in the applicant's report. As detailed in the discussion of Criterion D above, the modifications completed since the home's construction – most notably the addition at the entry – have significantly impaired the building's integrity of design and feeling. The entry is one of the singularly most important aspect of a home's design, and the addition completed in 1984 adversely impacted this element as originally designed by Shepherd. Therefore, staff finds that the building no longer reflects Shepherd's notable work, and does not recommend designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 1320 Muirlands Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 1320 Muirlands Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

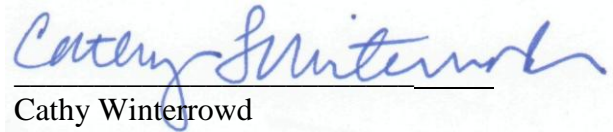
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1320 Muirlands Drive not be designated under any HRB Criteria. 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.



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Senior Planner



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KS/cw

Attachment:

1. Applicant's Historical Report under separate cover