



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: October 10, 2013 REPORT NO. HRB-13-049

ATTENTION: Historical Resources Board  
Agenda of October 24, 2013

SUBJECT: **ITEM #8 – William and Minerva Welton House**

APPLICANT: Heidi Radaford and Barry Shubert represented by Heritage Architecture & Planning

LOCATION: 3033 Elliott Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the William and Minerva Welton House located at 3033 Elliott Street as a historical resource.

STAFF RECOMMENDATION

Designate the William and Minerva Welton House located at 3033 Elliott Street as a historical resource with a period of significance of 1926 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 the Spanish Eclectic style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features an asymmetrical façade; cross gabled roof of Mission clay tile with coved eave detail and minimal overhang; flat roof with parapet; accented windows and entry; and fenestration consisting of wood double hung, casement and fixed windows.

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 one story, Spanish Eclectic style single family residence constructed in 1926 on the south side of Elliott Street near Rosecrans Street, in the Manasse and Schiller's Subdivision of the Peninsula Community.

The historic name of the resource, the William and Minerva Welton House, has been identified consistent with the Board's adopted naming policy and reflects the name of William and Minerva Welton, who constructed the house as their personal residence.

## ANALYSIS

A historical resource research report was prepared by Heritage Architecture & Planning, 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 resource is a one story Spanish Eclectic style single family residence constructed in 1926. The house is built of standard wood frame construction on a concrete foundation, is clad in sand finish stucco and features a cross gabled roof of Mission clay tile set in front of a flat roof with parapet. The gabled roof form exhibits a coved eave detail with minimal overhang. The building maintains an original footprint and a generally rectangular plan form. The asymmetrical, northeast facing, primary elevation presents a centrally located gabled porch with arched entryway and original scored concrete walkway leading to it. To the left of the entry is a three quarter height recessed fixed wood window flanked by a pair of full light French doors. To the right of the entry, a single square tile attic vent rests above a large arched recessed wood focal window with a pair of wood casement windows. A tapered chimney at the southeast elevation features a niche detail and metal clean out door and is flanked by a pair of recessed wood windows. Remaining fenestration consists generally of wood double hung windows. A detached, flat-roofed garage with wood doors sits in the rear of the property.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Alterations to the subject property are minimal and do not greatly affect the building's character defining features or detract from its integrity as it relates to the 1926 date of construction and period of significance. First, tile flooring has been added to the front porch, steps and risers. All other known modifications appear to have occurred at the rear of the property and include a wood deck addition and a rear kitchen window alteration. This window was retrofitted with aluminum sliders in the original wood frame. The peculiar configuration of the wood garage door leads staff to believe these may have been the original garage doors retrofitted as part of a 1950s era extension to the forward portion of the garage.

The limited modifications to the subject building do not alter its character defining features or significantly impair the integrity as it relates to the 1926 date of construction. The house continues to convey the historic significance of Spanish Eclectic architecture by embodying the character defining features of the style including the asymmetrical façade; cross gabled roof of Mission clay tile with coved eave detail and minimal overhang; flat roof with parapet; accented windows and entry; and fenestration consisting of wood double hung, casement and fixed windows. Therefore, staff recommends designation of the subject property under HRB Criterion C.

### OTHER CONSIDERATIONS

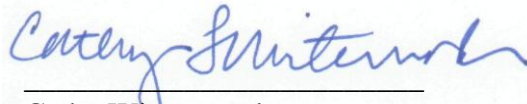
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the William and Minerva Welton House located at 3033 Elliott Street be designated with a period of significance of 1926 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. 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  
Interim Deputy Director/HRB Liaison

CP/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 10/24/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/24/2013, to consider the historical designation of the **William and Minerva Welton House** (owned by Heidi Radaford and Barry Shubert, 3033 Elliott Street, San Diego, CA 92106) located at **3033 Elliott Street, San Diego, CA 92106**, APN: **450-324-02-00**, further described as BLK 255 LOT 11 NWLY 35 FT LOT 10 SELY 1/2 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 William and Minerva Welton 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features an asymmetrical façade; cross gabled roof of Mission clay tile with coved eave detail and minimal overhang; flat roof with parapet; accented windows and entry; and fenestration consisting of wood double hung, casement and fixed windows. 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