



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: June 9, 2011 REPORT NO. HRB-11-041

ATTENTION: Historical Resources Board  
Agenda of June 23, 2011

SUBJECT: **ITEM #13 – 6758 MUIRLANDS DRIVE**

APPLICANT: Baum Family 2010 Trust represented by Scott A. Moomjian

LOCATION: 6758 Muirlands Drive, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of 6758 Muirlands Drive as a historical resource.

## STAFF RECOMMENDATION

Do not designate the property located at 6758 Muirlands Drive under any adopted HRB Criteria due to a lack of integrity.

## 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 subject property is located at 6758 Muirlands Drive in the La Jolla Community. The property consists of a two-story French Eclectic single family home and a detached garage.



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## ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff does not concur that the site is a significant historical resource under any HRB Criteria due to a lack of integrity. 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.*

According to the applicant's report, the house embodies the distinctive characteristics of the French Eclectic style. The house exhibits a moderately pitched, hipped roof with exposed decorative rafters and a slight eave overhang. The roof is covered in wooden shingles with decorative Mission tile at the ridge line. The house is clad in stucco with half timbering present on the top portion of the home. There are three chimneys; one is located on the North elevation and consists of staggered brick and capped with a decorative chimney top, the second is located along the east elevation and has been stuccoed, and the third is located on the south elevation and is double-barreled and stuccoed. The house features fixed windows with diamond-shaped leaded glass as well as casement multi-paned windows. A dormer is present on the southeastern elevation with a terrace located below composed of wood beams and rafters. A two story, detached two car garage with living space is present along the southern elevation.

Throughout the years several modifications have occurred on the home. The earliest modification known was done in the 1930's incorporating the attached garage into living space and a new detached garage was built on the property. The diamond leaded windows featured throughout the house are not original to the house and are believed to have been added sometime in the early 1970's through the mid 1980's. The dormer window on the southeastern elevation has been changed from its original six-paned window fenestration to three windows with the 1970's/1980's diamond leaded glass. Below the dormer is a terrace made of wood beams and rafters which were added to the property in 1946. Access to the terrace is believed to have been added at this time with the addition of a French door which replaced windows at the northern end of the terrace. Part of the 1930's detached garage was converted into a den in 1955. Around this time it is believed a dormer window and second floor was added along the east elevation

Other alterations to the property include the addition of a pool in 1963 and a fence and block wall with railing was added around the property in 1965 and 1971 which had the effect of reorienting the primary entrance of the home from the front to the back. In 2008 a remodel project was built along the southwest elevation adding a second story above what was originally the attached garage. Finished in 2008, the plans for this second story addition were reviewed and approved in 2004 under a project review for buildings over 45 years old. Working with HRB staff, the environmental reviewer found the plans for this addition to be consistent with the Secretary of the Interior's Standards. However, when considering an addition the Standards clearly state that the construction should be compatible with the rest of the building in terms of limiting the size and scale while also differentiating the addition from the rest of the structure. The massing of this particular addition at approximately 1300 sq. ft., clearly visible from the street and is not consistent with the Standards. In addition to the size, the design of the addition is

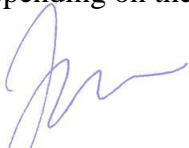
not clearly distinguished from the rest of the original house as seen in the matching half timbering, similar fenestration, and matching roofline and roofing materials. These modifications to the home seem to give a false historical appearance to the original context of the 1929 home. Therefore, staff does not recommend the designation of 6758 Muirlands Drive under Criterion C due to a lack of integrity.


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 at 6758 Muirlands Drive not be designated under any HRB Criteria due to a lack of 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.

  
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Jennifer Feeley  
Planning Intern

  
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Cathy Winterrowd  
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

1. Applicant's Historical Report under separate cover