


CITY OF SAN DIEGO
M E M O R A N D U M

DATE: June 19, 2014

TO: Historical Resources Board and Interested Parties

FROM: Jodie Brown, Senior Planner 

SUBJECT: **ITEM #8 – The Walter and Louise Tribble/Thomas Shepherd House**

The owner information noted in the report dated June 12, 2014 was listed incorrectly as Julie Dunn. The correct owner of the property is Alessandro Sette who is represented by Scott Moomjian. The owner information on the agenda and draft resolution is correct.



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 12, 2014 REPORT NO. HRB-14-035

ATTENTION: Historical Resources Board
Agenda of June 26, 2014

SUBJECT: **ITEM #8 – The Walter and Louise Tribble/Thomas Shepherd House**

APPLICANT: Julie Dunn represented by Scott A. Moomjian

LOCATION: 6028 Folsom Drive, 92037, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Walter and Louise Tribble/Thomas Shepherd House located at 6028 Folsom Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Walter and Louise Tribble/Thomas Shepherd House located at 6028 Folsom Drive as a historical resource with a period of significance of 1929 under HRB Criteria C and D. The designation excludes additions constructed after the period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Monterey style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource maintains its two story form with side gabled roof, exterior stucco walls, cantilevered balcony with metal railing and pronounced support beams, paired multi-pane windows flanked by faux wood shutters, and a centrally located recessed front entrance.
2. The resource is representative of a notable work of Master Architect Thomas Shepherd and retains integrity as it relates to the original design. Specifically, the resource is a rare example of his work in the Monterey style showcasing his wide breadth as an architect.

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 home located in the La Jolla Hermosa subdivision surrounded by largely single family homes.

The building is located on APN 357-184-09-00. 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 Walter and Louise Tribble/Thomas Shepherd House, has been identified consistent with the Board's adopted naming policy and reflects the name of person who constructed the house as their personal residence and the name of the Master Architect who designed it.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian which concludes that the resource is significant under HRB Criteria C and D 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 the Monterey style in 1929, the subject property features two stories with a stucco exterior with a multi-level gable roof sheathed with a faux shake-style tile which replaced the original wood shingle roof. The fenestration consists primarily of evenly spaced, multi-light, double hung wood windows flanked by wood shutters.

The central two story section is flanked by a single story portion on either side. The central portion features a centrally located recessed front entrance. Canterlivered above the front entrance is a narrow balcony supported by pronounced wood beams. The balcony is covered by an integrated shed roof and accessed via a pair of 4-light French doors. The northwestern single story portion features a two car garage with wood sliding garage doors. The southeastern single story portion features two evenly spaced wood windows with a solid wood panel at the lower portion. The gable end has a bay window sheathed with similar roofing material.

The rear of the subject property had 2 one-story gable roofs (one gable roof also featured a lower basement level) coming off the main portion of the house to form a "C" shape creating a patio area. In 1951, a rear addition was added to the property that introduced a shed roof addition at the northwestern corner. The work also eliminated an exterior stair and enclosed a rear balcony on this façade. The additions were completed with a board and batten siding to distinguish from the original construction. Modifications to the exterior of the house were limited to the rear of the house.

The Monterey style is one of California's few indigenous architectural styles and was popular during the first half of the twentieth century. The style blended old Spanish building characteristics with the architectural language of New England that was being brought to California at the time. Character defining features of this style include low-pitched gabled or hipped roofs, cantilevered second floor balconies with wood railings and covered by principal roof. It is not uncommon to have wood railings replaced with decorative iron railings in the

Creole French variant. Roofs are usually covered in wood shingle or tile, and walls are typically clad in stucco, brick or wood. Door and window surrounds sometimes mimic the Territorial examples of the Spanish Colonial prototypes; paired windows and false shutters are common.

The limited modifications to the property do not alter its character defining features or significantly impair its integrity. The subject property continues to convey the historic significance of Monterey style architecture by embodying the character defining features of the style including its two story form with side gabled roof, exterior stucco walls, cantilevered balcony with metal railing and pronounced support beams, paired multi-pane windows flanked by faux wood shutters, and a centrally located recessed front 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.

The applicant's report states that the house is representative of the notable work of recognized Master Architect Thomas Shepherd. Shepherd was born in 1897 and studied at the University of Wisconsin and Columbia University in New York, where he studied architecture. However, inspiration seems to have been drawn from his travels in Europe, particularly in the Mediterranean region. In 1926, he had relocated to and was primarily designing residences in new subdivisions in La Jolla. His homes include the Darlington House and the John Scripps residence in addition to over 200 other residences. In addition to his houses, he designed the La Jolla Beach and Tennis Club, the Marine Room, the Spanish-style Arcade building and an addition to the La Valencia Hotel. His architectural influence on La Jolla is substantial having designed buildings and homes throughout his lengthy and prolific fifty-year career. He passed away at the age of 82 in 1979.

During the late 1920s, most of Shepherd's work embodied a Spanish style with English influences, although a few of his designs appear to have incorporated Japanese and even French elements. To date, no examples of Shepherd's work executed in the Monterey style have been identified, and no examples of Shepherd's work in the Monterey style have been designated. The Monterey architectural style is an extremely rare style utilized by Shepherd. The design of the home illustrates Shepherd's wide breadth as an architect who practiced in a variety of styles. As such, the house represents a notable work of established Master Architect Thomas L. Shepherd, and therefore staff recommends designation under HRB Criterion D.

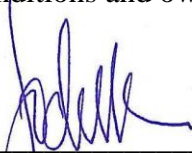
OTHER CONSIDERATIONS

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 Walter and Louise Triple/Thomas Shepherd House located at 6028 Folsom Drive be designated with a

period of significance of 1929 under HRB Criteria C as a resource that embodies the character defining features of the Monterey style and retains integrity to its period of significance. Specifically, the resource maintains its two story form with side gabled roof, exterior stucco walls, cantilevered balcony with metal railing and pronounced support beams, paired multi-pane windows flanked by faux wood shutters, and a centrally located recessed front entrance. And Criterion D as a resource that is representative of a notable work of Master Architect Thomas L. Shepherd and retains integrity as it relates to the original design. The resource is a rare example of his work in the Monterey style showcasing his wide breadth as an architect. The designation excludes additions constructed after the period of significance. 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



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/26/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/26/2014, to consider the historical designation of the **Walter and Louise Tribble/Thomas Shepherd House** (owned by Alessandro Sette, 6028 Folsom Drive, San Diego, CA 92037) located at **6028 Folsom Drive, San Diego, CA 92037**, APN: **357-184-09-00**, further described as BLK 39 LOT 3 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 Walter and Louise Tribble/Thomas Shepherd House 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 Monterey style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource maintains its two story form with side gabled roof, exterior stucco walls, cantilevered balcony with metal railing and pronounced support beams, paired multi-pane windows flanked by faux wood shutters, and a centrally located recessed front entrance. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Thomas Shepherd and retains integrity as it relates to the original design. Specifically, the resource is a rare example of his work in the Monterey style showcasing his wide breadth as an architect. 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 additions constructed after 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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney