



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 9, 2011 REPORT NO. HRB-11-036

ATTENTION: Historical Resources Board
Agenda of June 23, 2011

SUBJECT: **ITEM #8 – Carl B. and Matilda G. Hays Spec House No. 1**

APPLICANT: James Schwab and Gary Klein represented by Legacy 106, Inc.

LOCATION: 4909 Kensington Drive, Kensington-Talmadge Community, Council District 3

DESCRIPTION: Consider the designation of the Carl B. and Matilda G. Hays Spec House No. 1 located at 4909 Kensington Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Carl B. and Matilda G. Hays Spec House No. 1 located at 4909 Kensington Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource maintains its barrel clay tile roofing with exposed rafter tails on an intersecting gable roof, sand finish stucco and wood fixed and double hung windows.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

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. This 1928 Spanish Eclectic property is located within the single family residential area of Kensington

The historic name of the resource, the Carl B. and Matilda G. Hays Spec House No. 1, has been identified consistent with the Board's adopted naming policy and reflects the name of original owner who constructed the house as a speculation house.

ANALYSIS

A historical resource research was prepared by Legacy 106, Inc., 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.

Constructed in 1928 in the Spanish Eclectic style, this site features a one story residence with an intersecting gable roof at the front and a flat roof with parapet walls at the rear. The gable roof is sheathed with barrel clay tile and has straight cut rafter tails. The exterior walls are finished with a sand finish stucco punctuated by wood windows spaced evenly on each façade. The west (front) elevation features an uncovered, recessed front porch surrounded by a low wall with a pair of double hung windows facing the street and a vertical planked wood and glass door on the south wall. The front porch area is flanked by windows. The left side features a large single light focal window and the right side features a pair of 1/1 double hung windows. The remaining facades have a mix of single double hung windows and pairs spaced evenly on the plane. The south side also has a recessed wall plane and the north side has a stepped chimney near the front of the house.

The southeast corner of the property has a detached one car garage that features a wood tilt up door. The garage has a flat roof with parapet walls and a similar stucco finish to the main house.

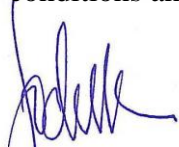
There have been a few modifications to the house, the tile was added to the front porch and sidewalk, the sidewalk was altered to be curved rather than straight, the chimney and firebox were reconstructed and it appears that the house was restuccoed. While the stucco finish is on the entire house and garage, the texture appears to be appropriate. The other modifications to the house are minor in nature and do not impact the overall integrity of the site. Therefore, staff recommends designation under Criterion C as a good example embodying distinctive characteristics of Spanish Eclectic style architecture.

OTHER CONSIDERATIONS

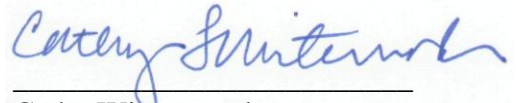
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Carl B. and Matilda G. Hays Spec House No. 1 located at 4909 Kensington Drive be designated with a period of significance of 1928 under HRB Criterion C with Spanish Eclectic style architecture which maintains its barrel clay tile roofing tile with exposed rafter tails on an intersecting gable roof, sand finish stucco and wood fixed and double hung windows. 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
Principal Planner/HRB Liaison

jb/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/23/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/23/2011, to consider the historical designation of the **Carl B. and Matilda G. Hays Spec House No. 1** (owned by James Schwab and Gary Klein, 4909 Kensington Drive, San Diego, CA 92116) located at **4909 Kensington Drive, San Diego, CA 92116**, APN: **440-373-10-00**, further described as BLK 7 LOT 21 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 Carl B. and Matilda G. Hays Spec House No. 1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource maintains its barrel clay tile roofing tile with exposed rafter tails on an intersecting gable roof, sand finish stucco and wood fixed and double hung windows. 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: _____
KEITH BAUERLE
Deputy City Attorney