



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: November 14, 2008 REPORT NO. HRB-08-072

ATTENTION: Historical Resources Board
Agenda of November 21, 2008

SUBJECT: **ITEM #8 –7015 Vista Del Mar Avenue**

APPLICANT: Marie Burke Lia, on behalf of the property owners, John and. Barbara M. Northrop Living Trust

LOCATION: 7015 Vista Del Mar Avenue, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of 7015 Vista Del Mar Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the house at 7015 Vista Del Mar Avenue as a historical resource under any HRB Criterion.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at



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7015 Vista Del Mar Avenue is a single family home that was originally constructed in 1935 for Jean P. Hampton. The house was built by A.L. and A.E. Dennstedt in the Spanish Eclectic style.

ANALYSIS

A historical resource research report was prepared by Marie Burke Lia, the consultant, on behalf of the property owners, which concludes that the resource is significant under HRB Criteria C. The consultant also provided information on the builder. Staff disagrees with the determination that the resource is significant under HRB Criterion C, 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.

Originally constructed in 1935 in the Spanish Eclectic style of frame and stucco, the house was built for Jean P. Hampton. The one story single family home has an irregularly shaped floor plan that features three bedrooms and two bathrooms in 1,916 sq. ft. of livable space.

The roof of the house is a combination of gable and flat with parapet walls. The gable roof is sheathed with barrel clay tile. The eaves feature exposed rafter ends while the gable ends feature a simple cornice molding. The gable end of the main façade also features a simple vent composed of three protruding round clay tiles. The south façade features a brick and stucco chimney that rises several feet above the roof line and protrudes from the wall of the house.

Access to the house is via a recessed entrance on the South façade of the house. The entrance is a paneled wood door that is recessed approximately 18 inches to create the illusion of a thick wall which is similar to the method used on the front focal window. The front focal window is an arched fixed wood divided light window. The window is partially covered by a canvas awning. The sill of the window is tiled. The remaining windows on the house are predominantly the original 3 light wood casement, however there is one double hung replacement window on the side of the house and several original 4/4 double hung windows at the rear of the house.

The north portion of the house features an enclosed front porch on the main façade. The porch appears to have three arched openings that were in-filled with 3-light casement windows.

A two car detached garage is located at the rear of the house and is accessed via a driveway on the south side of the house. The garage is a frame and stucco building with a sliding wood garage door. The roof of the garage is flat with parapet walls and a small shed roof at the front that is sheathed with clay tile.

According to the 1940 and the 1956 Sanborn maps, the front porch was originally open and not enclosed until after 1956. While the in-filled arches are slightly recessed, Staff believes that the enclosed porch has a negative impact on the integrity of the house. With the enclosed

porch the house may be eligible as a contributing resource as part of a potential historic district, however, staff believes that the alteration excludes the house for consideration on an individual basis. Based on these alterations, staff does not recommend designation under Criterion C.

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

The applicant also provided information on A.L. and A.E. Dennstedt Building Company who constructed the house at 7015 Vista Del Mar Avenue. While the A.L. and A.E. Dennstedt Building Company has been declared a Master Builder (HRB Site #818—Hazel Weir/Dennstedt Company House/Mut kula xuy/Mut lah hoy ya Site #4), the integrity of this particular home has been compromised and does not represent a notable work of this Master Builder. Therefore staff does not recommend that the house at 7015 Vista Del Mar is designated under HRB Criterion D.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended to not designate the house at 7015 Vista Del Mar as a historical resource under any HRB Criterion. 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/Program Coordinator

jb/cw

Attachment(s):

Applicant's Historical Report under separate cover