



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 9, 2021 REPORT NO. HRB-21-052

HEARING DATE: September 23, 2021

SUBJECT: **ITEM #02 – Louis and Sylvia Solof House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Arthur H Neill III & Arianna Lopez; represented by Landmark Historic Preservation

LOCATION: 1517 Cypress Avenue, Uptown Community, Council District 3
APN 452-331-40-00

DESCRIPTION: Consider the designation of the Louis and Sylvia Solof House located at 1517 Cypress Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Louis and Sylvia Solof House located at 1517 Cypress Avenue as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation excludes the detached garage. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features gabled and shed roof forms; Mission red clay tile roof; round clay attic vents; asymmetrical front façade; Santa Barbara stucco cladding texture; post-and-lintel porch beams; large rectangular focal window with inset reveal; and double-hung wood 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 subject property is a one-story, single-family residence located in the Hillcrest neighborhood of the Uptown community.

The property was identified in the [2016 Uptown Historic Resources Survey Report](#) and given a Status Code of 5D3, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Louis and Sylvia Solof House, has been identified as consistent with the Board's adopted naming policy and reflects the name of A. Louis Solof and Sylvia E. Solof, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research was prepared by Landmark Historic Preservation, 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.

The subject property was constructed in 1936 in the Spanish Eclectic style. The property was built with an L-shaped floor plan and finished with Santa Barbara textured stucco. The cross-gable and shed roof are clad with red clay mission half-barrel roof. An original detached garage is located adjacent to the west of the home. A perimeter wall encloses the space between the house and the garage.

The north elevation primary façade contains a covered, raised partial-width porch entry. The porch cover is supported by square wooden columns and decorative scroll sawn beams and brackets. The north elevation gable end façade features five round clay attic vents. Fenestration along this elevation are wooden double-hung windows of various sizes; some windows are paired with window shutters. The east elevation gable facade contains a large rectangular focal window with a soft inset reveal. A capped chimney clad in stucco is situated along the south façade along with various one-over-one and three-over-one double-hung wood windows. The west elevation features multiple double-hung windows and raised steps to a side entry French door, which is covered by a non-original awning.

Modifications include the front patio enclosure, installation of a west elevation patio awning, in-kind tile roof replacement, modern garage door installation, and aluminum window sash replacements along the south, west, and north elevations at unknown dates.

The residence underwent an extensive renovation in 2019 to restore the property to its original condition based on historical photographic documentation. The homeowners obtained permits in 2019 to remove the front porch enclosure, restore the front porch wall and windows back to their historical configuration as well as expand the perimeter wall and add new French doors to the garage's side elevation. During the renovation project, the existing sand float exterior stucco surface was refinished to a Santa Barbara texture. Windows along the north, west, and south elevation were restored to wooden double-hung windows to match the historical photos. Initially, Plan-Historic staff determined the property to be not significant based on its pre-renovation condition and did not evaluate the construction plans for consistency with the [Secretary of Interior Standards for the Treatment of Historic Properties](#). Email communications from 2019 show the applicant submitted historical photos along with some additional information regarding the property to historic resource staff, who reclassified the property as potentially historic. This new determination exempts the

property from Title 24 energy efficiency regulations, thus allowing the homeowners to install reconstructed double-hung wood windows.

The 2019 project faithfully restored the home to its original design. The window lite patterns matched the historical photo, the porch enclosure was deleted, and the porch walls were rebuilt to match the original configuration. While this renovation project appears to have been done in a manner generally consistent with the Secretary of the Interior's Standards, it was not formally approved by staff. The renovation work restored the building such that it retains integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C. This recommendation excludes the original garage, which has been modified with new French doors and a modern folding metal garage door.

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, and 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 historical significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style, including the gabled and shed roof forms; Mission red clay tile roof; round clay attic vents; asymmetrical front façade; Santa Barbara stucco cladding texture; post-and-lintel porch beams; large rectangular focal window with inset reveal; and wooden double-hung windows. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

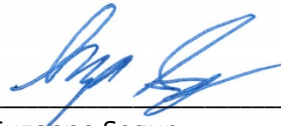
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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. 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 Louis and Sylvia Solof House located at 1517 Cypress Avenue be designated with a period of significance of 1936 under HRB C as a good example of the Spanish Eclectic style. The designation excludes the detached garage.



Alvin Lin
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

AL/eh/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/23/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/23/2021, to consider the historical designation of the **Louis and Sylvia Solof House** (owned by Neill Arthur H III & Lopez Arianna, 3627 Albert Street, San Diego, CA 92103) located at **1517 Cypress Avenue, San Diego, CA 92103**, APN: **452-331-40-00**, further described as BLK 236 LOTS 9 TO 12 N 40 FT 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 Louis and Sylvia Solof House the on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character-defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its period of significance of 1936. Specifically, the resource features gabled and shed roof forms; Mission red clay tile roof; round clay attic vents; asymmetrical front façade; Santa Barbara stucco cladding texture; post-and-lintel porch beams; large rectangular focal window with inset reveal; and double-hung wood windows. 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 detached garage.

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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

1517 Cypress Avenue, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **452-331-40-00**

HISTORICAL RESOURCES BOARD NUMBER **0**