

RESOLUTION NUMBER N/A
ADOPTED ON 2/23/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2012, to consider the historical designation of the **George and Bertha Cooley/Lois and Benjamin Torgerson Spec. House #1** located at **5158 Marlborough Drive, San Diego, CA 92116**, APN: **440-191-11-00**, further described as BLK 9 LOT 1 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 George and Bertha Cooley/Lois and Benjamin Torgerson 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 Spanish Eclectic architecture and retains a good level of architectural integrity from its 1931 period of significance. Specifically, the resource exhibits a hipped, red clay Mission tile roof; minimal overhanging roof eave; slightly textured stucco; scrolled wrought iron railings; second floor colonnade of spiral columns at the balcony; a recessed entry door with decorative quoin surround; and wood framed casement, fixed and double hung windows. 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 proposed Master Builder Benjamin Torgerson who constructed high quality speculation and custom-designed buildings that ranged from houses to commercial buildings and bungalow courts. Specifically, the resource at 5158 Marlborough Drive represents one of the early notable buildings created by Torgerson and is a good example of his style and detailing. 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, exterior of the building and the detached garage as Designated Historical Resource **Site No. 0**. The 184 square foot and 35 square foot additions at the rear of the structure were constructed c.1947 and are excluded from this designation.

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