



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: November 9, 2011 REPORT NO. HRB-11-074

ATTENTION: Historical Resources Board
Agenda of November 18, 2011

SUBJECT: **ITEM #6 – Elmer and Ida Hall House**

APPLICANT: Katrina Dudley represented by Scott A. Moomjian

LOCATION: 2806 Gregory Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Elmer and Ida Hall House located at 2806 Gregory Street as a historical resource.

STAFF RECOMMENDATION

Designate the Elmer and Ida Hall House located at 2806 Gregory Street as a historical resource with a period of significance of 1932 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1932 period of significance. Specifically, the resource exhibits shed and hipped single barrel clay tile roofs in front of a flat roof with parapet; slightly overhanging eaves with short, rounded rafter tails; a hand-troweled, light sand finish stucco; a recessed entry porch supported by a simple square post and beam; 4-over-4 and 1-over-1 double hung wood frame and sash windows; and decorative detailing including a wood lintels, wrought iron, and stucco detailing consisting of 12 recessed squares covered by a simple wrought iron grill.

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 house is a one story single family home located in the residential subdivision of Carmel Heights Extension.

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

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 located at 2806 Gregory Street is a one story Spanish Eclectic style home constructed in 1932, and features shed and hipped single barrel clay tile roofs in front of a flat roof with parapet; slightly overhanging eaves with short, rounded rafter tails; a hand-troweled, light sand finish stucco over wood frame construction; a stucco-covered brick chimney and a concrete foundation. The front façade is dominated by a forward-projecting bay under the hipped tile roof. A single pane fixed window with a wood lintel and decorative wrought iron is centered on the façade and flanked by decorative stucco detailing consisting of 12 recessed squares covered by a simple wrought iron grill. The entry porch is set to the left of and back from the projecting bay. The shed roof of the entry porch is supported on a simple square wood post and wood beam. The original wood entry door is set to the north end of the porch, and a pair of 4-over-4 double hung wood frame and sash windows is set to the south end. Remaining fenestration consists of 4-over-4 and 1-over-1 double hung wood frame and sash windows. A detached garage original to the house is located on the south side of the lot.

Upon review of the nomination and completion of a site visit in December 2010, staff noted two significant modifications and issues related to integrity. First, the house was clad in a non-historic "Spanish lace" style stucco finish; and second, the original scored walkway leading to the house had been removed and replaced with a non-historic winding brick path. Staff met with the applicant following the site visit to discuss these integrity issues, and stated that staff could not support designation of the house with the non-historic stucco texture in place. Over the next year, staff worked with the applicant to identify the original stucco texture existing beneath the non-historic finish. Test samples were prepared until a finish which matched the original stucco was found. The applicant then worked with a number of contractors to have the non-historic stucco finished removed and replaced with the historically appropriate, hand-troweled light sand finish. The non-historic walkway was also removed and replaced with a historically appropriate scored concrete walkway. With these two elements restored, the house retains a high degree of integrity to the date of construction. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

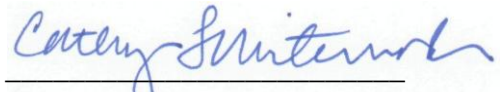
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Elmer and Ida Hall House located at 2806 Gregory Street be designated with a period of significance of 1932 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style and retains integrity to its date of construction. 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(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/18/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/18/2011, to consider the historical designation of the **Elmer and Ida Hall House** (owned by Katrina L. Dudley, 2806 Gregory Street, San Diego, CA 92104) located at **2806 Gregory Street, San Diego, CA 92104**, APN: **453-832-08-00**, further described as BLK F LOT 19 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 Elmer and Ida Hall House on the following findings:

(1) The property is historically significant under CRITERION C for as a resource that embodies the distinctive characteristics of the Spanish Eclectic style and retains integrity from its 1932 period of significance. Specifically, the resource exhibits shed and hipped single barrel clay tile roofs in front of a flat roof with parapet; slightly overhanging eaves with short, rounded rafter tails; a hand-troweled, light sand finish stucco; a recessed entry porch supported by a simple square post and beam; 4-over-4 and 1-over-1 double hung wood frame and sash windows; and decorative detailing including a wood lintels, wrought iron, and stucco detailing consisting of 12 recessed squares covered by a simple wrought iron grill. 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 AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
KEITH BAUERLE
Deputy City Attorney