



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 13, 2022 REPORT NO. HRB 22-037

HEARING DATE: October 27, 2022

SUBJECT: **ITEM 05 – DR. GUY AND AQUILYN MAGGIO HOUSE**

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

APPLICANT: Hart Family Trust 07-05-18 represented by Urbana Preservation & Planning

LOCATION: 3575 Via Flores, 92106, Peninsula Community, Council District 2
APN 532-420-24-00

DESCRIPTION: Consider the designation of the Dr. Guy and Aquilyn Maggio House located at 3575 Via Flores as a historical resource.

STAFF RECOMMENDATION

Designate the Dr. Guy and Aquilyn Maggio House located at 3575 Via Flores as a historical resource with a period of significance of 1968 under HRB Criterion C. The designation excludes the 1986 rear master bedroom addition that was constructed outside 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 Contemporary style architecture with Post and Beam influences and retains a good level of architectural integrity from its 1968 period of significance. Specifically, the resource retains a strong, flat roof form with deep overhangs at some elevations; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical redwood siding; broad brick chimney; Split-level design, recessed entry; and an attached garage.

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 two-story single-family residence located on the south side of Via Flores in the "Wooded Area" within the Peninsula 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 Dr. Guy and Aquilyn Maggio House, has been identified consistent with the Board's adopted naming policy and reflects the name of Dr. Guy and Aquilyn Maggio, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criterion D. 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 Contemporary style with Post and Beam influences single-family residence built in 1968 (Attachment 1). The building is sited on a sloping lot and is clad in redwood vertical siding with brick features, which include the chimney and retaining walls around the garage. The asymmetrical primary elevations face Via Flores and are set back from the street. The floor plan forms a "T" with the west side extending perpendicular to the east, which is parallel to Via Flores, and is completed by the rear south and east elevations. A concrete and flagstone path with brick retaining walls leads up to the recessed main entry provided by a pair of wood paneled doors. The garage is set below the main house and is accessed off of Via Flores. The building's Post and Beam influences are conveyed through its flat roof form with deep overhangs at some elevations with floor-to-ceiling glass utilized in windows and doors throughout

Tailored for private modern living, the residence provides indoor/outdoor connections focused largely at the rear of the building, away from the primary elevation. The rear elevations have a porch covered by an extension of the primary roof supported by thin square wood posts and wood/aluminum railings. In 1986 the existing master bedroom on the southeast corner was extended into the second-floor balcony using the original porch cover as the roof. A pool is centrally located on this side of the house and is surrounded by modern flagstone pavers.

Modifications to the subject resource include, the second story rear master bedroom addition in 1986 and a photovoltaic system was installed in 2011. Additional modifications completed at an unidentified time include: the brick walls and flagstone walkway on the front elevation; the brick patio, fire pit and flagstone pavers surrounding the pool on the rear elevation. These modifications do not significantly impair integrity of design, materials, workmanship, or feeling and the building retains integrity as it relates to architectural significance.

Unlike earlier styles which are generally defined by exterior decorative details, the Contemporary style focused on interior spaces and their relation to the outdoors. Emphasis was placed on integrating the indoors with the outdoors by utilizing windows and exterior living areas such as balconies and courtyards. The style was popular in San Diego in the 1950's and 1960's largely

because it could be easily adapted to hillside lots. Character defining features include strong roof forms with deep overhangs and exposed beams; large, aluminum framed windows; non-traditional exterior finishes including vertical wood siding, concrete block, stucco and flagstone; sun shades, screen or shadow block accents; broad masonry chimneys; and distinctive triangular, parabolic or arched forms. Contemporary houses often incorporate angular massing; attached carports or garages; courtyards or balconies; obscured or recessed entries; and split-level designs.

The San Diego Modernism Context Statement identifies 1950-1970 as the period for Post and Beam architecture, which is characterized primarily by direct expression of the structural system, usually wood or steel frames; horizontal massing; flat or shallow pitch roofs with deep overhangs or no parapet; and floor-to-ceiling glass. The style is characterized secondarily by repetitive façade geometry; minimal use of solid load bearing walls; absence of applied decoration; strong interior/exterior connections; open interior floor plans; and exterior finish materials that usually include wood steel and glass. The Context Statement notes the relative rarity of the style and identifies expression of the structural system through expansive floor-to-ceiling glass and wood or steel framing as critical elements to conveying the style.

Significance Statement: The house continues to convey the historic significance of the Contemporary style architecture with Post and Beam influences by embodying the historic characteristics associated with the style including; a strong, flat roof form with deep overhangs at some elevations; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical redwood siding; broad brick chimney; Split-level design, recessed entry; and an attached garage. 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 subject property at 3575 Via Flores was designed by Ronald K. Davis. Ronald K. Davis has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

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 Dr. Guy and Aquilyn Maggio House located at 3575 Via Flores be designated as a historical resource with a period of significance of 1968 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Contemporary style architecture with Post and Beam influences and retains integrity. The designation excludes the 1986 rear master bedroom addition that was constructed outside the period of significance.


Shannon Anthony
Senior Planner

SA/sa

Attachments:

1. Water and Sewer Record-1968
2. Draft Resolution
3. Applicant's Historical Report under separate cover

Attachment 1: Water and Sewer Record

CHECKED by SDF+E - 1-2-69

UTILITIES DEPARTMENT											
WATER/SEWER SERVICE ORDER					DISTRIBUTION						
SERVICE <input type="checkbox"/> RESET <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT					1-WHITE-WTR FLD-M+R PERM. 2-YELLOW-WTR FLD-M,SH-D,P-M,SH 3-GREEN-CHOLLAS WTR TICKLER 4-PINK-CHOLLAS SWR TICKLER 5-GOLD-SWR FLD-M+R-N.S. 6-BLUE-SWR FLD-M+R-PERM 7-GREEN-N.S.-WTR & SWR TICKLER						
UNIT NUMBER 341		DIST. NO. 12-13		SERVICE ADDRESS 14-34 (NO., DIR., NAME, SFX.)			ZONE 35-39		CUSTOMER NAME 37-41 (125)		
A001				03575 Via Flores			06		Maggio, Dr Guy		
METER NO. 44		SP. & FLT. 71-75		ASY. HYD. CO. 76-78		C/C 80		DATE TURNED ON 12-17		MR. CO. 18-19	
						1					
PRESS 35-59 (125)				CITY 60-72 (131)				STATE 73-74		ZIP CODE 75-79	
Lamont St				San Diego				Ca		92109	
LGW 12-30 (125)				ADDRESS OVERFLOW 37-41 (125)				ITEM NO. 82-83		SET READ 84-85	
LOT 9		BLK.		SUBDIVISION				PLAT NO.		DATE ISSUED	
				Flores Sub				200-1692		12-31-68	
A. CHARGE		WM CONNECTION CHARGE		WATER FEE		AREA CHARGE		SEWER FEE		DATE PAID	
\$		#		\$		#		\$		#	
				\$95.00				\$7.00		12-	
TYPE CONNECTION		METER SIZE		WORK ORDER		TYPE CONNECTION		WORK ORDER			
1"		7150810		29005		4" PC Print					
P.C. LOCATION						CONTRACTOR					
Print						Same 273-9941					
INSTRUCTIONS:						SPECIAL INSTRUCTIONS:					
WATER						SEWER					
SERVICE ENTERS PROPERTY						LATERAL TAPS MAIN					
F.T. <input type="checkbox"/> OF <input type="checkbox"/> L/L <input type="checkbox"/>						F.T. <input type="checkbox"/> FROM <input type="checkbox"/>					
ADDITIONAL SPACE						LATERAL ENTERS PROPERTY					
						F.T. <input type="checkbox"/> FROM <input type="checkbox"/>					
METER						CLEANOUT LOCATION					
MAKE 3						1 O					
STYLE 5											
SIZE											
KIND											
MAIN SZ. C.O. A.C. OTHER MAIN DEPTH						SEWER DEPTH CAULKING COMP. MAT'L. INSIDE					
						PROP. MAIN C.J. CEM. LEAD VIT. CLAY SOIL PIPE					
LED 169						DATE INSPECTED DATE INSTALLED FOREMAN					
FOREMAN											
auth 12-69											

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 **Dr. Guy and Aquilyn Maggio House** (owned by Hart Family Trust 07-05-18, 3575 Via Flores, San Diego, CA 92106) located at **3575 Via Flores, San Diego, CA 92106**, APN: **532-420-24-00**, further described as LOT 9 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 Dr. Guy and Aquilyn Maggio 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 Contemporary style with Post and Beam influences and retains a good level of architectural integrity from its 1968 period of significance. Specifically, the resource retains a strong, flat roof form with deep overhangs at some elevations; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical redwood siding; broad brick chimney; Split-level design, recessed entry; and an attached garage. 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 1986 rear master bedroom addition that was constructed outside 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

3575 Via Flores, San Diego, CA 92106

ASSESSOR PARCEL NUMBER **532-420-24-00**

HISTORICAL RESOURCES BOARD NUMBER **0**