



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 3, 2023 REPORT NO. HRB-23-042

HEARING DATE: November 16, 2023

SUBJECT: **ITEM #6 – Mary Sample/William Wahrenberger Spec. House #1**

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

APPLICANT: Irene Tobias and Amin Abdel Khalek represented by Legacy 106, Inc.

LOCATION: 2330 Fort Stockton Drive, 92103, Uptown Community, Council District 3  
APN 443-061-49-00

DESCRIPTION: Consider the designation of the Mary Sample/William Wahrenberger Spec. House #1 located at 2330 Fort Stockton Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the Mary Sample/William Wahrenberger Spec. House #1 located at 2330 Fort Stockton Drive as a historical resource with a period of significance of 1914 under HRB Criteria C and D. The designation excludes the 1963 detached “hobby room” and the 2012 rear addition constructed outside 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 Craftsman style in the Airplane Bungalow subtype by embodying the historic characteristics associated with the style. Specifically, the resource displays multi-gable peaked roofs and a flat shed roof, exposed beams, decorative attic vents, wood shingle siding, a brick chimney, a partial width front porch with brick piers and wood posts, Airplane Bungalow subtype second-story front-facing gable with a ribbon of windows allowing for panoramic views, and fenestration primarily of multi-lite and single-lite wood windows.
2. The resource is representative of a notable work of Master Builder William Wahrenberger and retains integrity as it relates to the original 1914 design. Specifically, the house is a rare example of Wahrenberger’s work in the Airplane Bungalow subtype of the Craftsman style, and was built at the beginning of his career, which spanned over fifty years.

## 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 single-family residence located on the north side of Fort Stockton Drive in the Mission Hills neighborhood.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey](#), as a contributing resource to the potential Northwest Mission Hills Historic District.

The historic name of the resource, the Mary Sample/William Wahrenberger Spec. House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Mary Sample who constructed the house as a speculation house and the name of William Wahrenberger, a Master Builder.

## ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., 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.*

The subject resource is a two-story single-family residence constructed in 1914 in the Airplane Bungalow subtype of the Craftsman style. The house features multi-gable peaked roofs with a flat shed roof, exposed beams; decorative attic vents; wood shingle siding; and a brick chimney. The house has a rectangular floor plan with an asymmetrical primary façade fronting Fort Stockton Drive. The partial-width front porch is accessed via steps leading from the sidewalk and is supported by brick piers with wood square posts and features two 9:1 wood casement windows and a wood with glass entry door. The second-story front-facing gable and ribbon of 9:1 wood casement windows allow for a panoramic view of the surroundings and are a primary feature of the Airplane Bungalow subtype. Fenestration on the house consists of a combination of multi-lite and single-lite fixed and casement wood windows. The original detached garage is set at the northeast corner of the property, behind the detached "hobby room" constructed in 1963, which cut-off access to the garage via Fort Stockton Drive.

Several modifications have been made to the home since its construction in 1914. A detached "hobby room" was constructed in 1963; a square wood post was added to the center porch pier sometime prior to the 1980s to provide needed structural support to the roof; a new roof and skylights were added for the house and the hobby room in 1992; and vergeboard was added to the northwest and southeast building elevations and the southeast and southwest front porch elevations between 2007 and 2009. In 2012, the foundation was replaced and an addition was constructed on the rear, which was reviewed and approved by Heritage Preservation staff as consistent with the Secretary of the Interior's Standards. In 2022, two non-original stained-glass windows on the primary façade were switched out with original 9:1 wood casement windows from the southeast elevation. In regard to site modifications, the original concrete walkway leading from the street to the porch was removed and the porch floor and steps were replaced with brick sometime between the 1980s and early 2000s. The concrete walkway was replaced in a largely accurate location and configuration between 2014 and 2015. Concurrent with the replacement of the walkway, the driveway,

which is partially shared with the neighbor to the northwest, was replaced with large square concrete panels spaced slightly apart with grass in between.

As stated previously, the most significant modifications to the home itself – the rear addition and foundation replacement – were reviewed and approved by Heritage Preservation staff as consistent with the U.S. Secretary of the Interior’s Standards. The addition of the structural support post at the porch and the replacement of the non-historic art glass sashes with original sashes are minor in nature and the sash replacement restored the historic appearance on the primary façade. The detached hobby room altered the relationship between the garage and street; however, this relationship is not critical to the resource’s significance under HRB Criterion C. Lastly, the brick at the porch floor and steps and the replacement of the driveway are not consistent with the Standards, but do not significantly impact the building’s significance as a Craftsman style airplane bungalow. Taken together, the modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to Criterion C.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties. Airplane bungalows are characterized by a small, often single-room second floor wrapped with windows, resembling the cockpit of an airplane.

Significance Statement: The house continues to convey the historic significance of the Craftsman style in the Airplane Bungalow subtype by embodying the historic characteristics associated with the style. Specifically, the resource displays multi-gable peaked roofs and a flat shed roof, exposed beams, decorative attic vents, wood shingle siding, a brick chimney, a partial width front porch with brick piers and wood posts, Airplane Bungalow subtype second-story front-facing gable with a ribbon of windows allowing for panoramic views, and fenestration primarily of multi-lite and single-lite 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.*

William Fredrick Wahrenberger was born in Colorado in 1892 to John J. and Emilie Wahrenberger. The family relocated to San Diego in 1910. His father became Secretary of the Bay City Construction Company in 1911. William was a draftsman and followed his father into the construction business, working with him until his father died in 1918. Although William Wahrenberger designed many houses, his occupation is listed as contractor and he never obtained an architect’s license.

William designed all the homes he built and completed some of the interior finish work himself. The houses that he designed and built are found throughout San Diego, including Mission Hills, Inspiration Heights, Fleet Ridge, La Jolla, Loma Portal and Point Loma. Since he constructed houses for more than a half-century, his work evolved, employing several styles including Craftsman, Spanish Revival and Modern. Hallmarks of William Wahrenberger’s work were high-quality design and solid functional construction that utilized appropriate detailing and built-ins, and openings that introduced natural light into the interior of each

house. The large, comfortable rooms flowed together, a feature that makes the houses very livable and functional even under today's standards. Wahrenberger's status as a Master Builder was established in 2004 with the designation of HRB #680, 4277 Trias Street. There are currently nine of Wahrenberger's works designated on the San Diego Register.

In 1914, Mary Sample hired Wahrenberger to construct the house on 2330 Fort Stockton Drive. The property is a rare example of Wahrenberger's work in the Airplane Bungalow style, a subtype of the Craftsman style. The property was built at the beginning of his career, which spanned over fifty years.

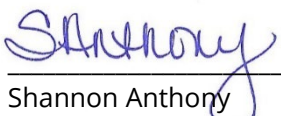
Significance Statement: The subject resource retains good integrity and continues to reflect Wahrenberger's original design and aesthetic. The house is a rare example of Wahrenberger's work in the Airplane Bungalow subtype of the Craftsman style, and was built at the beginning of his career, which spanned over fifty years. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Builder William Wahrenberger.

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 Mary Sample/ William Wahrenberger Spec. House #1 located at 2330 Fort Stockton Drive be designated with a period of significance of 1914 under HRB Criterion C as an example of the Airplane Bungalow subtype of the Craftsman style and HRB Criterion D as a notable work of Master Builder, William Wahrenberger. The designation excludes the 1963 detached "hobby room" and the 2012 rear addition constructed outside the period of significance.

  
Shannon Anthony  
Senior Planner

  
Suzanne Segur  
Senior Planner/ HRB Liaison

SA/ss/ks

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 11/16/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/16/2023, to consider the historical designation of the **Mary Sample/William Wahrenberger Spec. House #1** (owned by Irene Tobias and Amin Abdel Khalek, 2330 Fort Stockton Drive, San Diego, CA 92103) located at **2330 Fort Stockton Drive, San Diego, CA 92103**, APN: **443-061-49-00**, further described as BLK 525 LOT 1 SELY 50FT 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 Mary Sample/William Wahrenberger 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 Craftsman style in the Airplane Bungalow subtype by embodying the historic characteristics associated with the style and retains architectural integrity from its 1914 period of significance. Specifically, the resource displays multi-gable peaked roofs and a flat shed roof, exposed beams, decorative attic vents, wood shingle siding, a brick chimney, a front porch with brick piers and wood posts, Airplane Bungalow subtype second-story front-facing gable with a ribbon of windows allowing for panoramic views, and fenestration primarily of multi-lite and single-lite 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.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder, William Wahrenberger and retains integrity as it relates to the original 1914 design. Specifically, the house is a rare example of Wahrenberger's work in the Airplane Bungalow subtype of the Craftsman style, and was built at the beginning of his career, which spanned over fifty years. 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 detached "hobby room" and the 2012 rear addition 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

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**2330 Fort Stockton Drive, San Diego, CA 92103**

ASSESSOR PARCEL NUMBER **443-061-49-00**

HISTORICAL RESOURCES BOARD NUMBER **0**