



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 13, 2022 REPORT NO. HRB-22-041

HEARING DATE: October 27, 2022

SUBJECT: **ITEM #04 – Martin and Norma Brauer Spec House #1**

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

APPLICANT: Gregory and Susan Daddis Represented by Landmark Historic Preservation

LOCATION: 4368 Adams Avenue, Kensington-Talmadge Community, Council District 9
APN 465-331-0900

DESCRIPTION: Consider the designation of the Martin and Norma Brauer Spec House #1 located at 4368 Adams Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Martin and Norma Brauer Spec House #1 located at 4368 Adams Avenue as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 1963 rear breakfast nook addition constructed outside of the period of significance. 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 a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features an asymmetrical façade, stucco exterior, hipped roof with red tiles and little eave overhang, exposed rafter tails, arched porte cochere, stucco chimney, arched focal window, balcony with metal railing, 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 resource is a two-story, single family residence with detached garage in the Talmadge Park neighborhood of the Kensington-Talmadge community.

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 Martin and Norma Brauer Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Martin and Norma Brauer, who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report 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 resource is a two-story, single family residence constructed in 1929 in the Spanish Colonial Revival style. The asymmetrical house features a low sloping, hipped red tile roof with little eave overhang and exposed rafter tails. The light sand textured stucco is unevenly applied to the building which gives the exterior an aged appearance. The arch, an important architectural feature of the Spanish Colonial Revival style, is used as a design motif on the resource's street façade. Unique features of the house are the arched front porch with half wall and porte cochere which project from the front façade and are sheltered beneath a shared gabled roof. The front façade also features an arched focal window set within a larger plaster arch. A balcony with iron railing and tile roof projects from the second story of the front façade and is accessed by a pair of French doors. The west façade features a stucco chimney. The rear of the house features a three sided bay. Fenestration includes double hung wood windows in a variety of sizes. A detached original garage is accessed by passing through the porte cochere.

Several modifications have been made to the resource since its date of construction. Alterations include the 1963 addition of a breakfast nook at the rear of the property, the replacement of the roof tiles at an unknown date, the addition of gutters and the modification of rear windows to French doors at an unknown date. Recently, a non-original rear balcony enclosure was removed. These modifications do not impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

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 house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including an asymmetrical façade, stucco exterior, hipped roof with red tiles and little eave overhang,

exposed rafter tails, arched porte cochere, stucco chimney, arched focal window, balcony with metal railing, and double hung wood windows. Therefore, staff recommends designation 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 applicant's request for designation for the property located at 4368 Adams Avenue did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

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 the Martin and Norma Brauer Spec House #1 located at 4368 Adams Avenue be designated with a period of significance of 1929 under HRB Criterion C as a good example of the Spanish Colonial Revival style. The designation excludes the 1963 rear breakfast nook addition constructed outside of the period of significance.



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/27/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/27/2022, to consider the historical designation of the **Martin and Norma Brauer Spec House #1** (owned by Gregory A. & Susan E. Daddis, 4368 Adams Avenue, San Diego, CA 92116) located at **4368 Adams Avenue, San Diego, CA 92116**, APN: **465-331-09-00**, further described as LOT 187 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 Martin and Norma Brauer Spec House #1 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 Colonial Revival style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features an asymmetrical façade, stucco exterior, hipped roof with red tiles and little eave overhang, exposed rafter tails, arched porte cochere, stucco chimney, arched focal window, balcony with metal railing, 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 1963 rear breakfast nook addition constructed outside of the period of significance.

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: _____
TIM HUTTER, 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

4368 Adams Avenue, San Diego, CA 92116

ASSESSOR PARCEL NUMBER **465-331-09-00**

HISTORICAL RESOURCES BOARD NUMBER **0**