



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

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-061

ATTENTION: Historical Resources Board  
Agenda of October 25, 2012

SUBJECT: **Item #10 – Charles and Iva Crouch House**

APPLICANT: James McCarthy represented by Archaeos

LOCATION: 4756 Kensington Drive, Kensington-Talmadge Community,  
Council District 3

DESCRIPTION: Consider the designation of the Charles and Iva Crouch House located at  
4756 Kensington Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Iva Crouch House located at 4756 Kensington Drive as a historical resource with a period of significance of 1912 under HRB Criterion C. The 300 square foot den addition and covered porch on the rear elevation of the structure that were constructed between 1921 and 1950 are excluded from this designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1912 date of construction and period of significance. Specifically, the resource exhibits a medium-pitched cross-gabled roof with composition shingles; wide eaves; exposed rafters; wood braces; wood shingle siding on the upper half of the structure and wood clapboard siding on the lower half; cobble material covering the chimney and surrounding the front porch walls; front porch with tapered square column roof supports and full length pedestals; a wide, single wood front door with beveled glass panes; and window fenestration consisting of wood framed casements and double hung and front windows with divided lite uppers.

## 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 house is a one-story building with a detached single-car garage at the southwest corner of the property, and is located on the west side of Kensington Drive within the Kensington Park Neighborhood of the Kensington-Talmadge Community.

The historic name of the resource, the Charles and Iva Crouch House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners Charles and Iva Crouch, who had the house constructed as their personal residence.

## ANALYSIS

A historical resource research report was prepared by Archaeos which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 building is a one-story Craftsman house with a detached single-car garage constructed in 1912, and features an asymmetrical front façade and a rectangular-shaped floor plan. The structure consists of wood framed construction on a concrete foundation. The roof is medium-pitched cross-gabled with composition shingles, wide eaves, exposed rafters, and wood braces. Two horizontal vents with a vertical vent between them are located in the center of the front gable. The exterior façade consists of wood shingle siding on the upper portion of the structure, horizontal wood clapboard siding on the lower portion and decorative cobble material covering the chimney and the walls that surround the front porch. The front porch is a partial width porch with the original northern part of the porch being enclosed with multi-lite windows and features tapered square column roof supports and full length pedestals. A wide, single wood front door with beveled glass panes is located in the center of the porch entry. A single horizontal louvered vent is located above the projecting bay window on the south elevation. The cobble-covered chimney is adjacent to this bay window on one side and a single French door flanked by 10-pane side lites is located on the other side of the projecting bay window. Window fenestration consists of wood framed casements, double hung and front windows with divided lite uppers and side lites. The front porch enclosure contains three multi-lite, fixed pane windows.

At some point in time, the original front porch was enclosed with windows according to the County Assessor Building Record and physical evidence remaining at the porch. However there is no indication on the building record or permit history as to when the porch was enclosed with windows. Most of the original enclosed porch was reversed with the exception of the northern portion of the porch, which is still enclosed with multi-lite fixed pane windows. The remaining porch enclosure is not a significant impact to the architectural integrity because the original

tapered square column roof supports, full length pedestals, and the cobble covered porch walls are still intact. Additionally, the multi-lite fixed pane windows enclosing the porch appear to be old with wavy glazing and wood framing. Another modification to note is a 300 square foot den addition and covered porch on the rear elevation of the structure which was constructed sometime between 1921 and 1950, based on Sanborn Maps. A single French door with 10-pane French side lites is located on the south elevation of the structure and may have been a later addition, according to the consultant.

The Craftsman style of architecture is the American residential counterpart of the English/Scottish Arts and Crafts movement. The key components of the style are simplicity of structural form, natural materials, hand craftsmanship, open planning, and the fusion of the architecture with the natural environment. The Craftsman phase was championed by popular magazines of the day such as “Ladies Home Journal” and the “Craftsman” which often provided designs for modest-sized, accessible homes. Craftsman architecture was the dominant architectural style for smaller homes built after 1905. The style reached its highest popularity in the work of Pasadena, California-based architects Green and Green, whose Gamble house has been used as the key example of Craftsmen style architecture.

The subject house conveys the historic significance of Craftsman style architecture by embodying the historic characteristics associated with the style, including a medium-pitched cross-gabled roof with composition shingles; wide eaves; exposed rafters; wood braces; wood shingle siding on the upper half of the structure and wood clapboard siding on the lower half; cobble material covering the chimney and surrounding the front porch walls; front porch with tapered square column roof supports and full length pedestals; a wide, single wood front door with beveled glass panes. Therefore, staff recommends designation of the subject building under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture and retains integrity to the 1912 date of construction. The 300 square foot den addition and covered porch on the rear elevation of the structure that were constructed between 1921 and 1950 are excluded from this designation

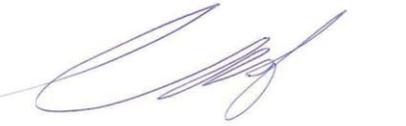
#### OTHER CONSIDERATIONS

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

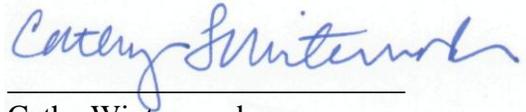
Based on the information submitted and staff's field check, it is recommended that the Charles and Iva Crouch House located at 4756 Kensington Drive be designated with a period of significance of 1912 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture. The 300 square foot den addition and covered porch on the rear elevation of the structure that were constructed between 1921 and 1950 are excluded from this designation. 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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Jeffrey E. Oakley  
Associate Planner



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Cathy Winterrowd  
Assistant Deputy Director/  
HRB Liaison

JO/ks/cw

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 10/25/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/25/2012, to consider the historical designation of the **Charles and Iva Crouch House** located at **4756 Kensington Drive, San Diego, CA 92116**, APN: **440-542-20-00**, further described as BLK 17 LOT 20 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 Charles and Iva Crouch House on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1912 date of construction and period of significance. Specifically, the resource exhibits a medium-pitched cross-gabled roof with composition shingles; wide eaves; exposed rafters; wood braces; wood shingle siding on the upper half of the structure and wood clapboard siding on the lower half; cobble material covering the chimney and surrounding the front porch walls; front porch with tapered square column roof supports and full length pedestals; a wide, single wood front door with beveled glass panes; and window fenestration consisting of wood framed casements and double hung and front windows with divided lite uppers. 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**. The 300 square foot den addition and covered porch on the rear elevation of the structure that were constructed between 1921 and 1950 are excluded from this designation.

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: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney