



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 13, 2013 REPORT NO. HRB-13-034

ATTENTION: Historical Resources Board
Agenda of June 27, 2013

SUBJECT: **ITEM #13 – Lillie and James North Houses**

APPLICANT: Robert Linton represented by IS Architecture

LOCATION: 3600 3rd Avenue and 136 Brookes Avenue, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Lillie and James North Houses located at 3600 3rd Avenue and 136 Brookes Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Lillie and James North Houses located at 3600 3rd Avenue and 136 Brookes Avenue as a historical resource with a period of significance of 1908 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Colonial Revival style architecture with Craftsman influence and retains a good level of architectural integrity from its 1908 period of significance. Specifically, the resource features box-like forms with hipped roofs and central hipped dormers; wrap-around and partial width porches with classical support columns; rusticated ashlar foundation walls with wood clapboard siding; boxed eaves at the primary residence; exposed rafter tails at the secondary residence; leaded and beveled glass in feature windows; and fenestration consisting generally of single light wood frame and sash windows in fixed and double hung varieties featuring plain casings with decorative lintels.

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 consists of two Colonial Revival style with Craftsman influence structures situated on a single lot at the northwest corner of 3rd Avenue and Brookes Avenue in the Brookes Addition of the Uptown Community.

The historic name of the resource, the Lillie and James North Houses, has been identified consistent with the Board's adopted naming policy and reflects the name of Lillie and James North, who constructed the house at 3600 3rd Avenue as their primary personal residence, and 136 Brookes Avenue as a secondary residence.

ANALYSIS

A historical resource research report was prepared by IS Architecture, 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 property is composed of two separate structures situated on a single lot at the northwest corner of 3rd Avenue and Brooks Avenue. The primary structure sits at the east end of the lot and is a two story residence identified as 3600 3rd Avenue. The secondary structure occupies the west end of the lot and is a one story residence identified as 136 Brookes Avenue. Both buildings were constructed in 1908.

The primary form of the 3600 3rd Avenue structure is rectangular and made irregular with a large wrap-around porch featuring Composite order columns on the east (front) and south elevations. A one story wing projects out from the west (rear) elevation. The building's medium-pitched hipped roof form is sheathed in composition shingle with boxed eaves accented by a wood slat soffit and frieze throughout. Exterior materials consist of rusticated ashlar foundation walls and wood clapboard siding. A central, hipped dormer is positioned at the front elevation and a two story bay is located at the west end of the south (side) elevation. Fenestration throughout consists generally of single light wood frame and sash windows in fixed and double hung varieties featuring plain casings with decorative lintels and undersized shutters. Some windows feature leaded glass transoms and beveled glass. Multi-light windows are found in the rear wing and in the front dormer.

The 136 Brookes Avenue structure is smaller, similarly designed and located about 30 feet west of the property's main structure. It is a single story, south facing rectangular structure featuring wood clapboard siding, rusticated ashlar foundation walls, and a medium-pitched hipped roof sheathed in composition shingle with moderate eave overhang and exposed rafter tails throughout. The south (front) elevation presents a square bay with a three part window and a partial width inset porch featuring a single Composite order column. A central, hipped dormer rests above. Fenestration consists primarily of double hung wood windows. The three part window in the square bay and another on the west (side) elevation feature fixed single light windows with leaded glass transoms. Another leaded glass window is present on the east elevation.

Modifications to the subject buildings are minimal and have little effect on the resource's integrity. In 1995, both buildings were reroofed in new composition shingle. At the 136 Brookes Avenue structure, plywood porch decking and metal security screens have been added as well as what appears to be a small replacement slider window at the north (rear) elevation. It is also believed that the undersized shutters seen on both buildings may not be original.

The report classifies the subject buildings as Queen Anne Free Classic in style – a style that generally represents an early 20th century transition from traditional Queen Anne to Colonial Revival. Staff feels that the resource lacks some key elements such as gabled roof forms and Palladian windows as well as other decorative elements such as scalloped shingles or dentil work to suitably classify the style as Queen Anne Free Classic. Instead, staff believes that the subject buildings more closely resemble an early Colonial Revival style with a Craftsman influence. Specifically, with regard to the 3600 3rd Avenue structure, the building's appearance strongly evokes the "Hipped Roof with Full-Width Porch" subtype of the Colonial Revival style as it is described by McAlester in "A Field Guide to American Houses." According to McAlester, "about one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan." The structure at 3600 3rd Avenue features a full-width porch that wraps around the south elevation – a possible Craftsman influence or an adaptation to the corner lot siting. The 136 Brookes Avenue structure was built concurrently with the 3600 3rd Avenue structure and shares many of the same design features such as the box-like configuration, hipped roof form, central hipped dormer, wood clapboard and rusticated ashlar, and a single Composite order column at the porch. It was expressly designed as secondary but complimentary to the 3600 3rd Avenue residence. Unique to this secondary residence, however, is the slightly stronger Craftsman influence seen in the decorative rafter tails at the exposed eaves. This type of roof treatment on the secondary residence was perhaps chosen to give a delicate contrast, and allow the primary residence to impart a more refined quality.

The Colonial Revival style of architecture was popular from the late 19th century and into the first half of the 20th century as the style drew inspiration from American architectural heritage and evoked patriotic nostalgia of America's past. Events such as the 1876 Centennial Exposition in Philadelphia and the 1893 World's Columbian Exposition in Chicago rekindled that interest in America's Colonial roots and spread this interest throughout the country. As the Victorian era waned, homebuilders traded in their irregular ground plans and elaborate detailing for the decorative vocabulary of 18th century classicism. The subject resource exemplifies this transition in its early form, with its somewhat symmetrical layouts, hipped roofs with central dormers, boxed eaves, understated frieze, window casings with decorative lintels, and Composite order columns.

Together, the subject buildings exhibit excellent integrity as it relates to the 1908 date of construction and period of significance. The resource continues to convey the historic significance of the Colonial Revival style with Craftsman influence by embodying historic characteristics associated with the style including the box-like form with hipped roof and central hipped dormer; the wrap-around and partial width porches with classical support columns; rusticated ashlar foundation walls with wood clapboard siding; boxed eaves at the primary

residence; exposed rafter tails at the secondary residence; leaded and beveled glass in feature windows; and fenestration consisting generally of single light wood frame and sash windows in fixed and double hung varieties featuring plain casings with decorative lintels. Therefore, staff recommends designation of the subject property under HRB Criterion C.

OTHER CONSIDERATIONS

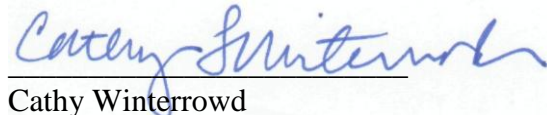
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Lillie and James North Houses located at 3600 3rd Avenue and 136 Brookes Avenue be designated with a period of significance of 1908 under HRB Criterion C as a resource that embodies the distinctive characteristics of Colonial Revival style architecture with Craftsman influence. 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.



Camille Pekarek
Planning Intern



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

CP/jb/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/27/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/27/2013, to consider the historical designation of the **Lillie and James North Houses** (owned by Robert and Diana Linton, 1341 Oliver Street, San Diego, CA 92109) located at **3600 3rd Avenue and 136 Brookes Avenue, San Diego, CA 92103**, APN: **452-284-11-00**, further described as BLK 10 LOT 13 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 **Lillie and James North Houses** 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 Colonial Revival style architecture with Craftsman influence and retains a good level of architectural integrity from its 1908 period of significance. Specifically, the resource features box-like forms with hipped roofs and central hipped dormers; wrap-around and partial width porches with classical support columns; rusticated ashlar foundation walls with wood clapboard siding; boxed eaves at the primary residence; exposed rafter tails at the secondary residence; leaded and beveled glass in feature windows; and fenestration consisting generally of single light wood frame and sash windows in fixed and double hung varieties featuring plain casings with decorative lintels. 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 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