



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 12, 2016 REPORT NO. HRB-16-030

ATTENTION: Historical Resources Board
Agenda of May 26, 2016

SUBJECT: **ITEM #8 – Ada and Paul Hunt House**

APPLICANT: Karen and Christopher Barton represented by Legacy 106, Inc.

LOCATION: 3738 Lotus Drive, 92106, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Ada and Paul Hunt House located at 3738 Lotus Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Ada and Paul Hunt located at 3738 Lotus Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the rear addition and two story detached garage constructed in 1974. 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 and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains its irregular floor plan, stucco exterior, clay tile roof, front façade turret, arched window and door openings, wood frame and sash windows, and round clay tile vents.

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 within the Loma Portal neighborhood of Point Loma. The neighborhood consists primarily of one and two story single family homes.

The building is located on APN 449-703-14-00. The property was identified in 2009 as part of the Quieter Home Program and given a Status Code of 3D, "Appears eligible for NR as a contributor to a NR eligible district through survey evaluation."

The historic name of the resource, the Ada and Paul Hunt House has been identified consistent with the Board's adopted naming policy and reflects the name people who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy, 106 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 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, the subject property was designed in the Spanish Eclectic style. The exterior walls are sheathed with stucco applied in a hand troweled undulating pattern. The roof features barrel clay tile on the front gable and at the turret with the remainder of the roof being a flat roof with a parapet. The windows on the house are a mixture of fixed, casement, and double hung wood windows. The main focus of the front façade is a rounded turret. The turret features an arched front entrance with a small stained glass window directly above. To the right of the front entrance is a large single light fixed arched window flanked by smaller windows. The east façade features a gable end with a stucco chimney and decorative clay tile top flanked by single light arched windows. Just behind the chimney is a recessed, uncovered patio area. The patio is accessed via a pair of divided light French doors with side lights. The upper portion of each wall in the recessed patio features a small shed roof sheathed with clay tile. The rear of the house was enlarged with an addition in 1974. The addition is similar to the house with the exception of chimney sheathed with brick. The west façade of the house features a small shed roof area just behind the turret. This portion of the building presents the third chimney on the house. At the rear of the property, there is a two story garage and guest house that was added in 1974. The styling of the garage and the guest house is similar to the historic portion.

Modifications appear to be limited to the rear of the building, with the additions in 1974 which were noted previously. The windows on the house were replaced in kind through the Quieter Home Program. The changes have not impacted any significant character defining features, are at the rear of the building, and are well outside of the public view.

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.

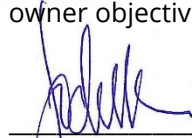
Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including its irregular floor plan, stucco exterior, clay tile roof, front façade turret, arched window and door openings, wood frame and sash windows, and round clay tile vents. 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 Ada and Paul Hunt House located at 3738 Lotus Drive be designated with a period of significance of 1928 under HRB Criterion C as a good example of a Spanish Eclectic style house. The designation excludes the rear addition and two story detached garage constructed in 1974. 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



Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

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 **Ada and Paul Hunt House** (owned by Karen & Christopher Barton, 3738 Lotus Drive, San Diego, CA 92106) located at **3738 Lotus Drive, San Diego, CA 92106**, APN: **449-703-14-00**, further described as BLK E LOT 26 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 Ada and Paul Hunt House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource retains its irregular floor plan, stucco exterior, clay tile roof, front façade turret, arched window and door openings, wood frame and sash windows, and round clay tile vents. 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 designation shall exclude the rear addition and two story detached garage constructed in 1974.

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