



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 14, 2011 REPORT NO. HRB-11-066

ATTENTION: Historical Resources Board
Agenda of October 27, 2011

SUBJECT: **ITEM #7 – 7712 Hillside Drive**

APPLICANT: Thomas and Antoinette Keck Trust represented by Marie Burke Lia

LOCATION: 7712 Hillside Drive, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 7712 Hillside Drive as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 7712 Hillside 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 a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The house is a one and two story Tudor Revival style home located in the residential Villa Tract of the La Jolla Park subdivision.

ANALYSIS

A historical resource research report was prepared by Kathleen Crawford of the office of Marie Burke Lia, which concludes that the resource is not significant under HRB Criteria. Staff concurs that the site is not 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:

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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 finds no evidence to suggest that the property at 7712 Hillside Drive would be considered a special element of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Staff concurs, and therefore does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The applicant's report finds no evidence to suggest that the property at 7712 Hillside Drive is associated with significant persons or events. Staff concurs, and therefore does not recommend designation under HRB Criterion B.

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 property is a one and two story Tudor Revival style home built in 1931, and features steeply pitched cross gable roofs with wood shingles; clipped eaves; faux dovecote detailing at the gable end; a combination of smooth stucco walls with brick and stone veneer, as well as board and batten siding, all over wood frame construction; a decorative brick chimney; and a concrete foundation. The main façade is dominated by a centered, forward-projecting two story mass under a front-facing gable with a cantilevered second story element featuring brick veneer and multi-lite casement windows under a low pitch half-hipped roof. The two car garage is located at the first floor below. To the left, a single story mass set higher on grade is finished with board and batten siding and includes multi-lite casement windows as well as the main entry to the house. To the right, a two story mass features a ribbon of multi-lite casement windows set in a stucco façade over paired multi-lite casement windows on a stone-clad façade.

Modifications to the house are extensive, and include a large 1,392 square feet two-story addition with chimney in 1977 at the northwest end of the house. The addition, which is partially visible from the front of the house, resulted in demolition of large sections of the rear of the house. Furthermore, in an effort to blend the addition with the original house, original stone retaining walls on site that matched the stone at the base of the original house were disassembled, and the stone was used as a veneer on the base of the new addition. This resulted in a seamless transition between the original house and the addition, which is not consistent with the U.S. Secretary of the Interior's Standards. During the same year, the entire house and addition were re-roofed with heavy wood shakes. Subsequent additions at the rear of the house occurred in 1992. These additions occurred to the south of the 1977 addition and resulted in further demolition of original exterior walls. The additions were finished with gable roofs very similar to the original. Of the three front facing gables at the rear of the house, two date to the 1992 modifications. Given the size of the additions, the extent of demolition required to accommodate the additions, and the false sense of history created by the inappropriate use of historic materials, staff finds that the

modifications had a significant adverse impact on the integrity of the original 1931 Tudor Revival house, and therefore do not recommend designation under HRB 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's report was unable to identify an architect or builder for the house located at 7712 Hillside Drive, and found no evidence to suggest that the property at 7712 Hillside Drive is associated with a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman. Staff concurs, and therefore does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

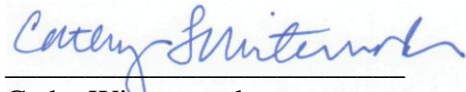
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 7712 Hillside 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment:

1. Applicant's Historical Report under separate cover