



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: September 15, 2010 REPORT NO. HRB-10-044

ATTENTION: Historical Resources Board  
Agenda of September 23, 2010

SUBJECT: **ITEM #7 – Dr. James and Leona Parker House**

APPLICANT: Christopher and Dana Bessenecker

LOCATION: 4637 Marlborough Drive, Kensington-Talmadge Community, Council District 3

DESCRIPTION: Consider the designation of the Dr. James and Leona Parker House located at 4637 Marlborough Drive as a historical resource.

## STAFF RECOMMENDATION

Designate the Dr. James and Leona Parker House located at 4637 Marlborough Drive as a historical resource with a period of significance of 1924 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics of the Mission Revival style of architecture. The two-story house and detached garage retain several character-defining features of the style and a good level of integrity from their date of construction. Specifically, the character defining features reflected in the design of the resource include the Spanish style pantile roof; symmetrical hipped roof building mass with a second-story balcony over Mission-style colonnade; stucco exterior; recessed colonnade of arches and columns along the front porch; and a simple, four-squared building form.



## 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 on the eastern side of Marlborough Drive between Adams Avenue and Madison Avenue in a primarily single-family residential area within the Kensington Park Neighborhood of the Kensington-Talmadge Community.

The historic name of the resource, the Dr. James and Leona Parker House, has been identified consistent with the Board's adopted naming policy and includes the names of the first occupants who had the house constructed on the property as their personal residence. The house was built by the Great Western Building Company.

## ANALYSIS

A historical resource research report was prepared by Christopher and Dana Bessenecker, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not under HRB Criterion A. 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.*

The applicant's report states that the house is significant under HRB Criterion A largely related to the historical development of the Kensington Park Neighborhood and that the subject house is "steeped in the Spanish tradition of Kensington yet marks the end of homes built on the craftsman/mission ideals." There is little to no discussion of the resource's eligibility under HRB Criterion A, particularly relating to how the building reflects a special element that marked the end of the craftsman/mission revival architectural period that would be distinct from similar homes in the neighborhood with the same style and architectural period. Therefore staff cannot recommend designation under HRB Criterion A.

*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.*

Built in 1924, the two-story house and detached garage embody many distinct characteristics of the Mission Revival style, which was originally influenced by the 21 Franciscan, Spanish missions established along California's coast in the late 18<sup>th</sup> Century. The principal or front elevation shows a two-story massive scale, with the first story Mission style arched colonnade and recessed porch along the entire width of the house supporting a balcony above. The house has a rough stucco finish and a hipped, low-pitched Spanish pantile roof and visor over the colonnade. The wide, overhanging boxed eaves without brackets are consistent with the Arts and Crafts Prairie style of architecture. The fenestration pattern of the doors and windows are

symmetrical on the front elevation with the large entry door centered and a set of craftsman style windows on each side. The door is solid quarter-sawn oak with a 4-lite window in the upper middle section. Flanked on each side of the door are 10-lite, casement side lights. There are also tripartite windows each comprised of 3 joined sashes with the middle sash containing a large, fixed square glazing on the bottom topped by a 6-lite glaze above. The flanking sashes are casement, 8-lite windows, which, like all other opening windows in the home, include wood-framed screens. On the second story, a small wood-arched window with 4 fanlights over 6 lower lights is centered above the first-story door. Flanked on each side of the arched window is a set of 15-lite French doors opening from the balcony into each of the front-facing, second-story rooms.

Along the south elevation is a rose-color, cement driveway that runs to a detached garage at the rear of the property. The garage is matching stucco with original sliding “barn doors” with 12-lite windows set into each door. The garage roof has Spanish pantile matching the roof of the house. Over the driveway is a wood-trellis structure projecting from the stucco wall of the south elevation. Under the trellis structure is a reconstructed “in-kind” wood door with a 6-lite window, flanked by original double-hung sash 6-over-1 windows. Along the north elevation is the stucco chimney with two small double-hung 6-over-1 sash windows flanking the chimney on the first story, and to the east is another small double-hung 6-over-1 sash window as well as 3 ribboned sets of sliding sashes. The second story of the north elevation contains three, 6-over-1 double-hung sash windows as well as a large, door-length 6-over-1 double-hung, sash window centered over the stairwell.

A few modifications to the original structure have occurred, although they do not affect the overall integrity to the extent that the building is no longer eligible for designation. The previous owner stated in writing that the house and detached garage had been re-stuccoed “in-kind” with the same type of stucco material and texture as the original. The original cement porch floor and walkway were covered with “Saltillo” tiles. A custom-built door adjacent to the driveway approach was constructed “in-kind” to replace the original 6-lite glass and 3-recessed panel door that had deteriorated. This door may have been a window at one time, but there is no documentation of this. These modifications appear to have been done during the 1990’s according to the oral history provided in the report and are not highly visible from the street. Since purchasing the property in 2007, the current owner made some interior alterations on the upper level and added French-style doors to the rear of the house on the lower level where the dining room is located. Although not specified in the report, it should also be noted that staff believes the wood trellis structure overhanging the driveway approach is not original and was probably constructed at a later date in time.

The subject property embodies the character defining features of the Mission Revival style and retains integrity to its 1924 date of construction. Therefore, staff recommends designation 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 Dr. James and Leona Parker House located at 4637 Marlborough Drive be designated with a period of significance of 1924 under HRB Criterion C as a resource that embodies the character defining features of the Mission Revival architectural style and retains integrity. 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.



Jeffrey E. Oakley  
Associate Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s): Draft Resolution  
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 9/23/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/23/2010, to consider the historical designation of the **Dr. James and Leona Parker House** (owned by Christopher P. & Dana R. Bessenecker, 4637 Marlborough Drive, San Diego, CA 92116) located at **4637 Marlborough Drive, San Diego, CA 92116**, APN: **440-663-25-00**, further described as BLK 22 LOT 13 LOT 12 & N 10 FT 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 Dr. James and Leona Parker House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Mission Revival style of architecture. The house retains several character-defining features of the style and a good level of integrity from their date of construction. Specifically, the character defining features reflected in the design of the resource include the Spanish style pantile roof; symmetrical hipped roof building mass with a second-story balcony over Mission-style colonnade; stucco exterior; recessed colonnade of arches and columns along the front porch; a simple, four-squared building form; and wide-hanging, boxed eaves. 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 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: \_\_\_\_\_  
NINA FAIN  
Deputy City Attorney