



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 14, 2016 REPORT NO. HRB-16-043

ATTENTION: Historical Resources Board
Agenda of July 28, 2016

SUBJECT: **ITEM #9 – Ernest and Margaret Leighton House**

APPLICANT: Robert J. Connelly and Kenneth J. Baer represented by IS Architecture

LOCATION: 4126 Hilldale Road, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Ernest and Margaret Leighton House located at 4126 Hilldale Road as a historical resource.

STAFF RECOMMENDATION

Designate the Ernest and Margaret Leighton House 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 the Spanish Colonial Revival Style and retains integrity. Specifically the resource exhibits asymmetrical massing; low-pitched tile roof; textured exterior stucco; decorative features such as the tile attic vents, cast bronze hardware, decorative metal gate; and the use of arches in the focal window and porch entrance.

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 resource is a one story, single-family residence constructed in 1928 in the Spanish Colonial Revival Style. The building sits on an interior lot with its front elevation oriented toward Hilldale Road and is located on APN 440-192-19-00 in the Kensington-Talmadge Community.

The historic name of the resource, Ernest and Margaret Leighton House, has been identified consistent with the Board's adopted naming policy and reflects the name of the owners who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, 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 4126 Hilldale Road did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or the Kensington-Talmadge community'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 4126 Hilldale Road 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 resource is a one story, single-family residence constructed in 1928 in the Spanish Colonial Revival Style. The building sits on an interior lot with its front elevation oriented toward Hilldale Road. The house is asymmetrical and features an irregular plan. The main portion of the building has a side gable roof with a cross gable projecting from the eastern side of the main elevation. The roof is low pitched and covered with a red clay half-barrel tile. The rear portion of the house features a flat roof with a low parapet. The exterior walls and tapered chimney are covered in a textured stucco. A two car garage sits behind the house and is clad in stucco of the same texture. A curvilinear brick walkway leads from the driveway to the south façade.

The wooden front door is accessed through an arched entry and decorative metal gate on the cross gabled end of the south elevation. A low-walled porch with canvas awning and brick floor covers about a half of this façade. Two wooden tripartite windows, each with a large fixed single pane center window flanked by two four-over-four double hung windows, are located on this elevation. The first set of windows is sheltered beneath the porch awning while the other is located beneath another awning on the gable end and features an elliptical arch shape. A circular attic vent is located beneath the apex of the gable end.

The west elevation features a recessed side porch featuring a set of ten-light French doors. This secondary entrance is paved with brick and covered by a black canvas awning. Also on this façade is a small projection covered with a clay tile shed roof. The north elevation features a one-light wood

door with canvas awning, a sliding glass door and small wooden bay window with brackets. Most of the building's windows are wooden double hung with one-over-one, four-over-four and six-over-six varieties. The exception is a small aluminum awning window on the east façade. Decorative features include clay tile attic vents and floor drains as well as cast bronze hardware for the front door.

Several small modifications have been made to the home since its construction. The sliding glass door and bay window replaced two original windows on the rear elevation. The aluminum awning window on the east façade was also a later addition. The garage doors have been replaced and there is also evidence that a window was removed from the west elevation. Additionally, it appears that the brick walkway in front of the home has been altered. These modifications do not significantly impair integrity of design, materials or feeling.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival Style and retains integrity. Specifically the resource exhibits asymmetrical massing; low-pitched tile roof; textured exterior stucco; decorative features such as the tile attic vents, cast bronze hardware, decorative metal gate; and the use of arches in the focal window and porch entrance. Therefore, staff recommends designation of the subject property 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.

Research into the construction of the property at 4126 Hilldale Road failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for 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 4126 Hilldale Road 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.

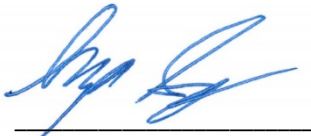
The property at 4126 Hilldale Road is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Ernest and Margaret Leighton House located at 4126 Hilldale Road be designated with a period of significance of 1928 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Colonial Revival Style. 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.



Suzanne Segur
Assistant Planner



Kelley Stanco
Senior Planner/HRB Liaison

SS/ks

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/28/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/28/2016, to consider the historical designation of the **Ernest and Margaret Leighton House** (owned by Robert J. Connelly and Kenneth J. Baer, 4126 Hilldale Road, San Diego, CA 92116) located at **4126 Hilldale Road, San Diego, CA 92116**, APN: **440-192-19-00**, further described as BLK 6 LOT 7 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 Ernest and Margaret Leighton House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival Style and retains integrity to its 1928 date of construction and period of significance. Specifically the resource exhibits asymmetrical massing; low-pitched tile roof; textured exterior stucco; decorative features such as the tile attic vents, cast bronze hardware, decorative metal gate; and the use of arches in the focal window and porch entrance. 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