



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 12, 2016 REPORT NO. HRB-16-032

ATTENTION: Historical Resources Board  
Agenda of May 26, 2016

SUBJECT: **ITEM #10 – Eva Hill House**

APPLICANT: Andrew & Ruth Churchill Revocable Living Trust represented by Legacy 106, Inc.

LOCATION: 1079 Devonshire Drive, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Eva Hill House located at 1079 Devonshire Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the Eva Hill House located at 1079 Devonshire Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the 490 square foot rear addition constructed in 2003. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic architecture and retains a good level of architectural integrity from its date of construction and period of significance. Specifically, the resource exhibits one and two story articulated massing with flat roofs and simple parapets; rectangular clay attic vents; light sand stucco; an entry door set perpendicularly to the street under a shed tile roof; large, single lite picture windows with small projecting shed roof overhangs clad with clay tile; and single lite wood frame and sash casement windows.

### 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 building is located on APN 530-390-09-00 in the residential subdivision of Sunset Cliffs. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Eva Hill House, has been identified consistent with the Board's adopted naming policy and reflects the name of Eva Hill, the sole owner identified on the deed, who constructed the house as her personal residence and resided there with her husband, Harry.

## ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criterion C, and staff concurs. 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.*

Research into the history of the property at 1079 Devonshire Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 1079 Devonshire Drive did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for 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 located at 1079 Devonshire Drive was constructed in 1927 in the Spanish Eclectic style and features a one and two story massing with flat roofs and simple parapets; rectangular clay attic vents; light sand stucco over wood frame construction; and a raised foundation with concrete footings and floor joists. At the ground floor, the entry door is centered roughly on the façade, set perpendicularly to the street under a shed tile roof. On either side of the entry are large, single lite picture windows with small projecting shed roof overhangs clad with clay tile. The second floor above is articulated with three massings, each with a variety of single lite wood frame and sash casement windows and multi-lite French doors. Remaining fenestration consists primarily of single lite wood frame and sash casement windows.

Modifications are limited, and include a 490 square foot rear addition constructed in 2003-2004. Historic photos illustrate that the shed roof over the entry was extended out approximately 18 inches sometime after 2003, possibly as part of the project that constructed the rear addition. Restoration work at the entry door and second floor French doors has also occurred to correct past modifications that altered the building's original appearance. This restoration work was aided by the use of historic photographs, and was reviewed by Historical Resources staff and the Design Assistance Subcommittee (DAS). The modifications do not have significant impacts to integrity of design, materials, workmanship or feeling, and the building retains integrity as it relates to architectural significance.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic, style, which was the

predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including one and two story articulated massing with flat roofs and simple parapets; rectangular clay attic vents; light sand stucco; an entry door set perpendicularly to the street under a shed tile roof; large, single lite picture windows with small projecting shed roof overhangs clad with clay tile; and single lite wood frame and sash casement windows. Therefore, staff recommends designation of the property at 1079 Devonshire Drive 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 subject property at 1079 Devonshire Drive was built by Alfred Heald. Heald has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 1079 Devonshire Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The property at 1079 Devonshire Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### 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 Eva Hill House located at 1079 Devonshire Drive be designated with a period of significance of 1927 under HRB Criterion C as a resource that embodies the distinctive characteristics of Spanish Eclectic architecture and retains integrity. The designation excludes the 490 square foot rear addition constructed in 2003. 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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Kelley Stanco  
Senior Planner/HRB Liaison

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### Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 5/26/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2016, to consider the historical designation of the **Silverado Ballroom** (owned by Lotus Equity Group LLC, 7200 Grable Street, La Mesa, CA 91942) located at **4007 Euclid Avenue and 4750-4756 University Avenue, San Diego, CA 91942**, APN: **471-501-13-00**, further described as BLK 21 LOTS 23 & 24 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 Silverado Ballroom on the following findings:

(1) The property is historically significant under CRITERION A as a special element of City Heights' cultural and social development and retains integrity to the 1932 – ca. 1965 period of significance. Specifically, the resource provided for the community an accessible, eye-catching venue along a major thoroughfare for social gatherings, music and dancing during a period of continued commercial and residential growth in the area. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Art Deco style and retains a good level of architectural integrity from its 1932 date of construction and period of significance. Specifically, the resource features smooth stucco wall surfaces; copious geometric detailing; narrow horizontal bands; vertical pilasters; multi-pane metal casement, fixed and pivot windows; and a stylized, projecting tower element marking the main entrance to the ballroom. 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: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney